

ECONOMIC DEVELOPMENT AGREEMENT
by and between
CITY OF FRANKLIN, INDIANA,
FRANKLIN REDEVELOPMENT COMMISSION,
and
HERBERT MALARKEY ROOFING COMPANY

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ECONOMIC DEVELOPMENT AGREEMENT

THIS ECONOMIC DEVELOPMENT AGREEMENT, ("Agreement") made this ____ day of _____, June, 2024¹, ("Effective Date") by and between the CITY OF FRANKLIN, an Indiana municipal corporation ("City"), the Franklin REDEVELOPMENT COMMISSION, as the governing body of the City of Franklin Redevelopment District, existing and authorized pursuant to Ind. Code 36-7-14 *et. seq.*, as amended ("RDC") (collectively the RDC and the City are referred to as "City Parties") and HERBERT MALARKEY ROOFING COMPANY, a for-profit foreign corporation organized and existing pursuant to the laws of the State of Oregon and admitted to do business in Indiana ("Malarkey") (collectively City, RDC and Malarkey are referred to as "Parties", individually "Party").

Commented [H&H1]: Delete

RECITALS

WHEREAS, the City Parties desire to enter into agreements with private entities to encourage investment and foster economic development within the City;

WHEREAS, Malarkey is a privately held manufacturer of high-performing, sustainable, asphalt roofing shingles and desires to construct a residential roofing shingle plant in the City that includes approximately three hundred and fifty thousand (350,000) square feet of manufacturing and office space (the "Project"), all as depicted on the concept plan ²attached as Exhibit "A" (the "Concept Plan");

WHEREAS, the Project will be developed and constructed on property consisting of the one (1) parcel of real property, to be owned by Malarkey, as described in attached Exhibit "B", (the "Project Property");

WHEREAS, Malarkey estimates that it will invest approximately Two Hundred and Six Million Five Hundred Thousand Dollars and No Cents (\$206,500,000.00) developing and constructing the Project on the Project Property;

WHEREAS, Malarkey estimates that the development and operation of the Project is expected to result in the creation of approximately two hundred fifteen (215) permanent full-time-equivalent jobs with an aggregate annual payroll of approximately Twelve Million Forty Thousand Dollars and No Cents (\$12,040,000.00);

1. _____

¹ Draft Note; Insert date last party signs

² Draft Note; Insert Exhibit "A"

WHEREAS, the RDC had previously established the Franklin Downtown/I-65 Amended Integrated Economic Development Area, as amended ("Area"); and designated within the Area certain allocation areas ("Allocation Areas") for purposes of capturing tax increment; and created an allocation fund or funds ("Allocation Fund") for the Area into which the tax increment is deposited; and approved the Franklin Downtown/I-65 Amended Economic Development Plan, as amended (the "Plan");

WHEREAS, the Project will serve the Area;

WHEREAS, the development of the Project will: (i) assist in the attraction of a significant business enterprise to the Area; (ii) bring additional capital investment to the Area; (iii) return underutilized and vacant space in the Area to its highest and best use; (iv) be of public utility and benefit as measured by the creation of full time jobs; and (v) increase the level and diversity of the Area's tax base; all of which help to strengthen the economic well-being of the Area and encourage additional growth in the Area;

WHEREAS, Malarkey has advised the City that, without the assistance of the City Parties and the provision of the economic development incentives described in this Agreement, the Project will not be completed;

WHEREAS, the City Parties are authorized to enter into this Agreement with Malarkey to provide the incentives that will induce Malarkey to expedite the Project and establish operations in the Area, thus strengthening the economic well-being of the Area;

WHEREAS, the RDC is authorized, pursuant to IC 36-7-14-25(b)(3)(J), to pay expenses incurred by the RDC for local public improvements that are in the Area or serving the Area;

WHEREAS, the incentives to be provided by the RDC for the Project as described in this Agreement are for local public improvements within the Area or serving the Area; and

WHEREAS, entering into the Agreement and providing incentives to induce Malarkey to expedite the Project and establish operations in the Area, which fosters and encourages economic development, promotes the use of the Project Property in a manner that best serves the interest of the City and its citizens, promotes significant opportunities for gainful employment, and helps attract a significant business enterprise to the City, all of which help the RDC accomplish the purposes of the Act.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **GENERAL PROVISIONS**

