

Carmel Redevelopment Commission Debts to be Restructured - Executive Summary

#	Type	Creditor	Beneficiary or Third Party	Other Involved Entities	Collateral/Projects	CRC Authorization	Date of Transaction(s)	Par Amount	Current Interest Rate	Maturity Date	Redemption Date
1	IPC	Regions	Carmel Lofts, LLC; Carmel Lofts Garage, LLC; Carmel Theater Development Company, LLC	Keystone Group, LLC	VFW, Parcel 7C Garage, Right of Way, elevators, fire protection, interior ornamental, millwork, air handler, acoustical, stage equip., lighting, signage	Res. 2008-11 (10/15/2008)	12/30/2008, 1/5/2009, 3/19/2009, 5/7/2009, 1/28/2010, 8/2/2010, 9/30/2010, 9/12/2011	\$16,667,601	4.58	1/7/2016	anytime
2	IPC	Regions						\$7,157,434	4.96	1/7/2016	anytime
3	IPC	Mercantile	Village Financial		PAC equipment (i.e. risers), PAC fixed seating, PAC sound equipment	Res. 2008-11 (10/15/2008)	8/31/2009, 5/27/2011	\$9,613,041	4.75	6/1/2016	anytime
4	COP	Oppenheimer	Carmel Theater Development Company, LLC	Wells Fargo (Trustee), CRA	Components of concert hall (7A), main stage theater, black box theater, parking garage, parcel 16, streetscape and improvements	Res. 2009-10 (12/16/2009); 2010-1 (1/20/2010)	12/1/2009, 1/20/2010	\$37,905,000	7.75-8	1/15/2035	1/15/2018 @ 102%
5	COP	Oppenheimer						\$2,510,000	9.25	1/15/2035	1/15/2018 @ 102%
6	IPC	NBI	Carmel Theater Development Company, LLC	REI Real Estate Services, LLC; Pedcor Residential, LLC	Parcel 16, limestone, red clay tile, café equip., lighting, seating signage, bar equip., motorcourt improvements, kitchen equip., FF&E, studio & Tarkington lighting, gift shop, wood flooring, etc.	Res. 2009-10 (12/16/2009)	2/23/2010, 3/7/2010, 4/18/2010, 5/9/11, 6/7/2011, 6/24/2011, 7/13/2011, 9/13/2011	\$9,860,696	5.3	3/1/2015	anytime
7	IPC	UFB	Carmel Theater Development Company, LLC	BJS, LLC; BJS II, LLC; REI Real Estate Services, LLC; First Financial Bank; Shapiro's Carmel, Inc.	(Shapiro's) Building equipment, kitchen equipment		6/10/2010	\$2,500,000	4.75	6/30/2015	anytime

8	IPC	Regions	Carmel Theater Development Company, LLC	REI Real Estate Services, LLC	FF&E, "hardscape," loose seating, wall/vault, PAC phone system, box office, music equip., green improvements, security equip., café improvements, fountains, signage, computers, catering equip., lifts lighting and rigging, Tarkington fixtures, de-icing equip., etc.	Res. 2009-10 (12/16/2009)	7/22/2010, 8/20/2010, 9/22/2010, 10/6/2010, 10/25/2010, 11/12/2010, 2/1/2011, 2/11/2011, 2/15/2011, 3/4/2011, 4/20/2011, 6/22/2011, 7/15/2011, 9/12/2011, 10/4/2011, 10/14/2011, 11/11/11, 12/8/2011, 12/12/2011, 4/1/2012, 5/1/2012	\$9,928,517	5.24	7/7/2017	anytime
9	LOC	Star Financial	4CDC			Res. 2011-9 (11/1/2011)	11/17/2011	\$5,000,000	LIBOR+3.5	12/1/2012	anytime
10	LOC	Fowler	4CDC			Res. 2011-9 (11/1/2011)	11/8/2011	\$2,500,000	4.5/Prime+1	11/8/2012	anytime
11	LOC	CIBM/Marine	4CDC			Res. 2011-9 (11/1/2011)	11/30/2011	\$2,500,000	4.5/Prime+1	11/30/2012	anytime
12	LOC	Mercantile	4CDC			Res. 2010-15 (11/17/2010)	11/18/2010	\$2,500,000	4.5/LIBOR+3.75	1/1/2013	anytime
13	LOC	BMO Harris	4CDC			Res. 2011-9 (11/1/2011)	2/17/2012	\$2,500,000	LIBOR+2.75	2/1/2013	anytime
14	Grant	BMO Harris	4CDC	Periculum Capital Company; Booth Tarkington Civic Theater, LLC; SEP, Inc.	Leases of companies in the Office Building and Theater Facilities Agreement	Res. 2009-10 (12/16/2009)	(SEP lease 7/13/2009); (Civic Agt., 11/17/2009); (Periculum lease 8/23, 2011); 9/30/2011	\$12,500,000	4.35	7/15/2033	anytime
15	Grant	Lake City	4CDC		Parking revenue; (Veteran's Way extension and City building retrofitting)	Res. 2010-17 (12/15/2010)	12/28/2010	\$8,000,000	5/LIBOR+1	12/31/2012	anytime
16	LPC	Community	1212 S. Rangeline Prop., LLC (Zahner)	Zahners as TIC with CRC	1212 S. Rangeline Rd.		9/10/2009	\$3,038,990	n/a	9/10/2012	n/a
17	IPC	BMO Harris	Village Financial	Pedcor Funding Corp.; Village on the Green, LLC; Carmel City Center, LLC; Village Housing Corp.; Pedcor Residential, LLC; Pedcor Office, LLC; Indiana Design Center, LLC	Phase 1 parking facilities; Phase 4; Parcels 2, 4, 11, and 12	Res. 2011-8 (11/1/2011)	12/7/2011	\$17,000,000	3.04	12/11/2018	anytime
18	LPC	251, LLC (Harrills)	251, LLC		251 and 261 2nd St. SW		2/17/2010	\$494,490	n/a	n/a	n/a
19	LPC	BobbyJohn, LLC	BobbyJohn, LLC		457 3rd Ave. SW		3/2/2011	\$1,286,436	n/a	n/a	n/a
20	LPC	Old Town Prop., LLC	Old Town Prop., LLC		Chaos		11/10/2009	\$315,909	n/a	n/a	n/a

Total: \$153,778,114