Lafayette Common Council Agenda

Lafayette City Hall: Common Council Chambers

Due To The Current Public Health Emergency The Lafayette City Council Will Be Virtually Meeting. Public Comment On Agenda Items May Be Submitted No Later Than One (1) Hour Prior To The Meeting Start Time Via Email To Web-Clerk@Lafayette.in.gov Comments Must Include Name And Address.

Regular Session

Monday, August 3, 2020 @ 6:00 PM

Pledge Of Allegiance

Roll Call

Public Hearing

Resolution 2020-14 (A Resolution Declaring The Designation Of Certain Real Estate As An Economic Revitalization Area (ERA) And Approving The Application For Property Tax Abatement-Subaru Of Indiana Automotive, Inc.-Personal Property)

To Submit Comments On Resolution 2020-14 Please Email Comments To Web-Clerk@Lafayette.in.gov At Least One Hour Prior To Public Hearing Or Call The Office Of The City Clerk At (765) 807-1020 During The Public Hearing.

Approval Of Minutes

Regular Meeting July 6, 2020

Presentation And Disposal Of Claims

Presentation Of Petitions And Communications

Reports Of City Offices On File In The City Clerk's Office

Water Works Department Monthly-June

Fleet Maintenance Monthly-June

Police Department Monthly-June

Renew Department Monthly-June

Ordinances For Second Reading

Ordinance 2020-21 (An Amendment To Ordinance No. 2020-11 Establishing A Local Vickery/Norris-Dixson-1675 Main Street Historic District In The City Of Lafayette, Indiana)

Documents:

ORDINANCE 2020-21 DRAFT.PDF

Ordinance 2020-22 (An Amendment To Ordinance No. 2020-11 Establishing A Local Perrin/Pizzagalli-Silva-324 Tinkler Street Historic District In The City Of

Lafayette, Indiana)

Documents:

ORDINANCE 2020-22 DRAFT.PDF

Ordinances For First Reading

Ordinance 2020-23 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County, Indiana, To Rezone Certain Real Estate From GB To R1B)

Documents:

ORDINANCE 2020-23 DRAFT.PDF

Ordinance 2020-24 (An Ordinance Amending Chapter 11.03-Alarm Systems)

Documents:

ORDINANCE 2020-24 DRAFT.PDF

Resolutions

Resolution 2020-16 (A Resolution Confirming The Designation Of Certain Real Estate As An Economic Revitalization Area (ERA) And Approval Of An Application For Property Tax Abatement (Subaru Of Indiana Automotive, Inc.-Personal Property)

Documents:

RESOLUTION 2020-16 DRAFT.PDF

Resolution 2020-17 (A Resolution Approving A Deduction For Tax Abatement In An Economic Revitalization Area (ERA) Real Estate-Subaru Of Indiana Automotive, Inc.)

Documents:

RESOLUTION 2020-17 DRAFT.PDF

Reports Of Standing Committees

Reports Of Special Committees

Reports By The Mayor

Reports Of Councilmen

Public Comment

Adjournment

Public Comment: We welcome public comment and encourage active participation at this meeting. However, in order to proceed efficiently, public comment will be limited to two areas of this meeting. First, there will be an opportunity for public comment on ordinances or resolutions currently before the Council. These comments should be limited to three (3) minutes in length and be germane and relevant to the Ordinance or Resolution. All participants will be required to maintain a high level of civility, respect, and courtesy for everyone present. Any participant, who after being advised, persists in a discourteous or hostile manner which may disrupt the meeting will be asked to leave.

At the end of the meeting, time will be reserved for public comment on any issue or concern you may have. Please remember to keep your comments concise and limited to three (3) minutes. Finally, the open comment section is not an opportunity for you to make inappropriate comments about, or personally attack council members or city officials. Again, all participants are required to maintain a high level of civility, respect, and courtesy for everyone present. Any participant, who after being advised, persists in a discourteous or hostile manner which may disrupt the meeting will be asked to leave. This is your opportunity to contribute to the community and assist the council in addressing issues that are important to the City of Lafayette.

ORDINANCE NO: 2020-21
An Amendment to Ordinance No. 2010-11
Establishing a Local Vickery / Norris-Dixson-1675 Main Street Historic District
in the City of Lafayette, Indiana

WHEREAS, Ordinance No. 2010-11 reaffirmed and amended the powers of the Historic Preservation Commission for the City of Lafayette, Indiana (the "Commission") created in Ordinance No. 93-18; and

WHEREAS, Ordinance No. 2010-11 provides the criteria for establishing historic districts and criteria and provisions for operating within said districts; and

WHEREAS, the Commission received a petition from the property owner of real estate commonly known as 1675 Main Street (the "Property") for establishment of the Local Vickery / Norris-Dixson-1675 Main Street Historic District, which is legally described in Exhibit A and as shown on the map in Exhibit B attached hereto; and

WHEREAS, the Lafayette Historic Preservation Commission at its meeting held on June 29, 2020 approved a motion to recommend to the Common Council that the Local Vickery / Norris-Dixson- 1675 Main Street Historic District be established and the building at 1675 Main Street in said District be classified as "Notable"; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Lafayette, Indiana, that Ordinance No. 2010-11 is amended to establish the Local Vickery / Norris-Dixson-1675 Main Street Historic District, which is legally described in the attached Exhibit A, and to classify the building at 1675 Main Street and property within said Local Vickery / Norris-Dixson -1675 Main Street Historic District as "Notable."

ADOPTED AND PASSED by the COMMON COUNCIL of the CITY OF LAFAYETTE,

INDIANA, this 3rd day of August, 2020.

_____
Presiding Officer

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the 3rd day of August, 2020.

_____
Cindy Murray, City Clerk

This Ordinance approved and signed by me on the 3rd day of August, 2020.

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by Councilman: Kevin Klinker_____

EXHIBIT A – PROPERTY LEGAL DESCRIPTION

1675 Main Street

Tract 1: Lot Number 57 in Oakland, in the City of Lafayette, laid out by John Taylor. Except 50 feet off the south end of said Lot, as platted on a part of the North half of the East half of the Northwest Quarter of Section 28, in Township 23 North, Range 4 West.

Tract II: A part of Lot 57 in the Plat of Oakland, in the City of Lafayette, as laid out by John Taylor and being a part of the North half of the East half of the Northwest Quarter of Section 28, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana more particularly described as follows: Commencing at a railroad spike at the Southeast corner of Lot 57; thence Northerly along the Easterly boundary of Lot 57 a distance of 41.15 feet to a chiseled mark in concrete and the point of beginning; thence Westerly with an angle of 89 degrees 55 minutes 35 seconds to the right from the preceding course 50.11 feet to a capped rebar; thence Northerly along the Westerly boundary of Lot 57, with an angle of 89 degrees 57 minutes 55 seconds to the Left from preceding course 8.84 feet to the Southwest corner of Pegan as conveyed in Document Number 90-16055 in the Tippecanoe County Recorder's Office; thence
Easterly along the Southerly boundary of Pegan, with an angle of 90 degrees 02 minutes 41 seconds to the Left from the preceding course, 50.11 feet; thence Southerly along the Easterly boundary of Lot 57 with an angle of 89 degrees 55 minutes 00 seconds to the left from the preceding course 8.85 feet to the point of beginning.

EXHIBIT B

BOUNDARY & IMAGES OF LOCAL VICKERY / NORRIS-DIXSON-1675 MAIN STREET HISTORIC DISTRICT

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT

SOUTH & EAST SIDES

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT

SOUTH & WEST SIDES

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT

WEST & NORTH SIDES

IMAGES OF LOCAL VICKERY / NORRIS—DIXSON—1675 MAIN STREET HISTORIC DISTRICT

GARAGE—EAST SIDE

GARAGE—NORTH & WEST SIDES

ORDINANCE NO: 2020-22
An Amendment to Ordinance No. 2010-11
Establishing a Local Perrin / Pizzagalli-Silva-324 Tinkler Street Historic District
in the City of Lafayette, Indiana

WHEREAS, Ordinance No. 2010-11 reaffirmed and amended the powers of the Historic Preservation Commission for the City of Lafayette, Indiana (the "Commission") created in Ordinance No. 93-18; and

WHEREAS, Ordinance No. 2010-11 provides the criteria for establishing historic districts and criteria and provisions for operating within said districts; and

WHEREAS, the Commission received a petition from the property owner of real estate commonly known as 324 Tinkler Street (the "Property") for establishment of the Local Perrin / Pizzagalli-Silva-324 Tinkler Street Historic District, which is legally described in Exhibit A and as shown on the map in Exhibit B attached hereto; and

WHEREAS, the Lafayette Historic Preservation Commission at its meeting held on June 29, 2020 approved a motion to recommend to the Common Council that the Local Perrin / Pizzagalli-Silva- 324 Tinkler Street Historic District be established and the building at 324 Tinkler Street in said District be classified as "Contributing"; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Lafayette, Indiana, that Ordinance No. 2010-11 is amended to establish the Local Perrin / Pizzagalli-Silva-324 Tinkler Street Historic District, which is legally described in the attached Exhibit A, and to classify the building at 324 Tinkler Street and property within said Local Perrin / Pizzagalli-Silva -324 Tinkler Street Historic District as "Contributing."

ADOPTED AND PASSED by the COMMON COUNCIL of the CITY OF LAFAYETTE,

INDIANA, this 3rd day of August, 2020.

_____
Presiding Officer

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the 3rd day of August, 2020.

_____
Cindy Murray, City Clerk

This Ordinance approved and signed by me on the 3rd day of August, 2020.