- 1.1 **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits referred herein are true and accurate in all respects and made a part hereof for all purposes as if fully set forth, and constitute additional promises, representations and warranties of the Parties and are incorporated within this Agreement as if fully rewritten herein;
- 1.2 **Mutual Assistance.** The Parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be reasonably necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent;
- 1.3 **Definitions.** Wherever used in the Agreement, a term printed with initial capital letters, including the term's singular and plural forms, will have the meaning indicated in the definitions below. In addition to terms specifically defined, terms with initial capital letters in the documents include references to identified sections, and the titles of other documents or forms:
- (a) "Act" means Indiana Code 36-7-14 *et seq.* and all related and supplemental statutes as in effect on the Effective Date of this Agreement;
 - (b) "Approved Plans" shall mean the Project's Site Plan and/or Primary Plat, Construction Plans, that have been or will be provided by Malarkey to the City;
 - (c) "Closing" means: (a) the closing of the purchase of the Project Property by Malarkey; (b) the conveyance of the Project Property to Malarkey; and (c) payment of the Road Improvement Amount to the City;
 - (d) "E-Verify Program" means: (a) the program currently operated by the U.S. Department of Homeland Security that electronically confirms an individual's eligibility to work in the United States, authority for which is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigration Responsibility Act of 1996, P.L. 104-208, 110 Stat. 3009 (8 U.S.C. §1324(a), as amended; or (b) any successor work authorization program designated by the U.S. Department of Homeland Security, or such other federal agency as may be authorized to verify the work authorization status of newly-hired employees. The E-Verify Program is the "E-Verify Program" defined in Indiana Code 22-5-1.7-3;
 - (e) "Force Majeure" means, with respect to a Party: (a) an act or omission of the other Party; or (b) any other cause that is not within the reasonable

control of such Party (including, without limitation: (i) unusually inclement weather; (ii) the unusual unavailability of materials, equipment, services or labor; (iii) epidemics, pandemics, and other public health circumstances resulting in a governmental declaration of a public health emergency; and (iv) utility or energy shortages or acts or omissions of public utility providers);

- (f) "Laws" means any and all applicable Federal, State, and Local, laws, statutes, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction;

1.4 Authorized Representatives

- (a) Malarkey designates ~~_____~~ Dave Wachsmuth³ ("Malarkey Representative") as the representative authorized to act on behalf of Malarkey and to implement, manage and be responsible for the Malarkey Obligations described in this Agreement; for all day-to-day functions and the scope of work, along with the communications with the City Parties. The Malarkey Representative shall be responsible for communicating with the City Parties. At any time, Malarkey may designate a replacement Malarkey Representative by providing notice of such replacement to the City Parties;
- (b) City Parties designate its City Engineer or his designee, as the representative authorized to act on behalf of the City Parties with respect to the obligations of the RDC and City as set forth in this Agreement ("City Parties' Representative").

1.5 Relationship of the Parties. It is specifically understood and agreed to by and between the Parties that:

- (a) The Project is a private development;
- (b) The City Parties and Malarkey hereby renounce the existence of any form of agency relationship, joint venture or partnership between the City Parties and Malarkey and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between the City Parties and Malarkey.

1.6 Conflict of Interest; City Parties Representatives Not Individually Liable. No member, elected official, or employee of the City Parties shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, elected official, or employee participate in any decision relating to this Agreement which

1.

³ Draft Note; insert name

affects his/her personal interests or the interests of any corporation, partnership, or association in which he/she is, directly or indirectly, interested. No member, official, or employee, or agent of the City Parties shall be personally liable to Malarkey, or any successor in interest, in the event of any default or breach by the City Parties or for any amount which may become due to Malarkey or successor or assign or on any obligations under the terms of the Agreement. No Malarkey Representative, partner, employee or agent of Malarkey or successors of them shall be personally liable to the City Parties, or any successor in interest, under this Agreement;

- 1.7 Malarkey Representations. Malarkey covenants, represents and warrants the following:
- (a) Malarkey is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is authorized to do business in the State of Indiana as a foreign corporation;
 - (b) Malarkey has the power and authority to enter into this Agreement and to carry out its obligations hereunder and the execution of this Agreement has been duly authorized by Malarkey and no other proceedings on the part of Malarkey are necessary to authorize this Agreement and the undersigned officer of Malarkey is authorized and empowered to bind Malarkey to the terms of this Agreement by his/her signature hereto;
 - (c) Neither the execution of this Agreement, nor the acts contemplated hereby, nor compliance by Malarkey with any provisions of this Agreement, will violate any charter document, contract, agreement, law, or any judgment, decree, order, regulation or rule of any court or governmental authority with jurisdiction over Malarkey or any certification requirements of the State of Indiana;
 - (d) Malarkey has, or will have at the time needed for construction of any part of the Project, completed, obtained and performed all necessary registrations, filings, approvals, licenses, authorizations, consents, certification concerning the construction of the Project or examinations required by any government or governmental authority concerning the Project and performance of its acts contemplated by this Agreement, and Malarkey shall maintain proper authorizations during the Term of the Agreement;
 - (e) Malarkey shall carry out its duties and obligations for the construction of the Project in accordance with the provisions of all applicable ordinances, regulations and laws of all governmental entities with jurisdiction over the transactions contemplated;
 - (f) Malarkey has no authority to act on behalf of the City Parties;

