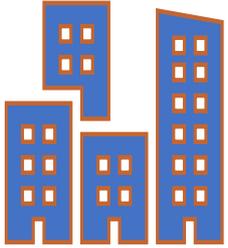


REBAR DEVELOPMENT

High-quality, high-value commercial real estate projects

- PPP EXPERIENCE
 - \$82M SINCE 2018
 - \$30M IN TIF
- TRANSPARENCY
- STEWARDSHIP
- EXECUTION
- ACCOUNTABILITY





WHY SHOULD THE TOWN PARTNER ON McCORD SQUARE?

- **Meets goals set forth in the Conceptual Town Center Development Plan:**
 - Develop a unique identity and character for McCordsville
 - Create a connected, walkable Town Center
 - Enhance economic development
 - Diversify the Town's tax base
 - Support and grow small businesses
 - Increase housing stock and diversity of housing options
 - Contemplate future connectivity to nearby trail systems
 - Create unique public gathering places that facilitate interactions among residents
- **\$50M in new AV by 2025**
- **400 construction-related jobs and 250 permanent jobs by 2025**
- **300 middle and high-income residents to McCordsville**
- **Defines downtown McCordsville as the heart of the community**
- **Raises the bar for development standards in McCordsville**

McCord Square PHASE I

- INFRASTRUCTURE
 - POND(S)
 - ROAD(S)
 - UTILITIES
 - ACCESS
 - TRAFFIC LIGHT
 - CIVIC GREEN
 - CIVIC COMMONS
 - TOWN HALL
- HIGH-QUALITY APARTMENTS
- RETAIL
- COMMERCIAL SPACE
- TOWNHOMES/BUNGALOWS
- SINGLE-FAMILY HOMES





PUBLIC-PRIVATE PARTNERSHIP

- 100% OPEN BOOK
- PUBLIC/GREEN SPACES
- LAND SWAP
- PUBLIC INVESTMENT = PRIVATE INVESTMENT
- CONTROL OF ZONING
- HIGHER DEVELOPMENT STANDARDS
- PROVEN PARTNER READY TO MOVE FORWARD



NEXT STEPS

- Town considers proposed plan
- Developer presents Economic Development Agreement (EDA)
- Council & RDC consider EDA
- If Council & RDC approve:
 - Developer purchases land and begins due diligence
 - Town and Developer close on EDA
 - Developer begins construction