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by Councilman: Kevin Klinker_____

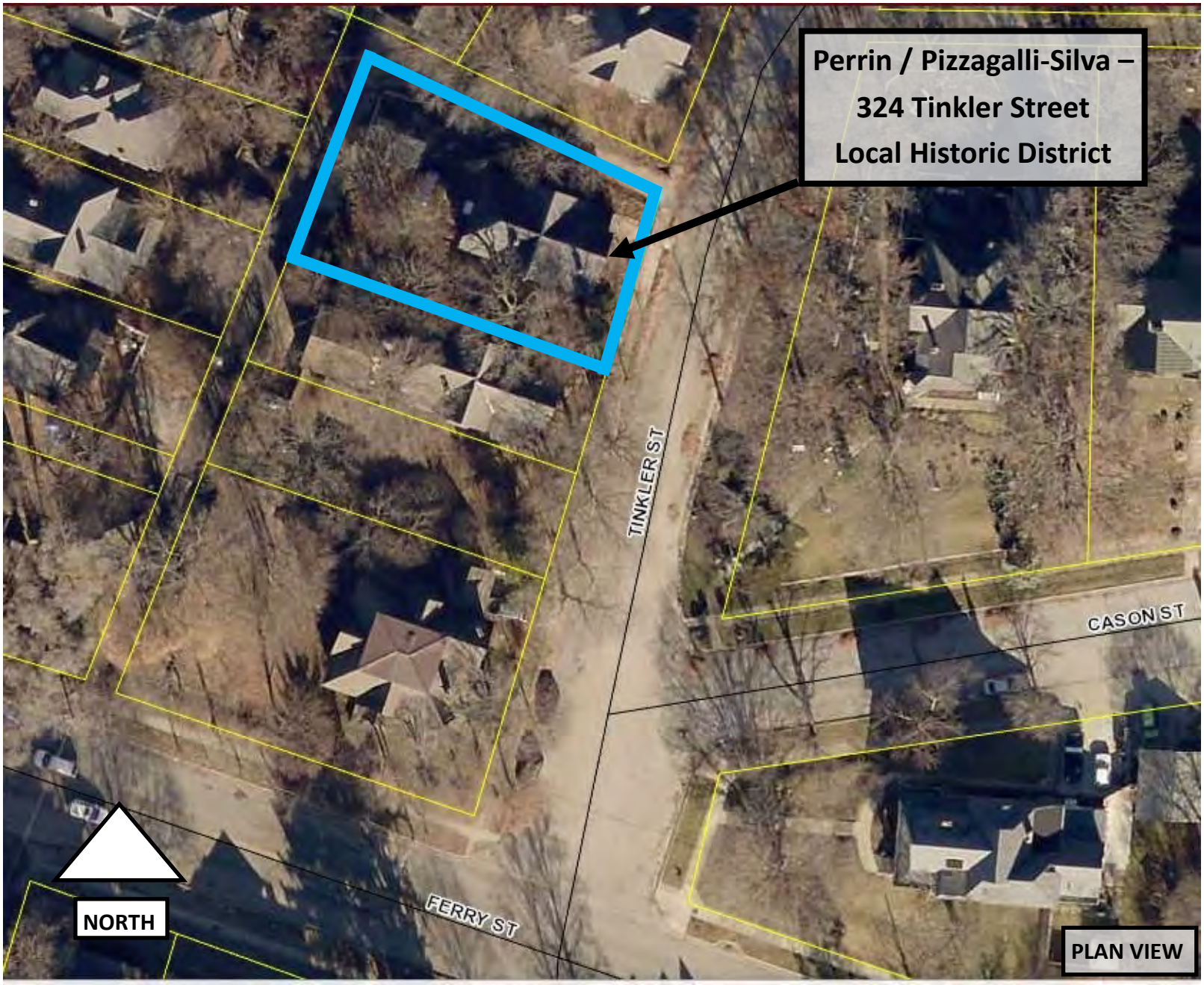
EXHIBIT A – PROPERTY LEGAL DESCRIPTION

324 Tinkler Street

Lot Numbered Four (4) in the Subdivision of Lot "B" in Perrin's Addition to the City of Lafayette, Indiana, as platted upon a part of the East Half of the Southwest Quarter of Section Twenty-one (21),
in Township Twenty-three (23) North, Range Four (4) West

EXHIBIT B

BOUNDARY & IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT



IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT

EAST & PARTIAL SOUTH SIDES

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT

FRONT PORCH (PARTIAL SOUTH & EAST SIDES)

SOUTH SIDE

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT

IMAGES OF LOCAL PERRIN / PIZZAGALLI-SILVA-324 TINKLER STREET HISTORIC DISTRICT

GARAGE—EAST & NORTH SIDES

GARAGE—NORTH & WEST SIDES

GARAGE—SOUTH SIDE

FILED
CITY CLERK
2020 JUL 27 A 9:56
CINDY

ORDINANCE NO. 2020-23

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM GB TO R1B

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:

Section I: The Unified Zoning Ordinance of Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attachment Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned

from _____ to _____.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS _____DAY OF _____, 2020.

_____
Nancy Nargi, Presiding Officer

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____day

of _____, 2020.

_____
Cindy Murray, City Clerk

This Ordinance approved and signed by me on the _____day of _____, 2020.

_____
Tony Roswarski, Mayor

Attest:

_____
Cindy Murray, City Clerk

EXHIBIT A

A part of the Southeast quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) West in Fairfield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the northwest corner of the southeast quarter of Section 31-23-4; thence South 0° 10' 30" West along the west line of said southeast quarter a distance of 695.20 feet to a point on the centerline of Lilly Road, said point being marked by a PK nail; thence North 57° 49' 30" East along said centerline a distance of 21.45 feet to a boat spike; thence North 72° 30' 30" East along said centerline a distance of 106.94 feet to a PK nail and the point of beginning of the herein described tract; thence North 10° 01' 15" West a distance of 197.19 feet to a rebar; thence North 82° 06' 30" East a distance of 225.01 feet to a PK nail on the centerline of Old Romney Road; thence South 27° 26' 30" West along said centerline a distance of 251.08 feet to a PK nail on the centerline of Lilly Road; thence North 82° 19' 00" West along the centerline of said Lilly Road a distance of 48.23 feet to a boat spike; thence South 72° 30' 30" West along said centerline a distance of 26.16 feet to the point of beginning, containing 0.686 acres, more or less.

Commonly known as 2360 Old Romney Road, Lafayette, Indiana 47905.

THE Area Plan Commission of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 16, 2020
Ref. No.: 2020-162

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2796 STEVEN D. HABY (GB to R1B):
Petitioner is requesting rezoning of the northwest corner of Elston Road and Old Romney Road, specifically, 2360 Old Romney Road and 410 Elston Road (there are two houses on one lot), Lafayette, Fairfield 31 (SE) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 15, 2020 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from GB to R1B. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their August 3, 2020 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Steven Haby
Jeromy Grenard, Lafayette City Engineer

Z-2796
STEVE D. HABY
GB to R1B

Staff Report
June 8, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting rezoning of the northwest corner of Elston Road and Old Romney Road, specifically, 2360 Old Romney Road and 410 Elston Road, (there are two houses on one lot), Lafayette, Fairfield 31 (SE) 23-4. Petitioner plans to file for a minor subdivision once the rezone is complete, so each home will be on a single lot.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned GB. Property to the north of this tract is zoned R1; the site to the west is zoned R3. Property to the east and southeast across Old Romney is likewise zoned R3. The triangular-shaped lot to the south of Elston is zoned GB as are a couple of lots farther to the southeast. This area of town is a hodgepodge of zoning with I3, HB and NB zones nearby, but most of the properties in the vicinity are zoned R3, GB or R1.

Prior to the zoning ordinance update in 1998, residential uses were permitted on GB zoned properties. That makes the two single-family residences legally nonconforming by zone.

AREA LAND USE PATTERNS:

There are numerous multi-family developments in the area, single-family homes, a church, a coach service, cemetery, and additional businesses in the area.

TRAFFIC AND TRANSPORTATION:

Both Elston and Old Romney Road are classified as secondary arterials by the adopted *Thoroughfare Plan*. The front setback along these roads is 40' in the R1B zone. Neither house meets this setback.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The two homes are currently connected to sewer by one tap and share a well. Through the process of separating the homes, they will be hooked up to sewer and water individually.

STAFF COMMENTS:

This rezone request is the first step for the petitioner to create separate lots for the two existing single-family homes. According to data from the County Assessor, both structures were built in 1954.

Staff worked with the City of Lafayette (Z-2546), and Tippecanoe County (Z-2545), to rezone apartment complexes that were nonconforming in 2013. This has not been discussed for other types of residential use. Staff can support this request as the first step toward making this site and use conforming.

STAFF RECOMMENDATION:
Approval

ORDINANCE 2020-24

AN ORDINANCE AMENDING CHAPTER 11.03 – ALARM SYSTEMS

WHEREAS, Chapter 11.03 of the Lafayette Municipal Code governs the registration of alarm businesses and establishes a fine schedule for false alarms;

WHEREAS, the Police Department and Controller's Office have reviewed the existing ordinance and are recommending an increase in the annual registration fee from $150.00 to $300.00;

WHEREAS, the existing ordinance provides that all appeals of notice of violations and payment of fines must be done within two weeks;

WHEREAS, the Police Department has received feedback from several local businesses that the two week window is not sufficient time to receive, review and process either a corrective action plan or payment of the fine and is recommending increasing the time period to forty-five (45) days;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE AS FOLLOWS:

1. Section 11.03.010 is hereby amended to update the definition of "False Alarm" and as amended shall read as follows:

> 11.03.010 - Definitions.
>
> For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.
>
> "Alarm agent" means any person who is employed by an alarm business either directly or indirectly, whose duties include selling, maintaining, leasing, servicing, repairing, altering, moving or installing on or in any building, structure or facility, any alarm system.
>
> "Alarm business" means any individual, partnership, corporation or other entity who sells, leases, maintains, services, repairs, alters, replaces, moves or installs any alarm system or causes to be sold, leased, maintained, serviced, repaired, altered, replaced, moved or installed any alarm system in or on any building, structure, or facility.
>
> "Alarm system" means any device used for the detection of an unauthorized entry or attempted entry into a building, structure or facility;

alarm for fire, smoke, excess heat or explosion; or for alerting others of the commission of an unlawful act within a building, structure, facility or grounds, which when activated causes notification to be made directly or indirectly to the Police Department or Fire Department. For the purposes of this chapter, an alarm system shall not include:

1. An alarm installed on a motor vehicle;

2. An alarm designed and operated so that no notification is given to the Police Department or Fire Department until after the occupants, an agent of the owner or lessee, or an agent of an alarm system business have checked the alarm site and determined that the alarm was the possible or probable result of criminal activity or fire or explosion of the kind for which the alarm system was designed to give notice. The alarm shall be equipped to disconnect any exterior sounding alarm automatically within ten minutes of activation;

3. An alarm installed upon premises occupied by the United States, the state of Indiana, or any political subdivision thereof.

"False alarm" means an alarm eliciting a police or fire response when the situation does not warrant such a response. For the purposes of this chapter, this does not include alarms triggered by severe atmospheric conditions or other circumstances not reasonably under the control of the alarm user, provider or maintainer.

2. Section 11.03.020 is hereby deleted in its entirety.

3. Section 11.03.030 is hereby amended to increase the annual registration fee from $150.00 to $300.00 and as amended shall read as follows:

11.03.030 - Registration of alarm business—Agents to carry identification cards.

A. Prior to doing business within the city, an alarm system business shall register with the Controller's office, or their designee, on a form designated by the city for that purpose. On the form the business shall set forth:

1. The full name and address of the alarm system business;

2. The full name, business address and home address of the manager;

3. A telephone number at which the Police Department and Fire Department can notify personnel of the business of a need for assistance at any time;

4. The name, address and date of birth of all alarm agents employed by the alarm system business.

B. An alarm system business doing business shall have thirty (30) days to register as required above, with a fee of three hundred dollars ($300.00) per year.

C. An alarm system business shall promptly notify the Controller in writing of any change in the information contained in the registration form.

D. Every alarm agent shall carry on their person at all times while engaged in the alarm system business an identification card, which shall be displayed to any Police Officer or Fire Department officer upon request.

4. Section 11.03.040 shall not be amended and shall continue to read as follows:

11.03.040 - Prohibited acts.