- (g) Malarkey shall promptly notify the City Parties in writing when it has actual knowledge if any of the representations and warranties of Malarkey set forth in this Agreement shall cease to be true in any material respect at any time during the Term of this Agreement;
- (h) Malarkey has or will have sufficient assets to carry out and complete its obligations with respect to the development, construction and completion of the Project pursuant to this Agreement;
- (i) ~~The provisions of this Section 1.7 shall survive a termination or expiration of this Agreement.~~

Commented [H&H2]: No to deletion

1.8 Representations of the City Parties. City Parties represent and warrant that each entity has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver this Agreement upon proper approval by the City and RDC. The performance by each of City Parties of its obligations under this Agreement shall be subject to completion of such procedures as are required by law. City Parties further represent and warrant that they have taken or will use their best efforts to take (subject to Malarkey's performance of its agreements and obligations hereunder) such action(s) as may be required and necessary to enable City Parties to execute this Agreement and to carry out fully and perform the terms, covenants, duties and obligations on its part to be kept and performed as provided by the terms and provisions hereof.

2. MALARKEY OBLIGATIONS

2.1 In consideration of and as a material inducement for the economic development incentives described in this Agreement and the taking of certain other actions by the City Parties all as described in Section 3; Malarkey shall fully satisfy each of the following commitments (individually or collectively, the "Malarkey Obligations"): ~~but notwithstanding anything to the contrary contained herein, the failure of Malarkey to satisfy these matters shall not give any of the City Parties any right to pursue specific performance or damages but its sole remedy shall be to terminate this Agreement under Section 5.2.~~

Commented [H&H3]: No to deletion; city should have right to pursue its remedies

- (a) Acquire the Project Property. Malarkey shall acquire fee simple title to the Project Property in the name of Malarkey or an entity owned or controlled by Malarkey on or before the Closing Date and deliver the documents to the City Parties as described in Section 4;
- (b) Payment to City. Malarkey shall pay to the City, Two Million Dollars and No Cents (\$2,000,000.00) no later than ten ~~(10) business~~ days prior the date (the "Deposit Date") ~~bids the contractor has been selected and contract is ready to be executed by the City~~ (pertaining to Section 3.1(b) ~~are scheduled to be opened by the City;~~), provided the City gives Malarkey no less than ~~fifteen (15) thirty (30)~~ days prior written notice of the

Commented [H&H4]: No to change, Richards wants money before opening bids

Deposit Date; to be used by the City for the payment of costs concerning the construction of certain Road Improvements as described in Section 3 (the "Payment"). Said Payment shall be made by electronic wire transfer pursuant to instructions specified by the City. The Payment shall be held by the City in an funding account into which the City Parties shall also contribute all remaining funds necessary for the construction of said Road Improvements, ("Road Funding Account"). The City shall use the Payment solely to pay costs incurred in connection with the City's construction of the Road Improvements and shall make disbursements from the Road Funding Account in accordance with the City's standard construction disbursement practices. The City agrees to provide Malarkey with copies of all documentation associated with its payments from the Road Funding Account;

- (c) Completion of Essex Drive. Malarkey, at its sole expense, shall use diligent efforts to complete Essex Drive in accordance with and conforming to the plans and standards of the City by _____, ~~202~~⁴December 31, 2027; and upon completion shall dedicate the same to the City;
- (d) Dedication of Road Right-Of-Way. Malarkey shall dedicate a portion of the Project Property, which shall not interfere with the construction of the Project, consisting of a strip of land along the north side of the Project Property, which shall be of a size and dimension as reasonably determined by the City and reasonably acceptable to Malarkey for construction of the Road Improvements described in Section 3, which said right-of-way would include but not ~~be limited to eighty (80)~~exceed fifty (50)⁵ feet along the southside of Paul Hand Road (the "Road ROW").⁶ Malarkey agrees to execute any necessary and commercially reasonable documents required to effectuate the dedication of the Road ROW to the City within seven (7) days of written request from the City;
- (e) Other Obligations of Malarkey. Malarkey agrees to make commercially reasonable efforts to cause its general contractor for the Project to employ qualified price competitive contracts from businesses located within or near Johnson County, Indiana, and to use commercially reasonable efforts to utilize qualified and competitive contractors and trade organizations located within or near Johnson County, Indiana in the construction of the Project including minority owned and women owned business enterprises.

Commented [H&H5]: No to insertion, Malarkey obligation to complete should not be qualified

Commented [H&H6]: City needs to approve this date

Commented [H&H7]: No to insertion; City ordinances determine size, doesn't require Malarkey's consent

Commented [H&H8]: No to change; City approved 80'

1. _____

⁴ Draft Note; insert date.

