

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Indiana Finance Authority (the “Authority”) will hold a public hearing on June 20, 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 and/or tax-exempt series of its Student Housing Revenue Bonds (SFP-PUFW I, LLC – Student Housing Project), Series 2024 (the “Bonds”) in an aggregate principal amount not to exceed One Hundred Thirty Million Dollars (\$130,000,000). The proceeds of the Bonds will be loaned to SFP-PUFW I, LLC, an Indiana limited liability company (the “Borrower”), the sole member of which is Strategic Facility Partners, Inc., an Ohio nonprofit corporation, for the purposes of financing, refinancing or reimbursing the costs of: (1) constructing, equipping and acquiring an approximately five-story student housing facility containing approximately 602 rentable beds and related amenities with a mix of studio, one-bedroom, two-bedroom and four-bedroom apartment style units in Fort Wayne, Indiana, which will primarily serve upper division undergraduates and graduate students, other undergraduate students, faculty and staff and other qualified occupants (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 is located or will be located at 5100 Saint Joe Road, Fort Wayne, Indiana, and/or at property contiguous and/or adjacent thereto, and will be owned and operated by the Borrower.

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, 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 Section 147(f) of the Internal Revenue Code of 1986, as amended, and 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, June 19, 2024.

Notice dated June 10, 2024.

INDIANA FINANCE AUTHORITY

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