A. It is a prohibited act punishable by fine as provided in this chapter to do any of the following acts:

1. For a person who owns or controls property on which an alarm system is installed to issue, cause to be issued, or permit the issuance of a false alarm;

2. For a person who owns or controls property to install, maintain, or permit to operate any alarm which automatically dials into any police or Fire Department public or emergency telephone line when an alarm is activated;

3. For a person participating in the ownership or management of an alarm system business to do any business within the city without registering as required by this chapter.

B. Each separate occurrence, under subsection (A)(1) of this section, and each separate day, under subsections (A)(2) and (A)(3) of this section shall constitute a separate and distinct violation.

5. Section 11.03.050 is hereby amended to increase the time from fourteen to forty-five days and as amended shall read as follows:

11.03.050 - Notice of violation.

A. The Police Chief, Fire Chief or their designee may issue a notice of violation. Upon the issuance of the first three violations per calendar year of Section 11.03.040(A)(1) only for any specific property, any fine will be excused upon the violator submitting a written report to the Police Chief or Fire Chief, or their designee, on the cause of the alarm within forty-five days of service of notice of violation. Such report must show that steps have been taken to correct the problem and that the problem has not, or reasonably will not occur again in the future.

B. The notice of violation shall state the name of the violator, the location of the violation, the date and time of the violation, the section of this chapter which was violated, the penalties for the violation, and the violator's right to an appeal under any section hereof, if applicable.

C. A notice of violation shall be served upon the violator at the violator's last known address. Service shall be complete upon the mailing (regardless of the receipt of the notice) or posting of the notice upon the property where the alarm is located.

6. Section 11.03.060 is hereby amended to increase the time from two weeks to forty-five days and as amended shall read as follows:

11.03.060 - Hearing on excuse.

Any person noticed for a violation of Section 11.03.040(A)(1) may petition the Board of Public Works and Safety for a hearing to show that for some reason beyond the violator's control, the false alarm was activated. The petition for a hearing must state specifically the reasons beyond the violator's control for the activation of the alarm. The violator must also furnish the Board with the names and addresses of any and all witnesses as to the foregoing reasons. The petition must be filed within forty-five days of service of the notice of violation. After the hearing, the Board of Public Works and Safety, in its sole discretion, will determine whether the false alarm was activated for reasons beyond the control of the violator. If the Board does determine that it was beyond the control of the violator, the violation will be excused and no fine will be imposed.

7. Section 11.03.070 is hereby deleted in its entirety.

8. Section 11.03.990 is hereby amended to increase the time from two weeks to forty-five days, provide fines and late fees over 6 months past due cannot be waived and to allow any funds

collected under this Chapter to be deposited into the Police Continuing Education Fund and as amended shall read as follows:

11.03.990 - Penalty.

A. The fine imposed for violation of any section of this chapter will be twenty-five dollars ($25.00) for the first three violations, fifty dollars ($50.00) for the next three succeeding violations, one hundred dollars ($100.00) for the next three succeeding violations, and two hundred dollars ($200.00) for all subsequent violations. The fine structure is based on the number of violations per calendar year. The fines apply provided the fine is paid within forty-five days of service of the notice of violation. Otherwise, the amount of the fine is doubled. Any fines over 6 months past due will not be eligible for a waiver.

B. The fine imposed will be due and payable to the City Clerk's office, or designated vendor, within forty-five days of the citation date. In the event that a hearing on excuse was held, the fine will be due within two weeks of the date that the decision was made.

C. All funds received from all alarm business registration fee and fines issued under this Chapter shall be deposited into the Police Continuing Education Fund.

9. This Ordinance shall take full force and effect upon adoption, signature by the Mayor and publication as may be required by law.

ADOPTED AND PASSED BY THE COMMON COUNCIL of the City of Lafayette, Indiana this _____ day of _____, 2020.

_____
NANCY NARGI, President

ATTEST:

_____
CINDY MURRAY, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on this _____ day

of _____, 2020.

_____
CINDY MURRAY, City Clerk

This Ordinance approved and signed by me on this _____ day of _____, 2020.

_____
TONY ROSWARSKI, Mayor

ATTEST:

_____
CINDY MURRAY, City Clerk

Sponsored by: Ed Chosnek, Corporation Counsel

RESOLUTION NO. 2020-16

LAFAYETTE COMMON COUNCIL

A RESOLUTION CONFIRMING THE DESIGNATION OF CERTAIN REAL ESTATE AS AN ECONOMIC REVITALIZATION AREA (ERA) AND APPROVAL OF AN APPLICATION FOR PROPERTY TAX ABATEMENT

SUBARU OF INDIANA AUTOMOTIVE, INC.
PERSONAL PROPERTY

WHEREAS, IC 6-1.1-12.1 allows for the partial abatement of property taxes attributable to the redevelopment/rehabilitation of real property and/or installation of new personal property in a "Economic Revitalization Area;" and

WHEREAS, IC 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas; and

WHEREAS, the Common Council of the City of Lafayette, Indiana, has designated the Lafayette Redevelopment Commission as the agency to make preliminary investigations, determinations, and recommendations to the Common Council as to what areas should be designated Economic Revitalization Areas; and

WHEREAS, Subaru of Indiana Automotive, Inc. has requested the real estate named in Exhibit "A" be designated an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings which request has been accompanied by an Application, Statement of Benefits dated June 8, 2020, and a Supplement to Statement of Benefits and other information set forth in said attachments included in Exhibit "B;" and

WHEREAS, Subaru of Indiana Automotive, Inc. has requested a deduction from the assessed value of such new manufacturing equipment installed pursuant to the Statement of Benefits over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

WHEREAS, Subaru of Indiana Automotive, Inc. has agreed to enter into a Memorandum of Agreement (MOA) setting forth certain terms and understandings related to the approval of the deduction for tax abatement purposes, which MOA is attached hereto as Exhibit "C;" and

WHEREAS, on June 25, 2020, the Lafayette Redevelopment Commission recommended approval of the designation of the real estate described in Exhibit A as an Economic Revitalization Area and Statement of Benefits, Supplement to Statement of Benefits through passage of Resolution No. LRC-2020-09;

WHEREAS, the Common Council adopted Resolution 2020-14, hereinafter the Declaratory Resolution, designating the subject real estate as an Economic Revitalization Area (ERA) subject to the adoption of a confirming resolution by the Common Council and final public hearing for the receiving of remonstrance and objections from persons interested in whether the subject real estate should be designated as an Economic Revitalization Area (ERA); and

WHEREAS, a copy of such Declaratory Resolution was properly filed with the county assessor and proper legal notices were published indicating the adoption and substance of such declaratory resolution and stating when and where such final hearing would be held; and

WHEREAS, at such final public hearing, evidence and testimony, along with any written remonstrance and objections previously filed, were considered by the Common Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE that:

1. The Common Council finds that

    A. The subject real estate complies with the statutory criteria for an Economic Revitalization Area (ERA); and
    B. The estimated cost of installation of new manufacturing equipment is reasonable for projects of this nature; and
    C. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
    D. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
    E. The tax base of the City of Lafayette and all relevant taxing districts can be reasonably expected to increase from the proposed installation of new manufacturing equipment; and
    F. The total benefits are sufficient to justify the deduction.

2. The Common Council now confirms, adopts and approves the Declaratory Resolution and thereby designates, finds and establishes the subject real estate as an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings as permitted under IC 6-1.1-12-1.

3. The Economic Revitalization Area designation terminates ten (10) years after January 1, 2020.

4. The Statement of Benefits filed June 8, 2020 and Supplement to Statement of Benefits are hereby approved.

5. Subaru of Indiana Automotive, Inc. is entitled to the opportunity to apply for a property tax deduction for an increase in assessed value resulting from the installation of new manufacturing equipment over a period of ten (10) years in accordance with the following schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

6. The attached Memorandum of Agreement (MOA) is hereby approved and entered into by the Common Council.

This Resolution shall be in full force and effect from and after its passage and signing by the Mayor.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, on the 3rd day of August, 2020.

COMMON COUNCIL OF THE
CITY OF LAFAYETTE, INDIANA

_____
Nancy Nargi, President

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette this 3rd day of August, 2020.

_____
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, this 3rd day of August, 2020.

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by Tony Roswarski, Mayor

Exhibit A

Legal Description
and
Boundary Map

Certified to: The Indiana Employment Development Commission
Lafayette National Bank
BankOne, Lafayette, N.A.
Lawyers Title Insurance Corporation

CERTIFICATE OF SURVEY

I, the undersigned, do hereby certify the attached plat to be true and correct to the best of my knowledge and belief, representing a survey of parts of Section 1, Township 22 North, Range 4 West, and Sections 5 and 6, Township 22 North, Range 3 West, of the Second Principal Meridian in Tippecanoe County, Indiana, described by parcels as follows:

PARCEL I

Part of the Southeast Quarter of Section 6, Township 22 North, Range 3 West, in Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 6, Township 22 North, Range 3 West; thence North 89°01'00" West on and along the South line of said Quarter Section 370.00 feet; thence on a forward deflection angle of 89°46'30" right North 00°45'30" East parallel with the East line of said Quarter Section 45.20 feet to the North right-of-way line of State Road #38 as now located by plans for Indiana State Highway Project I-65-6 (21) 162 and Warranty Deed for right-of-way acquisition as recorded in Book 07 Page 447 in the Office of the Recorder of Tippecanoe County, Indiana, (said point also being the Beginning Point of this description); thence on a forward deflection angle of 84°54'42" left North 84°09'12" West on and along said North of right-of-way line 123.19 feet; thence on a forward deflection angle of 05°39'23" left North 89°48'35" West on and along said North right-of-way line 77.30 feet; thence on a forward deflection angle of 90°34'05" right North 00°45'30" East parallel with said Quarter Section East line 200.00 feet; thence on a forward deflection angle of 90°13'30" right South 89°01'00" East parallel with the South line of said Quarter Section 200.00 feet; thence on a forward deflection angle of 89°46'30" right South 00°45'30" West parallel with said East line 209.38 feet to the Beginning Point; containing 0.927 acres, more or less.

PARCEL II

The Northeast fractional Quarter of Section 6, Township 22 North, Range 3 West, containing 153 acres, more or less.

ALSO the Southeast Quarter of Section 6, Township 22 North, Range 3 West, containing 160 acres, more or less. Located in Sheffield Township, Tippecanoe County, Indiana.

EXCEPT a part of the Fractional Northeast Quarter of Section , Township 22 North, Range 3 West, Tippecanoe County, Indiana, described as follows:

Beginning on the East line of said fractional Quarter Section where said East line is intersected by the South boundary of County Road 200 South, which Point of Beginning is South 0°54'00" West 25.01 feet from the Northeast corner of said fractional Quarter Section; (1) thence South 0°54'00" West 353.47 feet along said East line; (2) thence North 31°00'00" West 261.4 feet; (3) thence North 86°35'33" West 581.64 feet; (4) thence North 0°22'03" West 30.00 feet; (5) thence North 85°28'03" West 175.64 feet to the South boundary of County Road 200 South; (6) thence North 89°38'00" East 895.45 feet along said South boundary to the Point of Beginning and containing 2.195 acres, more or less.