⁵ The prior plans and the current property exhibits show a 50-ft R/W dedication along Paul Hand Blvd. An 80-ft R/W, much less one greater than 80-ft, would reduce the site's net acreage.

⁶ Draft Note: City needs to confirm.

3. **CITY PARTIES INCENTIVES OBLIGATIONS**

3.1 City Obligations. In consideration of and as a material inducement for Malarkey satisfying in full the Malarkey Obligations, and only for items (a) and (b) below subject to Malarkey's acquiring fee simple title to the Project Property as described in Section 2.1(a), and the making of the Payment described in Section 1.2(b), the City shall, subject to further proceedings required by the Laws, complete the following (the "City Obligations"):

Commented [H&H9]: No to change; insertion is confusing as to who is applies to

- (a) To support the Project, the City agrees to design, develop and construct certain infrastructure improvements, at its sole cost and expense after crediting the Payment, including: i) widening of Paul Hand Road, which borders the Project Property on the north side; and ii) the construction of a roundabout at the intersection of Paul Hand Road and Graham Road, as generally described on Exhibit "C" attached hereto, (the "Road Improvements");
- (b) The City shall: (i) begin soliciting bids for the Road Improvements no later than sixty (60) days after Malarkey acquires the Project Property; (ii) notify Malarkey that the City has advertised the work for the Road Improvements within ten (10) business days after publishing the advertisement; (iii) notify Malarkey that the City has award a contract to its general contractor for the Road Improvements within ten (10) business days after such selection is made; (iv) promptly thereafter provide Malarkey with a good faith estimate of the date the Road Improvements are anticipated to be completed; (v) use commercially reasonable efforts to cause the Road Improvements to be bid and completed with a scheduled completion date (the "Anticipated Road Improvements Completion Date") that is within two hundred and fifty (250) days following the award of the contract; and (vi) minimize any disruption to the construction performed on the Project Property by Malarkey or any of its contractors, agents or employees and any of their respective subcontractors, material suppliers and other third parties while the City is constructing of the Road Improvements;
- (c) Prior to acquiring the Property and upon application by Malarkey, the City shall, subject to completion of all procedures required by law, recommend to the RDC and Franklin City Council, approval of real property tax abatement and personal property tax abatement for the Project (collectively, the "Abatement"), as follows:
 - (i) Real property tax abatement, consisting of a ten (10) year tax abatement on eligible real property improvements made in connection with the Project pursuant to the deduction schedule set forth on Exhibit "D";

- (ii) Personal property abatement, consisting of a ten (10) year tax abatement on new eligible personal property installed in connection with the Project pursuant to the deduction schedule set forth on Exhibit "D".
- (d) If the Abatement is not approved by the Franklin City Council prior to the Closing ~~date~~Date, then ~~at the option of Malarkey this Agreement shall have the right to terminate this Agreement upon notice to the City and upon termination it shall~~ be deemed null and void.

3.2 **RDC Obligations.** In consideration of and as a material inducement for Malarkey satisfying in full the Malarkey Obligations, and subject to Malarkey's acquiring fee simple title to the Project Property as described in Section 2.1(a), the RDC shall, subject to further proceedings required by Laws, complete the following (the "RDC Obligations"):

- (a) Subject to Malarkey ~~acquiring fee simple title to the Project Property as described in Section 2.1(a), and~~ making the Payment as described in Section 2.1(b) and upon the selection by the City a general contractor as described in Section 3.1(b); the RDC agrees to consider an additional appropriation of legally and presently available revenues to pay for any construction costs for the Road Improvements not paid by Malarkey and the City Parties from all sources, including but not limited to tax increment revenues collected from the Area. Such appropriation shall be in accordance with Indiana Code 36-7-14-39(b)(3)(J) in addition to all appropriations provided for in the existing budget and shall continue in effect until the completion of the described purposes.

4. **CLOSING**

- 4.1 Malarkey shall use diligent efforts to acquire the Project Property pursuant to Section 2.1(a) on or before the⁷ 13th day of ~~_____~~September 2024 ("Closing Date") and comply with Section 4.2;
- 4.2 Malarkey shall deliver or cause to be delivered to the City Parties, at least two (2) business days after the Closing Date the following instruments and documents, the delivery of each of which shall be a condition to the Closing:
 - (a) Deed. A copy of the Deed ("Deed") conveying the Project Property to Malarkey that has been ~~recorded with~~submitted to the office of the Recorder of Johnson County, Indiana for recording;

Commented [H&H10]: No to change; acquiring property should not be conditional

Commented [H&H11]: No to change; need deed recorded not submitted; recorder/auditor may reject the submittal

1. _____

⁷ Draft Note; Insert Date

- (b) Title Commitment. A “marked-up” title commitment (or pro forma Policy) reflecting the Title Company’s commitment to issue the Policy on the terms as described in this Agreement;
- (c) Additional Information. Other documents City Parties may reasonably request or as otherwise required by applicable law.

5. **TERM OF THE AGREEMENT AND TERMINATION**

- 5.1 Term. The term (“Term”) of this Agreement, and its effectiveness, shall commence as of the Effective Date and shall continue in full force and effect until the last to occur of (i) the City completes the construction of the Road Improvements or (ii) Malarkey completes all of the Malarkey Obligations;
- 5.2 Termination. This Agreement may be terminated as follows:
 - (a) Termination by Agreement. In the event the Parties shall mutually agree in writing, this Agreement may be terminated on the terms and date stipulated therein;
 - (b) Title/Payment Termination. Termination by the City Parties for failure of Malarkey to comply with the conditions described in Section 2;
 - (c) Termination for Breach:
 - (i) In the event either Party commits a breach of this Agreement, except as to Section 5.2(b), the non-breaching Party, may terminate this Agreement if the breach is not cured within thirty (30) days after receipt of notice of such breach with specificity as to the cause;
 - (ii) Except as to Section 5.2(b), in the event of a breach by either Party, the non-breaching Party may terminate this Agreement and recover from the breaching Party the direct out-of-pocket expenses incurred by the non-breaching Party as a result of such breach, including attorney fees and court costs, which shall be the non-breaching Party’s sole remedy at law or in equity;
 - (iii) Notwithstanding anything to the contrary, in the event the City fails to complete the Road Improvements by Anticipated Road Improvements Completion Date Malarkey shall have as its sole remedy, the option of (A) recovering the remaining portion of the Payment from the Road Funding Account and completing the Road Improvements and recovering any costs relating to said completion from the City Parties and the City Parties shall assign all of the construction documents relating to the Road

Improvements to Malarkey and cooperate with Malarkey in its efforts to complete the Road Improvements; or (B) terminate the Agreement.

6. INDEMNIFICATION BY MALARKEY

- 6.1 Malarkey shall indemnify and hold harmless the City Parties from and against any and all claims arising from or connected with: (i) breaches by Malarkey under agreements to which Malarkey is a party other than this Agreement, to the extent that such agreements relate to the performance of any work on the Project Property by Malarkey or any party under written agreement with Malarkey acting, under, thorough, or on behalf of Malarkey; (ii) injury to, or death of, persons or loss of, or damage to, property, suffered in connection with performance of any work on the Project Property by Malarkey or any party under written agreement with Malarkey acting by, under, through, or on behalf of Malarkey; (iii) the negligence or willful misconduct of Malarkey or any party under written agreement with Malarkey acting by, under, through, or on behalf of Malarkey; (iv) Malarkey suffering or causing the filing of any mechanic's or materialmen's lien against the Project Property; or (v) Project Property inspections conducted by Malarkey;
- 6.2 The City shall indemnify and hold harmless Malarkey from and against any and all claims arising from or connected with: (i) breaches by the City under agreements to which the City is a party other than this Agreement, to the extent that such agreements relate to the performance of any work on the Road Improvements by the City or any party acting by, under, through, or on behalf of the City; (ii) injury to, or death of, persons or loss of, or damage to, property, suffered in connection with performance of the any work on the Road Improvements by the City or any party acting by, under, through, or on behalf of the City; or (iii) the negligence or willful misconduct of the City or any party acting by, under, through, or on behalf of the City;
- 6.3 Notwithstanding anything to the contrary set forth herein, the Parties' obligations under this Section shall survive the termination of this Agreement.

Commented [H&H12]: No to change; need indemnity even if no written agreement

Commented [H&H13]: Same issue as above

Commented [H&H14]: Same issue as above

7. E-VERIFY PROGRAM.

- 7.1 Malarkey: (i) shall verify the work eligibility status of all newly hired employees through the E-Verify Program; and (ii) shall not: (A) knowingly employ, or contract with, an Unauthorized Alien; or (B) retain an employee, or contract with a person, that Malarkey learns is an Unauthorized Alien. To the extent required by Indiana Code 22-5-1.7, Malarkey shall require its contractor and each subcontractor to certify to Malarkey that, at the time of certification, the contractor or such subcontractor: (i) does not knowingly employ, or contract with, any Unauthorized Aliens; and (ii) has enrolled, and is participating, in the E-Verify Program. Malarkey shall maintain such certifications on file until the construction contract

or the applicable subcontract expires or is terminated. Malarkey is and shall be in compliant with the E-Verify Program as defined by Indiana Code 22-5-1.7-3; ("Program")