ALSO EXCEPT a part of the Southeast Quarter of Section 6, Township 22 North, Range 3 West, Tippecanoe County, Indiana, described as follows:

Beginning North 89°01'00" West 191.50 feet (along the South line of said Quarter Section) and North 0°59'00" East 30.00 feet from the Southeast corner of said Quarter Section, which Point of Beginning is on the North boundary of S.R. 38; thence North 89°01'00" West 1,106.00 feet along said North boundary; thence North 0°59'00" East 20.00 feet; thence South 89°01'00" East 196.80 feet; thence South 69°48'35" East 407.93 feet; thence South 84°21'12" East 302.50 feet to the Point of Beginning and containing 0.485 acres, more or less.

ALSO EXCEPT part of the Southeast Quarter of Section 6, Township 22 North, Range 3 West in Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 6, Township 22 North, Range 3 West; thence North 89°01'00" West on and along the South line of said Quarter Section 370.00 feet; thence on a forward deflection angle of 89°46'30" right North 00°45'30" East parallel with the East line of said Quarter Section 45.20 feet to the North right-of-way line of State Road #38 as now located by plans for Indiana State Highway Project I-65-6(21) 162 and Warranty Deed for right-of-way acquisition as recorded in Book 307 page 447 in the Office of the Recorder of Tippecanoe County, Indiana (said point also being the Beginning Point of this description); thence on a forward deflection angle of 84°54'42" left North 84°09'12" West on and along said North of right-of-way line 123.19 feet; thence on a forward deflection angle of 05°39'23" left North 89°48'35" West on and along said North right-of-way line 77.30 feet; thence on a forward deflection angle of 90°34'05" right North 00°45'30" East parallel with said Quarter Section East line 200.00 feet; thence on a forward deflection angle of 90°13'30" right South 89°01'00" East parallel with the South line of said Quarter Section 200.00 feet, thence on a forward deflection angle of 89°46'30" right South 00°45'30" West parallel with said East line 209.38 feet to the Beginning Point; containing 0.929 acre, more or less.

Containing after said exceptions, 309.391 acres, more or less.

PARCEL III

A part of the Northwest Quarter of Section 5, Township 22 North, Range 3 West, in Sheffield Township, Tippecanoe County, State of Indiana, described as follows:

Beginning at a point on the West line, 246.01 feet South of the Northwest corner of said Northwest Quarter, said point being where the easterly right-of-way line of Interstate Highway No. 65 crosses said West line; thence South 31°00'00" East along said right-of-way line, 738.31 feet; thence Southeasterly 1799.62 feet along a curve in said right-of-way line to the right and having a radius of 5599.58 feet and subtended by a long chord having a bearing of South 21°47'35" East and a length of 1791.88 feet, to a point on the South line of said Northwest Quarter; thence West along said South line, 1031.7 feet to the Southwest corner of said Northwest Quarter; thence North along the West line of said Northwest Quarter, 2240.3 feet to the Point of Beginning, containing 32.46 acres, more or less.

PARCEL IV

The North fraction of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, containing 72.97 acres, more or less.

PARCEL V

The East Half of the Northeast fractional Quarter of Section 1, Township 22 North, Range 4 West, containing 71 acres, more or less.

PARCEL VI

The Southeast Quarter of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, containing 40 acres, more or less.

ALSO 60 acres off of the entire East side of the Southwest Quarter of Section 6, Township 22 North, Range 3 West, containing in both of said tracts, 100 acres, more or less. Located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL VII

The West Half of the South fraction of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, containing 44.63 acres, more or less.

ALSO the West Half of the Southwest Quarter of Section 6, Township 22 North, Range 3 West, containing 80 acres, more or less.

ALSO a part of the East Half of the Southwest Quarter of Section 6, Township 22 North, Range 3 West, described as follows, to-wit:

Beginning at the Northwest corner of the East Half of the said Southwest Quarter and running thence South 160 rods; thence East 20 rods; thence North 160 rods, thence West 20 rods to the Point of Beginning, containing 20 acres, more or less and containing in all 144.63 acres, more or less.

EXCEPT a part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, described as follows:

Beginning at a point on the West Section line of said Section 6 that is 1066 feet South of the Northwest corner of said Section 6 running thence North 88°30' East 290.4 feet; thence South parallel to said West Section line a distance of 150 feet, thence West 88°23' West, a distance of 290.4 feet to the said West Section line, thence North on said Section line a distance of 150 feet to the Point of Beginning, containing 1 acre, more or less.

ALSO EXCEPT a part of the West Half of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, described as follows:

Beginning at a point on the West Section line of said Section 6 that is 150.0 feet South of the Crum-Smith property line and approximately 1216 feet South of the Northwest corner of said Section; thence South 88°35' East 290.4 feet; thence North 150 feet; thence South 88°35' East 391.1 feet; thence South 3°5' West 250 feet; thence North 88°35' West 682.75 feet; thence North 100 feet to the Point of Beginning, containing 2.9 acres, more or less.

ALSO EXCEPT a part of the Southwest Quarter of Section 6, Township 22 North, Range 3 West described as follows:

Beginning at an iron pin in the centerline of State Highway #38 and the Section line that is 1,321.67 feet East of the Southwest corner of Section 6, Township 22 North, Range 3 West, thence North 0°15' East on the fence line a distance of 346.5 feet to an iron pipe in the fence corner; thence South 89°30' East on the fence line a distance of 180 feet to an iron pipe in the fence corner; thence South 1°15' East on the fence line a distance of 345.75 feet to an iron pin in the center of the State Highway #38 and the Section line; thence West on the centerline of said road a distance of 186.8 feet to the Point of Beginning, containing 1.46 acres, more or less.

ALSO EXCEPT a part of the West Half of the Southwest Quarter of Section 6, Township 22 North, Range 3 West, Tippecanoe County, Indiana, described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence North 0°34'00" East 30.90 feet along the West line of said Section; thence South 89°01'00" East 18.00 feet to the Point of Beginning of this description, which point is the intersection of the North boundary of S.R. 38 and the East boundary of County Road 4 East; thence North 0°34'00" East 13.28 feet along the East boundary of said County Road 4 East; thence Southeasterly 227.34 feet along an arc to the left and having a radius of 1,859.86 feet and subtended by a long chord having a bearing of South 85°35'31" East and a length of 227.21 feet; thence South 89°01'00" East 306.53 feet; thence South 87°12'55" East 53.85 feet to the North boundary of S.R. 38; thence North 89°01'00" West 578.10 feet along said North boundary of the Point of Beginning and containing 0.276 acres, more or less.

Containing after said exceptions, 138.994 acres, more or less. Located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL VIII

A part of the Southwest Quarter of Section 6, Township 22 North, Range 3 West, described as follows:

Beginning at an iron pin in the centerline of State Highway #38 and the Section line that is 1,321.67 feet East of the Southwest corner of Section 6, Township 22 North, Range 3 West; thence North 0°15' East on the fence line a distance of 346.5 feet to an iron pipe in the fence corner; thence South 89°30' East on the fence line a distance of 180 feet to an iron pipe in the fence corner; thence South 1°15' East on the fence line a distance of 345.75 feet to an iron pin in the center of State Highway #38 and the Section line; thence West on the centerline of said road a distance of 186.8 feet to the Point of Beginning, containing 1.46 acres, more or less. All located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL IX

The West Half of the following described real estate, to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 22, North, Range 3 West, described as follows:

Beginning on the West line of said Section, 25 feet North of the Southwest corner of said Section and running thence East on the line parallel with the South line of said Section 10 rods; thence North 16 rods; thence West 10 rods to the West line of said Section; thence South 16 rods to the Point of Beginning. Located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL X

The Northeast Quarter of the Southeast Quarter of Section 1, Township 22 North, Range 4 West, containing 40 acres, more or less. Located in Wea Township, Tippecanoe County, Indiana.

ALSO the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 North, Range 4 West.

EXCEPT 7.36 acres, which is bounded as follows, to-wit:

Beginning at the Southwest corner of said tract and running thence North with the usual variations 41.28 poles to the center of Lafayette and New Castle State Road; thence with said road 53°30' East 70.92 poles to a post; thence West 57 poles to the Point of Beginning, being 32.64 acres, more or less.

ALSO EXCEPT a part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, more completely described as follows, to-wit:

Beginning at a point, said point being 399.2 feet South along the West line of the Southeast Quarter of the Southeast Quarter of said Section 1 from an iron pipe at the Northwest corner of said Southeast Quarter of the Southeast Quarter; running thence South 53°29' East a distance of 174.9 feet to an iron pipe; thence South 0°55' West a distance of 250.0 feet to a boat spike on the center line of State Road No. 38; thence North 53°30' West along said centerline of the road a distance of 175.0 feet to a boat spike on said West line of the Southeast Quarter of the Southeast Quarter; thence North 0°55' East along said West line a distance of 250.0 feet to an iron pipe and the Point of Beginning, containing 0.92 acres, more or less.

ALSO EXCEPT a part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 North, Range 4 West, Tippecanoe County, Indiana, described as follows:

Commencing at the Southeast corner of said Section; thence North 0°34'00" East, 30.90 feet along the East line of said Section; thence North 89°01'00" West 21.92 feet to the Point of Beginning of this description; which point is the intersection of the West boundary of County Road 4 East and the North boundary of S.R. 38; thence North 89°01'00" West 160.40 feet along said North boundary; thence North 87°20'00" West 141.80 feet along said North boundary to a Northern boundary of S.R. 38; thence North 77°39'00" West 34.50 feet along said Northern boundary to a Northeastern boundary of said road; thence North 66°03'00" West 40.30 feet along said Northwestern boundary; thence North 54°33'00" West 618.20 feet along said Northeastern boundary; thence South 66°29'23" East 96.67 feet; thence Southeasterly 856.98 feet along an arc to the left and having a radius of 1,859.86 feet and subtended by a long chord having a bearing of South 67°45'01" East and a length of 849.42 feet to the West boundary of County Road 4 East; thence South 0°34'00" West 30.23 feet along said West boundary to the Point of Beginning and containing 1.067 acres, more or less.

ALSO EXCEPT that portion of a 150 foot strip of even width off of the East side of the above described tract which lies South of the center of the Elliott Ditch.

PARCEL XI

The East Half of the following described real estate:

A part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 22 North, Range 3 West, described as follows:

Beginning on the West line of said Section, 25 feet North of the Southwest corner of said Section and running thence East on the line parallel with the South line of said Section 10 rods; thence North 16 rods; thence West 10 rods to the West line of said Section; thence South 16 rods to the Point of Beginning, containing 1 acre, the amount herein conveyed containing 1/2 acre. Located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL XII

A part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 22 North, Range 3 West, described as follows:

Beginning 10 rods East of and 25 feet North of the Southwest corner of said Section and running thence East on a line parallel with the South line of said Section 5 rods; thence North parallel with the West line of said Section 16 rods; thence West 5 rods; thence South 16 rods to the Point of Beginning, containing 0.5 acre. Located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL XIII

Lot Numbered 1 in Fred R. Widner's Half Acre Subdivision as laid out and platted on part of the Southwest Quarter of Section 5, Township 22 North, Range 3 West and as recorded in Plat Book 6, Page 3 in the Office of the County Recorder, Tippecanoe County, Indiana.