8. IRAN REPRESENTATIONS

8.1 Malarkey represents and certifies that it is not engaged in investment activities in Iran and that Malarkey is not listed on the list published and/or endorsed by the State of Indiana pursuant to Ind. Code 5-22-16.5-9 as a Malarkey engaged in investment activities with Iran. Pursuant to Ind. Code 5-22-16.5-8, a firm is considered to be engaging in investment activities with Iran if: 1) it has provided good or services of Twenty Million Dollars (\$20,000,000.00) or more in value in the energy sector of Iran, including oil or liquefied natural gas tankers or products used to construct or maintain pipelines used to transport oil or liquefied natural gas; or 2) has extended Twenty Million Dollars (\$20,000,000.00) or more in credit to another party, for forty-five (45) days or more, if that other party will use the credit to provide goods or services in the energy sector in Iran and is, at the time credit is extended, is identified on the list developed by the State of Indiana of parties it has determined to be engaged in investment activities in Iran.

9. FEDERAL AND STATE REQUIREMENTS

9.1 Discrimination. Malarkey will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Malarkey will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training, including apprenticeship.

10. NOTICE

All notices, requests, demands and other communications that are required or permitted to be given pursuant to the terms of this Agreement shall be in writing, and delivery shall be deemed sufficient in all respects and to have been duly given as follows: (a) on the actual date of service if delivered personally; (b) at the time of receipt of confirmation by the transmitting Party if by ~~facsimile~~ electronic transmission; (email); (c) on the third (3rd) day after mailing if mailed by first class mail return receipt requested, postage prepaid and properly addressed as set forth in this Section 10; or (d) on the day after delivery to a nationally recognized overnight courier service during its business hours or the Express Mail service maintained by the United States Postal Service during its business hours, in each case, for overnight delivery against receipt, and properly addressed as set forth in this Section 10 as follows:

Commented [H&H15]: No to change; email is problematic for proof of service

City:

City of Franklin
Mayor
70 East Monroe Street
Franklin, IN 46131

[Email:](#)

Commented [H&H16]: Same as above

With copy to (not constituting notice):

Lynnette Gray
City Attorney
Johnson, Gray and Johnson
63 East Court Street
Franklin, Indiana 46131

[Email:](#)

Commented [H&H17]: Same as above

RDC:

Franklin Redevelopment Commission
c/o President
70 East Monroe Street
Franklin, Indiana 46131
Phone No: 317-736-3631

With copy to (not constituting notice):

Franklin Redevelopment Commission
c/o Community Development Director
70 East Monroe Street
Franklin, Indiana 46131
Phone No: 317-736-3631
Email: klinke@franklin.in.gov

Dustin D. Huddleston
Franklin Redevelopment Commission Counsel
Huddleston & Huddleston
98 West Jefferson Street
Franklin, Indiana 46131

[Email:](#)

Commented [H&H18]: Same as above

Malarkey:

Dave Wachsmuth
Herbert Malarkey Roofing Company
3131 N. Columbia Blvd.
Portland, OR 97217-7472

[Email: Dave.wachsmuth@holcim.com](mailto:Dave.wachsmuth@holcim.com)

Commented [H&H19]: Same as above

With copy to: (not constituting notice)

Pamela Blackwell
Herbert Malarkey Roofing Company
3131 N. Columbia Blvd.
Portland, OR 97217-7472

Email: Pamela.Blackwell@holcim.com

Commented [H&H20]: Same as above

With a copy to: (not constituting notice)

Jeffrey A. Abrams
Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500
Indianapolis, IN 46204-2023

Email: JAABrams@taftlaw.com

Commented [H&H21]: Same as above

11. ENTIRE AGREEMENT; AMENDMENT

- 11.1 The written terms and provisions of this Agreement shall supersede all prior verbal statements of any officer or other representative of the City Parties or Malarkey and such statements shall not be effective or be construed as entering into or forming a part of, or altering in any manner whatsoever, this Agreement;
- 11.2 This Agreement contains and constitutes the entire agreement of the Parties regarding the subject matter hereof, and there are no other agreements, written or oral, between the Parties affecting the subject matter hereof;
- 11.3 No amendment of this Agreement shall be effective unless the same is made in writing and signed by the Parties hereto.

12. SEVERABILITY

- 12.1 Any provision of this Agreement prohibited by law or invalid under any law shall be ineffective only to the extent of such prohibition, without in any manner invalidating or affecting the remaining provisions of this Agreement such provisions being deemed severable.

13. ASSIGNMENT

- 13.1 Upon Closing, this Agreement shall run with the Project Property and shall be binding on successors in title to the Project Property. No Party hereto shall assign this Agreement without the prior written approval of the other Parties; provided that: (a) without the prior written approval of Malarkey, City Parties may

assign this Agreement to another agency or instrumentality of the City Parties that legally is able to perform the respective obligations hereunder; and (b) without the prior written approval of City Parties, Malarkey may: (i) assign, partially or in its entirety, this Agreement to a third party controlled by or under common control with Malarkey and/or any subsidiary or affiliate of Malarkey that has full power, authority, and capability to accept such assignment and perform the obligations of Malarkey hereunder; and (ii) execute and deliver the necessary documents;

- 13.2 Except as provided in Section 13.1 above, during the period between Closing and completion of the Project, Malarkey shall not assign this Agreement, or sell any portion of the Project Property, without the prior written approval of the City Parties, which approval may be conditioned on the proposed assignee or purchaser assuming in writing the obligations of Malarkey that remain with respect to the Project;
- 13.3 Notwithstanding any assignment permitted under this Section 13, the applicable City Parties or Malarkey, as the case may be, shall remain liable to perform all of the terms and conditions to be performed by it under this Agreement, and the approval by the other Party of any assignment shall not release any City Parties or Malarkey, as the case may be, from such performance; provided that, if either City Parties assign this Agreement to another agency or instrumentality of City Parties that: (a) has full power and authority to accept an assignment of this Agreement and carry out the respective obligations hereunder; and (b) expressly assumes all such obligations in writing; then the applicable City Parties shall be released from liability under this Agreement for all obligations to be performed after the date of such assignment and assumption.

14. GOVERNING LAW; CONSTRUCTION

- 14.1 This Agreement shall be interpreted and enforced according to the laws of the State of Indiana;
- 14.2 The Parties hereby agree that all actions or proceedings initiated by either Party arising directly or indirectly out of this Agreement shall be litigated in the circuit or superior court of Johnson County, Franklin, Indiana, or the United States District Court for the Southern District of Indiana. Each Party hereby expressly submits and consents in advance to such jurisdiction in any action or proceeding commenced by either Party in any of such courts, and hereby waives personal service of the summons and complaint, or other process or papers issued therein, and agrees that service of such summons and complaint or other process or papers may be made by registered or certified mail addressed to the Party at the address to which notices are to be sent pursuant to the Agreement. Each Party waives any claim that Johnson County, Franklin, Indiana, or the Southern District of Indiana is an inconvenient forum or an improper forum based on lack of venue;

- 14.3 All headings of sections of this Agreement are inserted for convenience only, and do not form part of this Agreement or limit, expand or otherwise alter the meaning of any provisions hereof;
- 14.4 This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same Agreement;
- 14.5 The terms "hereof", "herein" and "hereunder", and words of similar import, shall be construed to refer to this Agreement as a whole, and not to any particular paragraph or provision, unless expressly so stated;
- 14.6 The word "person" shall mean any natural person, partnership, limited liability company, corporation and any other form of business or legal entity;
- 14.7 All words or terms used in this Agreement, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require;
- 14.8 The provisions of this Agreement are intended to be for the sole benefit of the Parties hereto, and their respective successors and assigns, and none of the provisions of this Agreement are intended to be, nor shall they be construed to be, for the benefit of any third party;
- 14.9 This Agreement shall be construed without regard to any presumption or rule requiring construction against the Party causing such instrument to be drafted;
- 14.10 Each and every provision of law and governmental regulation required by law to be inserted in the Agreement such as this shall be deemed to be inserted herein or therein and this Agreement shall read and shall be enforced as though so included therein, and if through mistake, inadvertence or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, this Agreement shall be deemed to be amended to make such insertion or correction.

15. **FORCE MAJEURE**

- 15.1 Notwithstanding anything to the contrary set forth herein, if any Party is delayed in, or prevented from, observing or performing any of its obligations (other than the obligation to of Malarkey described in Section 2 under, or satisfying any term or condition of, this Agreement as a result of Force Majeure; then: (a) the Party asserting Force Majeure shall deliver written notice to the other Party; (b) such observation, performance, or satisfaction shall be excused for the period of days that such observation, performance, or satisfaction is delayed or prevented; and (c) the deadlines for observation, performance, and satisfaction, as applicable, shall be extended for the same period.

16. COUNTERPARTS

16.1 This Agreement and any amendments, waivers, consents or supplements may be executed in any number of counterparts and by different Parties hereto in separate counterparts, each of which, when so executed and delivered, shall be deemed an original, but all of which counterparts together shall constitute but one Agreement.

17. ELECTRONIC APPROVAL

17.1 This Agreement together with any document contemplated to be executed in connection herewith may be transmitted between the Parties electronically or digitally. The Parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the Parties. The original documents shall be promptly executed and/or delivered.