PARCEL XIV

Lot number 2 and Lot number 3 in Fred R. Widmer Half Acres Subdivision as recorded in Plat Book 6, page 3 in the Recorder's Office of Tippecanoe County, Indiana, described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 5, Township 22 North, Range 3 West of the Second Principal Meridian; thence South 89°50'30" East on and along the South line of the said Quarter Section 330.09 feet; thence North 0°06'30" West 31.11 feet to the Point of Beginning of this described tract, said point being the Southwest corner of the said Lot number 2; thence North 0°06'30" West on and along the West line of the said lot 264.00 feet to the Northwest corner thereof; thence North 89°26'30" East on and along the North line of the said Lots 2 and 3, 165.00 feet to the Northeast corner of the said lot number 3; thence South 0°06'30" East on and along the East line thereof 264.00 feet to the Southeast corner of the said lot number 3; thence South 89°26'30" West on and long the North right-of-way line of Old State Road 38, 165.00 feet to the Point of Beginning, containing 1.00 acres, more or less. Located in Tippecanoe County Indiana.

PARCEL XV

Lot numbered 4 in Fred R. Widmer Half Acre Subdivision as laid out and platted on part of the Southwest Quarter of Section 5, Township 22 North, Range 3 West and as recorded in Plat Book 6, Page 3, in the Office of the County Recorder, Tippecanoe County, Indiana.

PARCEL XVI

Lot numbered 5 of Fred R. Widmer's Half Acre Subdivision as laid out and platted on Section 5, Township 22 North, Range 3 West.

PARCEL XVII

South Half of Lot numbered 6 of Fred R. Widmer Half Acre tracts as laid out and platted on Section 5, Township 22 North, Range 3 West. Located in Sheffield Township, Tippecanoe County, Indiana.

ALSO a portion of the North Half of Lot numbered 6 in the Fred R. Widmer Half Acre Subdivision, in Sheffield Township, Tippecanoe County, Indiana, and more specifically described as follows:

Commencing at the Southeast corner of said Subdivision, marked by an iron pin buried in the surface at the centerline of State Road 38, and thence North 0°10' East a distance of 162.0 feet to an iron pipe, thence due West a distance of 165.0 feet to an iron pipe; said point being the Point of Beginning. Thence North 0°10' East a distance of 59.0 feet to an iron pipe, thence North 68°20' West a distance of 88.7 feet to an iron pipe; thence South 00°10' West a distance of 132.0 feet to an iron pipe; thence due East a distance of 82.5 feet to the Point of Beginning. Said tract contains 0.22 acres.

PARCEL XVIII

South Half of Lots numbered 7 and 8 of Fred R. Widmer Half Acre tracts as laid out and platted on Section 5, Township 22 North, Range 3 West.

ALSO a portion of the North Half of Lot numbered 7 in the Fred R. Widmer Half Acre Subdivision, in Sheffield Township, Tippecanoe County, Indiana, and more specifically described as follows:

Commencing at the South corner of said Subdivision marked by an iron pin buried in the surface at the centerline of State Road 38; and thence North 00°10' East a distance of 162.0 feet to an iron pipe; thence due West a distance of 82.5 feet to an iron pipe; said point being the Point of Beginning. Thence North 00°10' East a distance of 66.0 feet to an iron pipe; thence North 68°20' West a distance of 88.7 feet to an iron pipe; thence South 00°10' West a distance of 59.0 feet to an iron pipe; thence due East a distance of 82.5 feet to the Point of Beginning. Said tract containing 0.16 acre.

ALSO a portion of the North Half of Lot numbered 8 in the Fred R. Widmer Half Acre Subdivision, in Sheffield Township, Tippecanoe County, Indiana, and more specifically described as follows:

Commencing at the Southeast corner of said Subdivision marked by an iron pin buried in the surface at the centerline of State Road 38, and thence North 00°10' East a distance of 162.0 feet to an iron pipe; said point being the Point of Beginning. Thence North 00°10' East a distance of 33.0 feet to an iron pipe; thence North 68°20' West a distance of 88.7 feet to an iron pipe; thence South 00°10' West a distance of 66.0 feet to an iron pipe; thence due East a distance of 82.5 feet to the Point of Beginning. Said tract contains 0.09 acre. Located in Sheffield Township, Tippecanoe County, Indiana.

PARCEL XIX

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, more completely described as follows, to-wit:

Beginning at a point, said point being 399.2 feet South along the West line of the Southeast Quarter of the Southeast Quarter of said Section 1 from an iron pipe at the Northwest corner of said Southeast Quarter of the Southeast Quarter; running thence South 53°28' East a distance of 114.9 feet to an iron pipe; thence South 0°57' West a distance of 250.0 feet to a boat spike on the centerline of State Road No. 38; thence North 53°30' West along said centerline of the road a distance of 175.0 feet to a boat spike on said West line of the Southeast Quarter of the Southeast Quarter; thence North 0°55' East along said West line a distance of 250.0 feet to an iron pipe and the Point of Beginning, containing 0.82 acres, more or less.

PARCEL XX

That portion of a 350-foot wide strip of even width off of the East side of the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 North, Range 4 West that lies South of the center of the Elliott Ditch.

PARCEL XXI

(Intentionally omitted)

PARCEL XXII

(Intentionally omitted)

PARCEL XXIII

A part of the West Half of the Southwest Quarter of Section 5, Township 22 North, Range 3 West, Sheffield Township, Tippecanoe County, Indiana, described as follows:

Beginning at a point on the Western line of the West Half of the Southwest Quarter of said Section 5, said point being located 289.00 feet North from the Southwestern corner of the West Half of the Southwest Quarter of said Section 5; thence North 0°45' East along the Western line of the West Half of the Southwest Quarter of said Section 5, 2,368.15 feet to the Northwestern corner of the West Half of the Southwest Quarter of said Section 5; thence South 88°58'30" East along the Northern line of the West Half of the Southwest Quarter of said Section 5, 1,073.41 feet to the Western right-of-way line of Interstate 65; thence Southerly, continuing along said right-of-way line on a curve to the right having a radius of 5,599.58 feet an arc distance of 63.10 feet; thence South 31°52'30" East continuing along said right-of-way line 332.27 feet; thence South 9°00'45" East, continuing along said right-of-way line, 200.25 feet; thence South 9°57'57" East, continuing along said right-of-way line, 600.33 feet; thence South 5°13'57" West, continuing along said right-of-way line, 149.02 feet; thence Southwesterly continuing along said right-of-way line on a curve to the right having a radius of 636.20 feet, an arc distance of 290.48 feet; thence South 33°12'56" West, continuing along said right-of-way line, 224.86 feet; thence Southerly, continuing along said right-of-way line on a curve to the left having a radius of 324.35 feet, an arc distance of 255.26 feet; thence South 11°50'30" East, continuing along said right-of-way line, 595.04 feet; thence South 29°25'45" West, continuing along said right-of-way line, 39.45 feet to the Southern line of the West Half of the Southwest Quarter of said Section 5; thence North 89°37'30" West along the Southern line of the West Half of the Southwest Quarter of said Section 5, 208.96 feet to the Southeastern corner of Widmer Subdivision as recorded in Plat Book 6, page 3, Office of the Recorder Tippecanoe County, Indiana; thence North 0°45' East along the Eastern line of said Widmer Subdivision, 195.00 feet; thence North 67°46'20" West, 265.96 feet to the Northeastern corner of Lot number 5 in said Widmer Subdivision; thence North 89°37'30" West along the Northern line of said Widmer Subdivision, 412.50 feet to the Northwestern corner of Lot number 1 in said Widmer Subdivision; thence South 0°45'00" West along the Western line of said Widmer Subdivision, 5.00 feet; thence North 89°37'30" West, 247.50 feet to the Point of Beginning, containing 65.20 acres, more or less.

PARCEL XXIV

A part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, described as follows:

Beginning at a point on the West Section line of said Section 6 that is 1,056 feet South of the Northwest corner of said Section 6 running thence North 88°30' East 290.4 feet; thence South parallel to said West Section line a distance of 150 feet, thence West 88°20' West, a distance of 290.4 feet to the said West Section line, thence North on said Section line a distance of 150 feet to the Point of Beginning, containing 1 acre, more or less.

PARCEL XXV

A part of the West Half of the Northwest Quarter of Section 6, Township 22 North, Range 3 West, described as follows:

Beginning at a point on the West Section line of said Section 6 that is 150.0 feet South of the Crum-Smith property line and approximately 1216 feet South of the Northwest corner of said Section; thence South 88°35' East 250.4 feet; thence North 150 feet; thence South 88°35' East 391.6 feet; thence South 3°42' West 250 feet; thence North 88°35' West 682.75 feet; thence North 100 feet to the Point of Beginning, containing 2.9 acres, more or less.

I further certify that, based on a survey performed under my direction in December 1986 and January 1987, there are no gaps, overlaps or gores between the above Parcels I through XX and XXIII through XXV (Parcels XXI and XXII are not a part of this survey). I further certify that Parcels I through XX and XXIII through XXV may be described as one parcel as follows:

OVERALL SITE

Land being a part of Section 1, Township 22 North, Range 4 West, and a part of Sections 5 and 6, Township 22 North, Range 3 West, of the Second Principal Meridian in Tippecanoe County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Section 6, being marked by a Harrison marker flush with the pavement; thence North 89°22'15" East along the North line thereof 5412.87 feet to the Northeast corner thereof, being marked by a brass plug in the middle of the bridge deck over Interstate 65; thence South 00°29'18" West along the East line thereof 25.00 feet to the South right-of-way line of County Road 200 South; thence South 89°22'15" West along said right-of-way line 8599.53 feet; thence South 89°24'19" East 175.73 feet; thence South 09°37'45" East 30.00 feet; thence South 85°59'10" East 580.11 feet; thence South 31°14'58" East 271.36 feet to the East line of Section 6; thence North 00°27'42" East along said East line 134.17 feet to the Western limited access right-of-way line of Interstate 65; thence on the following eleven courses along said right-of-way line: (1) South 31°14'58" East 735.23 feet to the point of curvature of a curve concave Westerly, having a radius of 5599.58 feet and a central angle of 19°04'00"; (2) Southerly along said curve an arc distance of 1863.41 feet (said arc being subtended by a chord having a bearing of South 21°42'58" East and a length of 1854.82 feet); (3) South 12°10'58" East tangent to said curve 332.27 feet; (4) South 09°19'14" East 200.25 feet; (5) South 10°16'25" East 600.33 feet; (6) South 04°55'28" West 149.02 feet to a non-tangent curve concave Westerly, having a radius of 636.20 feet and a central angle of 26°09'39"; (7) Southerly along said curve an arc distance of 290.48 feet (said arc being subtended by a chord having a bearing of South 19°49'38" West and a length of 287.91 feet); (8) South 32°54'28" West tangent to said curve 224.85 feet to the Point of Curvature of a curve concave Easterly, having a radius of 324.35 feet and a central angle of 45°05'26"; (9) Southerly along said curve an arc distance of 255.26 feet (said arc being subtended by a chord having a bearing of South 10°21'45" West and a length of 248.72 feet); (10) South 12°10'58" East tangent to said curve 595.04 feet; (11) South 29°07'17" West 51.64 feet to the South line of Section 5; thence North 89°26'50" West along said South line 332.89 feet to the Southeast corner of Fred R. Widmer's Half-Acre Subdivision, as recorded in Plat Book 6, page 3 in the Office of the Recorder of said County; thence North 00°27'42" East 30.00 feet to the Southeast corner of Lot 8 in said Subdivision; thence North 89°24'50" West along the South line of Lots 1 through 8 in said Subdivision 660.00 feet to the Southwest corner of Lot 1 in said Subdivision; thence South 00°27'42" West 5.00 feet; thence North 89°24'50" West parallel with the South line of Section 5 a distance of 247.50 feet to the West line of Section 5; thence South 00°27'42" West 25.00 feet to the Southeast Corner of Section 6, being marked by a brass plug in concrete flush with the pavement; thence North 89°20'24" West along the South line of Section 6 a distance of 5307.83 feet to the Southwest Corner of Section 6, being also assumed as the Southeast Corner of Section 1 aforesaid; thence South 89°47'47" West along the South line of Section 1 a distance of 392.01 feet; thence North 54°05'26" West 1189.22 feet to a boat spike accepted as being on the West line of the East Half of the Southeast Quarter of Section 1; thence North 00°32'48" West along said West line 1966.08 feet to a fence post accepted as the Northwest Corner of said Half-Quarter Section; thence North 00°48'48" West along the West line of the East Half of the Northeast Quarter of Section 1 a distance of 2395.73 feet to the Northwest corner thereof; thence North 89°29'53" East along the North line thereof 1328.53 feet to the Point of Beginning, containing 877.424 acres, more or less; subject to highways, rights-of-way and easements.

EXCEPT THEREFROM that portion in the Southeast Quarter of the Southeast Quarter of Section 6 taken for right-of-way purposes, described as follows:

Commencing at the Southeast corner of Section 6; thence North 89°20'24" West along the South line thereof 191.50 feet; thence North 00°39'36" East perpendicular to said South line 30.00 feet to the Point of Beginning of the herein-described taking; thence North 89°20'24" West parallel with said South line 1106.00 feet; thence North 00°39'36" East perpendicular to said South line 20.00 feet; thence South 89°20'24" East parallel with said South line 196.80 feet; thence North 69°52'00" East 407.83 feet; thence South 84°28'37" East 302.50 feet to the Point of Beginning, containing 0.485 acres; subject to highways, rights-of-way and easements.

ALSO EXCEPT THEREFROM that portion in the Southwest Quarter of Section 6 taken for right-of-way purposes, described as follows:

Commencing at the Southwest corner of Section 6; thence North 00°45'20" West along the West line thereof 30.40 feet; thence North 89°39'40" East 18.00 feet to the Point of Beginning of the herein-described taking; thence North 00°45'20" West parallel with said West line 33.20 feet to the beginning of a non-tangent curve concave Northerly, having a radius of 1959.86 feet and a central angle of 06°50'58"; thence Easterly along said curve an arc distance of 222.34 feet (said arc being subtended by a chord having a bearing of South 86°54'50" East and a length of 222.21 feet); thence North 89°39'40" East 306.53 feet; thence South 68°32'14" East 53.86 feet; thence South 89°39'40" West 576.13 feet to the Point of Beginning, containing 0.276 acres; subject to highways, rights-of-way and easements.

ALSO EXCEPT THEREFROM that portion in the Southeast Quarter of the Southeast Quarter of Section 1 taken for right-of-way purposes, described as follows:

Commencing at the Southeast corner of Section 1; thence North 00°45'20" West along the East line thereof 30.30 feet; thence South 89°39'40" West 21.32 feet to the Point of Beginning of the herein-described taking; thence continuing South 89°39'40" West 160.40 feet; thence North 88°39'20" West 141.80 feet; thence North 78°58'20" West 34.50 feet; thence North 67°32'20" West 40.20 feet; thence North 55°52'20" West 616.20 feet; thence South 67°48'42" East 96.67 feet to a non-tangent curve concave Northerly, having a radius of 1959.86 feet and a central angle of 26°24'05"; thence Easterly along said curve an arc distance of 458.59 feet (said arc being subtended by a chord having a bearing of South 69°04'21" East and a length of 849.42 feet); thence South 00°45'20" East 30.29 feet to the Point of Beginning, containing 1.067 acres; subject to highways, rights-of-way and easements.

I further certify that the above described real estate does not lie within Zone A Flood Hazard Boundary as shown on the Flood Insurance Rate Map Community - Panel Number 180420-00608, prepared by the Federal Emergency Management Agency.

I further certify that there are no encroachments of buildings across parcel lines depicted on this survey.

Corners were established and improvements were located as shown hereon.

Certified this 16th day of January, 1987

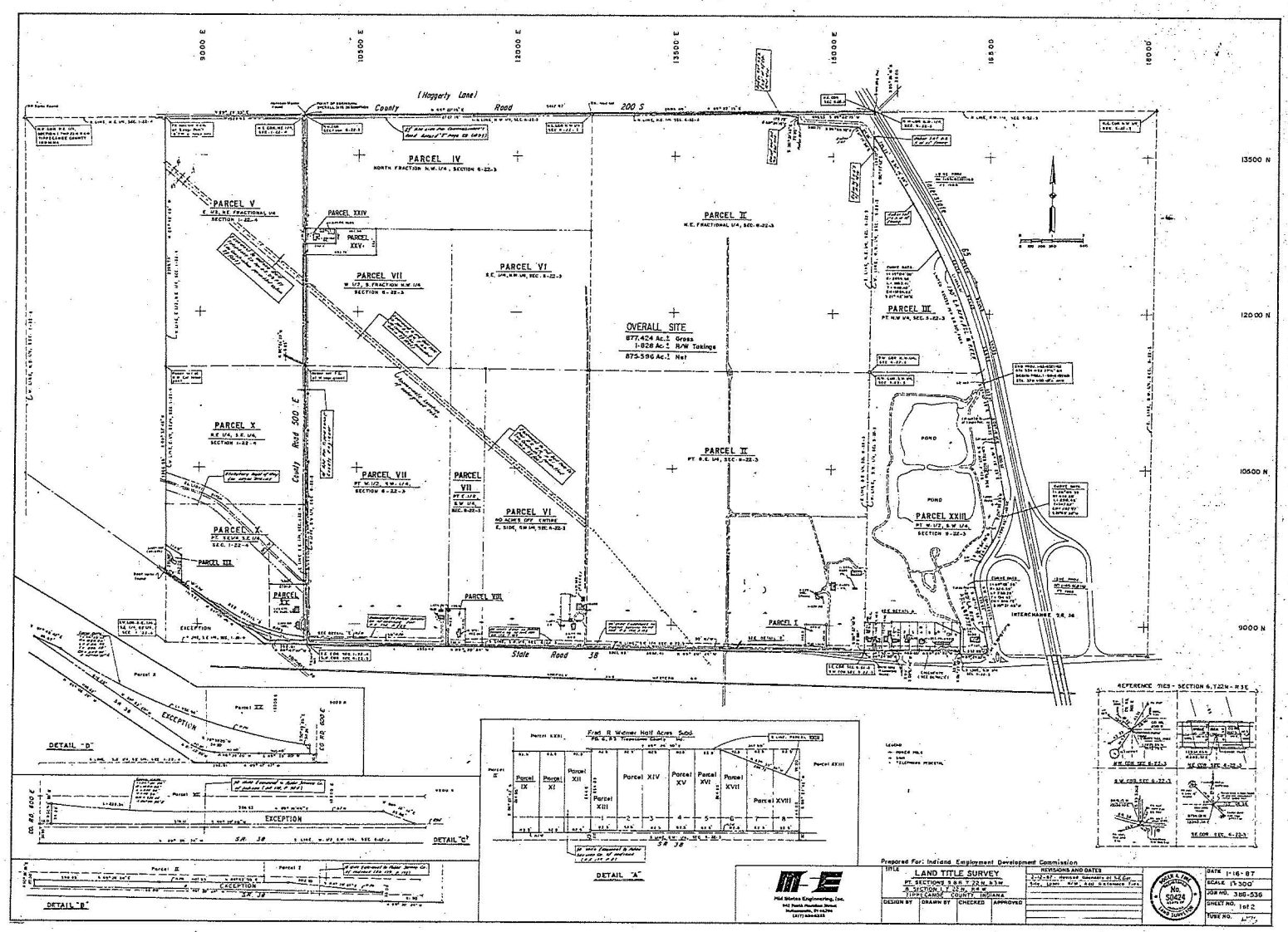
MID STATES ENGINEERING, INC

Roger Auldridge
Registered Land Surveyor No. 50424-Indiana

Mid States Engineering, Inc.
941 North Meridian Street
Indianapolis, IN 46204
(317) 634-6235

TITLE LAND TITLE SURVEY
PT SECTIONS 5 & 6, T22N, R3W, & SECTION 1, T22N, R4W
Tippecanoe County, Indiana

DESIGN BY	DRAWN BY	CHECKED	APPROVED



NO.	DESCRIPTION	DATE NO.	DESCRIPTION	DATE
	ISSUED FOR FINAL REVIEW			
	ISSUED FOR CONSTRUCTION			
	FOR REVIEW AND COMMENT			

CONSULTANTS:
STRUCTURAL, ELECTRICAL/MECHANICAL ENGINEERS
SH&G
REID, MIDDLETON, SHAFER & HARRIS, INC.
801 W. MICHIGAN
P.O. BOX 1748
GARY, INDIANA 46401
CIVIL ENGINEER
RDAW
RUSS, DAWN, AUSTIN & WEIER, INC.
7202 GRAND BOULEVARD
INDIANAPOLIS, INDIANA 46268