IN WITNESS WHEREOF, the Parties have executed this Agreement, the day and year indicated below.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES ON FOLLOWING PAGE]

City:

CITY OF FRANKLIN, BOARD OF WORKS AND
SAFETY, FRANKLIN INDIANA

Steve Barnett, Mayor

Dated: _____

Kenneth Austin, Member

Dated: _____

Tina Gross, Member

Dated: _____

Attest:

Jan Jones, Clerk-Treasurer

Dated: _____

RDC:

FRANKLIN REDEVELOPMENT COMMISSION

By: _____

Richard Wertz, President

Dated: _____

Malarkey:

Herbert Malarkey Roofing Company

By: _____

Dale Rushing, President

Dated: _____

EXHIBIT "A"
CONCEPT PLAN

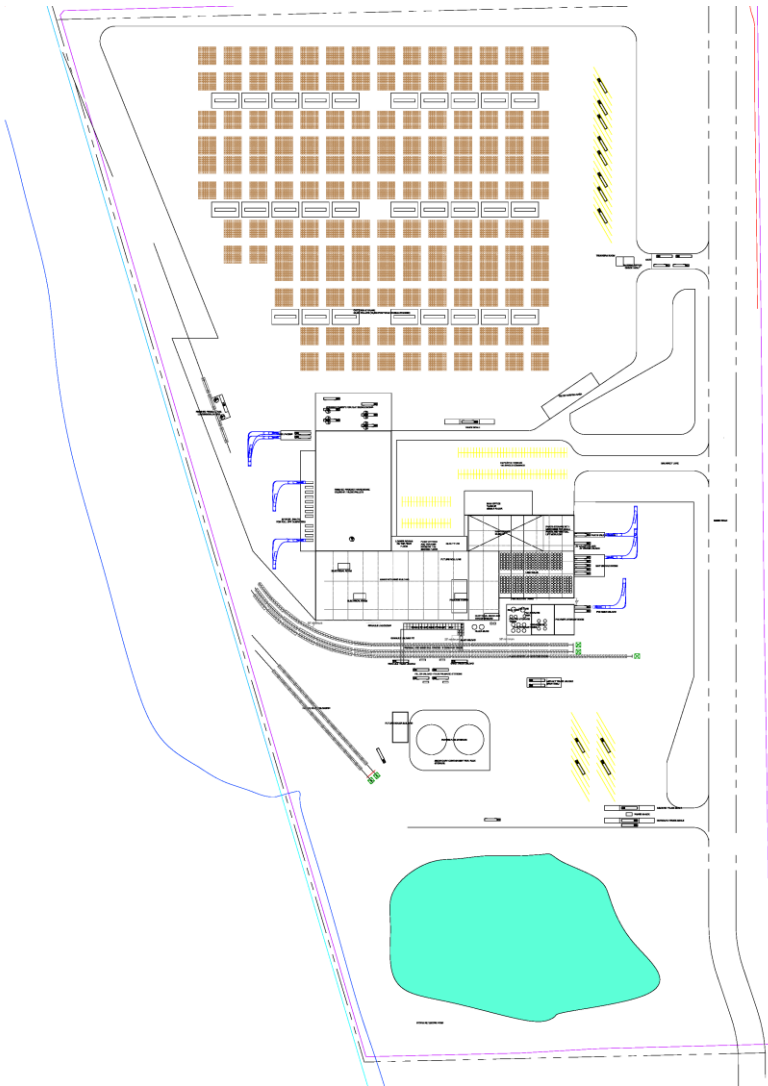


EXHIBIT "B"
PROJECT PROPERTY
(ATTACHED)

Legal Description

A part of the east half of Section 34, in Township 13 North, in Range 4 East.
Commencing at the northeast corner of said section; thence west on the north line thereof, 143 rods and 3 links to the center of the track of the Pittsburgh, Cincinnati, Chicago, & St. Louis Railway Company, formerly Jeffersonville, Madison and Indianapolis Railroad Company, nee Madison and Indianapolis Railroad Company; thence southeastwardly along the center of said railroad track to the south line of said section; thence east on said south line, 48 rods and 13 links, to the southeast corner of said section; thence north on the east line thereof, to the place of beginning, excepting therefrom 45 acres off of the south end of said tract, and containing in the part herein conveyed 151 acres, more or less.

DRAFT FOR DISCUSSION PURPOSE ONLY DO NOT
EXECUTE DRAFT FOR DISCUSSION PURPOSE
ONLY DO NOT EXECUTE

06/14/2024 06/14/2024

EXHIBIT "C"
ROAD IMPROVEMENTS

DRAFT FOR DISCUSSION PURPOSE ONLY DO NOT
EXECUTE DRAFT FOR DISCUSSION PURPOSE
ONLY DO NOT EXECUTE

06/14/2024 06/14/2024

EXHIBIT "D"
TAX ABATEMENT