SUBARU - ISUZU
AUTOMOTIVE INC.
U.S. PROJECT
TIPPECANOE COUNTY, INDIANA

KAJIMA INTERNATIONAL INC.
PROJECT MANAGEMENT
TOKYO, LOS ANGELES, NEW YORK, ATLANTA

N. TODD SPRINGER
SUPERVISING ARCHITECT

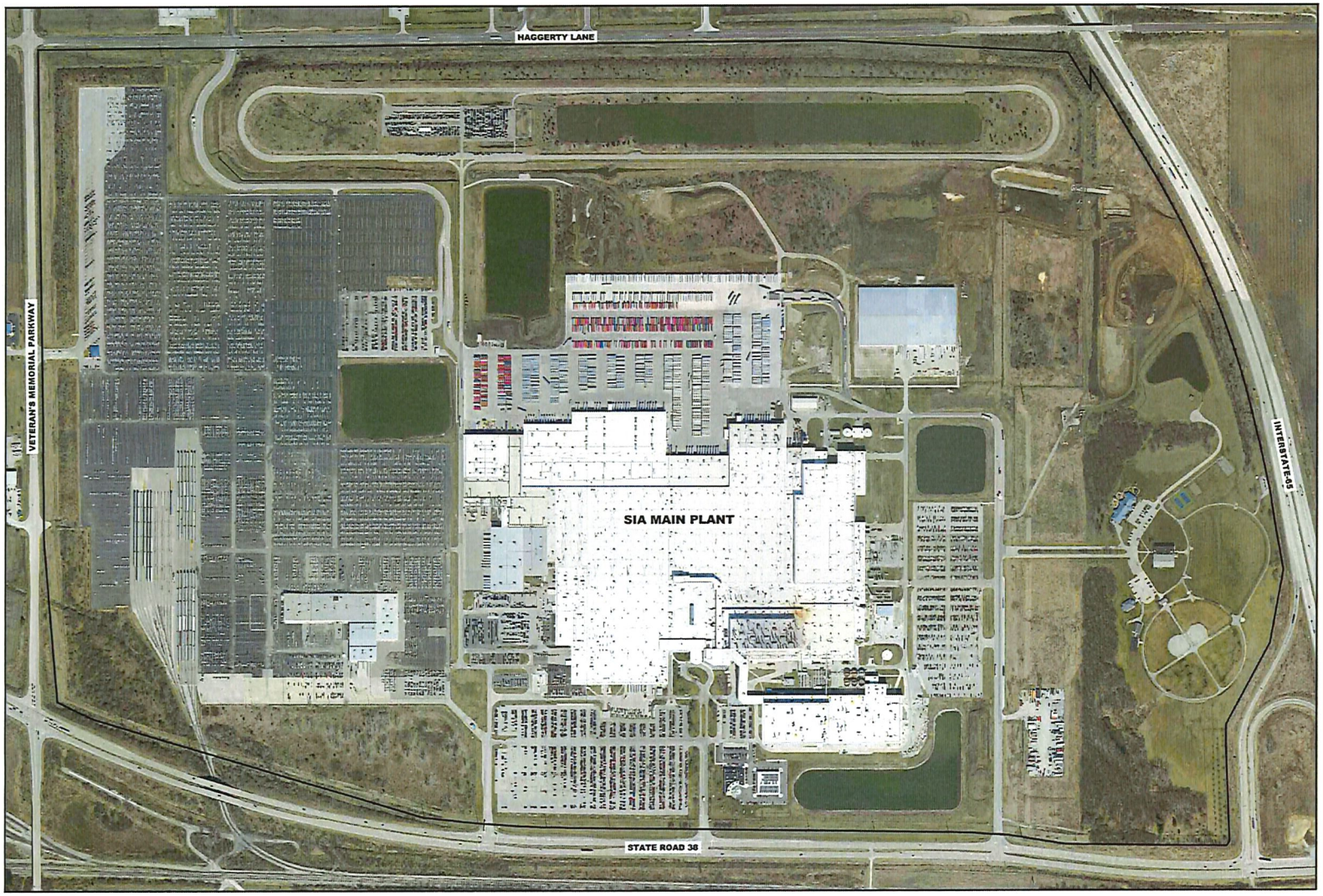
SEAL AND SIGNATURE

KEY PLAN

21	22	23	24	
20	16	17	18	19
11	12	13	14	15
10	9	8	7	6
1	2	3	4	5

PROJECT NO.:
DATE: FEB. 18, 1987
DRAWN BY: CAD
CHECKED BY: T.J.M.
SCALE: 1" = 40'
DRAWING TITLE
BOUNDARY SURVEY
DRAWING NO.
C-64
SHEET ORDER NO.

RELEASED FOR CONSTRUCTION



SIA OVERALL SITE

TBIRD
Design Services Corporation
Engineering • Surveying
Environmental • Construction Management
109 North 10th STREET • LAFAYETTE, Indiana
phone: (765) 742-1993 • fax: (765) 742-1926
www.tbirdsdesign.com

Exhibit B

Statement of Benefits (SB-1)
and
Supplement to Statement of Benefits

STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body* ***BEFORE*** *a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer	Name of contact person
Subaru of Indiana Automotive, Inc	Rachel Hazaray

Address of taxpayer *(number and street, city, state, and ZIP code)*	Telephone number
5500 State Road 38 East, PO Box 5689, Lafayette, IN 47903	(765) 449-6290

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number (s)
Lafayette City Council	

Location of property	County	DLGF taxing district number
5500 State Road 38 East, Lafayette, IN 47903	Tippecanoe	Sheffield Township

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(Use additional sheets if necessary.)*

Automotive manufacturing facility service parts and transmission plant - machinery and equipment

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	07/01/2020	12/31/2023
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
6185	386,000,000	6185	386,000,000	350	11,500,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	110,912,830	44,365,132						
Less values of any property being replaced								
Net estimated values upon completion of project								

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____ Estimated hazardous waste converted (*pounds*) _____

Other benefits:
*Current number of full-time SIA employees as of January 1, 2020, includes variable workforce.
**Assessed value tentatively scheduled at 30% real property and 40% personal property.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed *(month, day, year)*
	June 8, 2020
Printed name of authorized representative	**Title**
R. Scott Brand	Executive Vice President

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed ____10____ calendar years * *(see below)*. The date this designation expires is ____12/31/202 9_____ . *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; X Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes X No
3. Installation of new logistical distribution equipment. ☐ Yes X No
4. Installation of new information technology equipment; ☐ Yes X No

☐ Enhanced Abatement per IC 6-1.1-12.1-18 *Check box if an enhanced abatement was approved for one or more of these types.*

C. The amount of deduction applicable to new manufacturing equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions *(specify)*_____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 X Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? X Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by: *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

SUPPLEMENT TO STATEMENT OF BENEFITS
Real Estate & Personal Property

INSTRUCTIONS:

1. This completed SUPPLEMENT and the completed STATEMENT OF BENEFITS, along with all other requested materials, must be submitted to Greater Lafayette Commerce.

2. This SUPPLEMENT TO STATEMENT OF BENEFITS is part of the total application, and the CERTIFICATION in the STATEMENT OF BENEFITS applies to all statements in the APPLICATION.

3. To qualify, the project investment must be at least $500,000.

SECTION 1 — APPLICANT

Name of Taxpayer: **Subaru of Indiana Automotive, Inc**	
Address of Taxpayer (street and number, city, state & ZIP code): **5500 State Rd 38 E, PO Box 5689, Lafayette, IN 47903**	Telephone: 765-449-6290 E-mail: rachel.hazaray@subaru-sia.com

Name of Applicant if different from Taxpayer:	
Address of Applicant if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:
Description of relationship of Applicant to Taxpayer:	

Contact for this Application: **Rachel Hazaray**	
Address of Contact if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:

Name of Parent Company (if any):

Does the company currently conduct business at this site? Yes X No ____

If "No", how is the site currently used?

Annual Report & History of Company

Company Certified Public Accountant:

Company Commercial Bankers:

Company Counsel:

To be completed by GLC Staff

Is this area currently designated as an Economic Revitalization Area?	Yes		No	X
Has it ever been so designated in the past?	Yes	X	No	
Is this property in a Tax Increment Finance (TIF) district (requires RD Commission Approval)?	Yes	X	No	

SECTION 2 JURISDICTION & PURPOSE

Jurisdication:

Lafayette	X
West Lafayette	
Tippecanoe	X

Purpose of Application:

Real Estate Tax Abatement -	10 years
Personal Property Tax Abatement -	10 years
ERA Designation Only -	

Type of Industry:

Research & Development	
Manufacturing	X
Logistics	
Information Technology	
Other	Please specify:

Describe proposed project.

This project involves substantial capital investment and job creation by bringing service parts and transmission production to Subaru of Indiana Automotive, Inc. The transmissions are currently produced in Japan. It is anticipated that existing Subaru suppliers in Indiana, including some in this area, will also experience growth as a result of the service part and transmission production at SIA.

SECTION 3 PROPERTY DESCRIPTION

Assessor's Personal Property Key Number(s): 79-136-6040-000

Location of Real Property (street and number, city, state & ZIP code):
5500 State Road 38 East
Lafayette, IN 47905

****ATTACH LEGAL DESCRIPTION & PLAT MAP WITH LOCATION****

SECTION 4 NATURE OF REAL ESTATE IMPROVEMENTS

Describe any Real Property Improvements:

Size of facility to be constructed and /or renovated

110,000 square feet

Rehabilitation of existing structure(s), especially architecturally significant or historic structures

Demolition of architecturally significant or historic structure(s)

Estimated Investment 47,087,170

SECTION 5 PERSONAL PROPERTY

Type of Project:

Research & Development		
Machinery & Equipment	X	
Logistics		
Information Technology		
Other		Please specify:

Estimated Investment _____

ATTACH DEPRECIATION SCHEDULE

APPLIES ONLY FOR THE CITY OF LAFAYETTE

Please note that all Personal Property tax abatements are subject to a Memorandum of Agreement that may require repayment of all or a portion of the tax savings realized in a designated ERA if it is terminated because the property is removed from the City of Lafayette by the applicant. Please contact the City of Lafayette Economic Department for details.

SECTION 6 EMPLOYMENT

How many do you employ today?	6185			
How many will you employ after the project is complete?	6535			
How many jobs will be created?	350	Full-time		Part-time
How many jobs are retained?	6185	Full-time		Part-time
How many jobs will be eliminated?	0	Full-time		Part-time

Will any of the new positions be temporary or filled by contract employees Yes X No _____

If "Yes", describe the contract:

Will new employees be hired from the Tippecanoe region? Yes X No _____

If any positions are to be eliminated, please explain the circumstances and if any of the employees from these positions will be eligible for the new positions.

How many additional employees are:

	Number	Hourly Average
Production	350	15.7
Administrative		
Management		
Professional/ Technical		
Other		
Total/ Average Wage		

How many retained employees are:

	Number	Hourly Average
Production		
Administrative		
Management		
Professional/ Technical		
Other		
Total/ Average Wage		

What is the anticipated time frame for reaching full employment and the salary goals, per SB-1, from completion of improvement?

Year	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	> 5
Employment	56		20	274		

Salary						

IF GREATER THAN FIVE YEARS PROVIDE DETIALED TIMETABLE

Does the company provide benefits to full time employees? Yes X No

If "Yes", explain and list:

Health Insurance	100	%paid
Life insurance	100	% paid
Disability		% paid
Childcare		% paid
Vacation	11	min. # of days
Retirement	5 to 8	% paid
Other		% paid

Short-term disability 60 %for up to 5 years and 80 %after 5 yrs.

To be completed by GLC Staff.

Is the average wage at or above the Tippecanoe County average? Yes No X

SECTION 7 IMPACTS & STATUS

Please estimate the % of your products or services sold outside this 8-county economic region? 99 %

Does the applicant supply any local firms? Yes No X

If yes, please list:

Will any additional public utilities, city services or other infrastructure be required by this project? Yes No X

If "Yes", explain:

Will any environmental permits be needed? Yes No X

If "Yes", explain:

Current Zoning

Will any changes, special exceptions be required? Yes No X

Have they been approved? Yes No N/A X

Has the applicant or any predecessor of the applicant defaulted in any material respect the performance of financial obligations by the applicant? Yes No X

Is there any pending litigation materially affecting the applicant? Yes No X

If "Yes", please describe giving procedural posture of the case(s):

Are there any restrictions contained in the applicant't Articles or Certificate of Incorporation, Charter, Bylaws, Code of Regulations or any agreements to which the applicant is a party that could affect the applicant's ability to engage in this project?	Yes	
	No	X

If "Yes", explain:

SECTION 8 AFFIRMATION OF TAX PAYMENTS

I affirm that the applicant is current with all local, state, and federal tax obligations and understand that failure to have paid said taxes in a timely manner may render the applicant, during the course of this tax abatement, noncompliant and, therefore, inelligible for tax abatement.

R Scott Brand	06-5-2020
Signature	Date
R. Scott Brand	Executive Vice President
Name Printed	Title
contact: Rachel.Hazaray@subaru-sia.com	765-449-6290
E-mail	Phone

PRINCIPLES

FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

These principles are used in determining the guidelines and considerations for each category of project, and will also be used in determining the length of an abatement within each category.

1. Firms receiving tax abatement are expected to give local construction firms and local suppliers of goods and services the opportunity to do business.

2. Existing industry will be considered for tax abatement on the same basis as firms being recruited to the community.

3. Preference will be given to firms that diversify and fill gaps in our local economy rather than those that compete for business in the local economy with existing firms.

4. Products that are sold outside our local community and bring value to the local economy will be given a high priority.

5. Abatement will be used to recruit and assist firms that create a technology based product or service or use advanced technology in manufacturing.

6. Location in the downtown, the urban enterprise zone, or declining area designated as an economic development area will be given a higher priority.

7. Projects that involve retail or are primarily office operations will be considered only in the locations described in #6 above unless the office operations are technology related.

8. The number of jobs created per dollar of investment will be an important consideration for the warehouse distribution and manufacturing areas.

9. The level of wages and benefits will be an important consideration for all applications.

10. Housing will be evaluated in terms of percentage of units available to lower income families, mix of income levels, distance from other projects serving a similar clientele, availability of services, potential displacement of existing housing, and compatibility of design.

11. Projects will not be considered that will require variances or special exceptions unless primary review indicates that no problems will be encountered.

12. Adverse environmental impacts will negatively affect the consideration of abatement.

13. Any need for additional public infrastructure or other additional public support in the project will be considered in determining the length of the abatement.

14. Major development projects will be individually evaluated.

15. The time period of depreciation of equipment will be considered in the length of abatement for equipment.

16. Economic Revitalization Areas (ERAs) designated by the Common Council for new manufacturing equipment will include a Memorandum of Understanding that will provide for the repayment to the City of all or a portion of the tax savings realized through the designation in event that the ERA is terminated because the new manufacturing equipment is removed from the City.

GUIDELINES

FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

Projects will be considered for abatement only if the proposed investment is at least $250,000 and development has not begun and/or equipment has not been ordered. In addition, if the applicant is not the owner, authorization of the application must be obtained from the owner.

The length of the abatement period for real estate and equipment will be considered by the guidelines in the categories below:

6-10 Years

Real Estate Improvements

Manufacturing

Technology Based

3-6 Years

Equipment and Machinery

Warehouse/Distribution

Office

Retail

1-3 Years

Housing

Redevelopment Commission Guidelines
For
Economic Revitalization Area Designation
City of Lafayette, Indiana

The Lafayette Redevelopment Commission has formulated guidelines for granting requests for designation of an Economic Revitalization Area. Each category has a threshold of acceptance and a benchmark for the number of years of tax abatements. The number of years of tax abatement may be increased or decreased by the Redevelopment Commission and/or the Common Council with the addition of positive or negative factors cited. Final authority rests with the Common Council.

Manufacturing/Commercial

Threshold:

1. Development/redevelopment not begun/Equipment not ordered
2. Commercial only eligible in Central TIF
3. More than $250,000 investment
4. Variances/special exceptions have

Benchmark:

Six (6) years – real estate
Five (5) years – equipment

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than one (1) job created/retained per $100,000 investment
3. Jobs are supported by product/service sales outside the Greater Lafayette area
4. Commitment to hire/train residents of the Greater Lafayette area, including for construction
5. Jobs include benefits
6. Jobs pay more than county average

Negative Factors (decrease years of abatement):

1. Location in TIF other than Central TIF
2. Jobs retained but no new jobs created
3. Prior tax abatement received

Retail

Threshold:

1. Project includes more than one (1) tenant
2. Variances/special exceptions have passed initial review
3. Development/redevelopment not begun
4. Investment more than $250,000

Benchmark:

Three (3) years

Factors:

1. Redevelopment (rehab) rather than new development
2. Vacancies (measured in square footage, number of spaces and length of time)
3. Property taxes paid by tenant
4. Decline in assessed value
5. Impact on surrounding area

Multi-family Rental Housing

Threshold:

1. 20% of units dedicated to low and moderate income households
2. Investment of more than $250,000 or increased assessment of at least $50,000
3. Development or redevelopment not yet begun
4. Variances/special exceptions have passed initial review

Benchmark:

Six (6) years

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than 40% of the units dedicated to low or moderate income households or more than 20% of units dedicated to low income households

Negative Factors (decrease years of abatement):

1. Located in TIF other than Central TIF
2. Low or moderate income households displaced
3. No units dedicated for low income households
1. Demolition or incompatible alteration of historic structures

SUMMARY OF IMPACT EVALUATIONS

COMMUNITY IMPACTS

Yes/No/N/A		
Yes	1.	Is the project compatible with Tippecanoe County's current comprehensive plan?
Yes	2.	Does the applicant own the property of the project?
No	3.	Will any historic structures be demolished?
No	4.	Will any historic structures be redeveloped?
No	5.	Is a change in zoning necessary? From _____to _____
No	6.	Are Variances or Special Exceptions needed?
No	7.	Will any negative environmental impacts or pollution result from the project?
No	8.	Are any environmental permits needed?
No	9.	Will any households be displaced?
No	10.	Will the project have a negative effect on the local housing market?
No	11.	Will the project include rehabilitation or redevelopment of existing structures?
Yes	12.	Will the project have other benefits on the community?
No	13.	Will the project have other negative effects on the community?
No	14.	Has any work begun or any equipment been ordered?
No	15.	Is the project located in Downtown or the LUEZ?
Yes	16.	Are products primarily sold outside community?

EMPLOYMENT IMPACTS

Yes 17. Will jobs be created or retained? 350 created 6,185 retained

Yes 18. Will wages be equal or be above the county's average? $15.70/hr avg

Yes 19. Will employees receive health insurance? 100% paid by company

Yes 20. Will employees receive retirement benefits? 5 - 8% paid

Yes 21. Will employees receive life insurance? 100% paid by company

Yes 22. Will employees receive other benefits? List: Short Term Disability – 60% up to 5-years, 80% after 5 years, Vacation – min. 11 days/yr

N/A 23. What is the ratio of investment to jobs creation: $316.9k : 1

Yes 24. Will construction labor from the local region (Tippecanoe and contiguous counties) be used?

Yes 25. Will new employees resulting from the project be hired from the local region (Tippecanoe and contiguous counties)?

Yes 26. Does the project include advanced technology or manufacturing processes?

FISCAL IMPACTS

No	27.	Will the project be in competition with existing local business?
Yes	28.	Will the project complement existing local businesses?
No	29.	Will new infrastructures, not yet in place, be required for this project?
No	30.	Will the project have other special tax treatments or financing such as grants, low interest loans, etc.
Yes	31.	Has the applicant ever applied for or benefited from tax abatement in any other project in Lafayette or elsewhere? (MultipleTax Abatements for both Real Estate and Personal Property in the past).
No	32.	Has financing for this project been approved?

EXHIBIT C

CITY OF LAFAYETTE, INDIANA

MEMORANDUM OF AGREEMENT

SUBARU OF INDIANA AUTOMOTIVE, INC.

This Memorandum of Agreement ("Agreement") is dated this 3rd day of August, and serves as the confirmation of the commitment by Subaru of Indiana Automotive, Inc. (the "Applicant"), to comply with the project description and job creation and retention (and associated wage rates and salaries) figures contained in its designation application; Statement of Benefits; Supplement to Statement of Benefits; Resolution No. LRC-2020-09, a resolution of the Lafayette Redevelopment Commission ("Commission"); Declaratory Resolution No. 2020-14 and Confirmatory Resolution No. 2020-16, adopted by the Lafayette Common Council ("Council"); and this Agreement ("Commitments").

Section 1. Grant of Abatement.

Subject to the adoption of the deduction approval Resolution by the Council, the City of Lafayette, Indiana ("City") commits to providing a ten (10) - year personal property tax abatement based on the scale below for the Applicant's capital expenditures of approximately one hundred and ten million, nine hundred and twelve thousand, eight hundred and thirty ($110,912,830) dollars for new manufacturing equipment, approved as part of the Commitments. The Applicant shall assume responsibility for the redevelopment and the installation of the new manufacturing equipment and for compliance with the Statement of Benefits. The project will create three hundred and fifty (350) full-time, permanent positions, retain six thousand, one hundred and eighty-five (6,185) existing full-time, permanent positions, and create zero (0) full-time variable positions, aside from those created or retained through the construction phase of the project. The capital expenditures for the Project shall occur no later than the estimated completion date of 12/31/2023 for manufacturing equipment installation as contained in the Statement of Benefits Form ("Completion Date").

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

Section 2. Annual Information.

During the term of the tax abatement and for a period of two (2) years thereafter, the City or its authorized agent may annually request information from the Applicant concerning the nature of the Project and the approved capital expenditures for the Project and the Applicant shall provide the City with adequate written evidence thereof within 45 days of such request ("Annual Survey"). The City shall utilize this information and the information required to be filed by the Applicant in the CF-1 Compliance with the Statement of Benefits form to verify that the Applicant has complied with the commitments contained in the Commitments at all times after the Commitment Date and during the duration of the tax abatement. The applicant further agrees to provide the City with such additional information requested by the City related to the information provided in the Annual Survey and the CF-1 form within a reasonable time following any such request.

Section 3. Termination.

A. Right to Terminate. The City, by and through the Council, after recommendation by the Commission, reserves the right to terminate the personal property tax abatement deduction if it determines that the Applicant has not made reasonable

efforts to substantially comply with all of the Commitments and the Applicant's failure to substantially comply with the Commitments was not due to factors beyond its control.

B. Factors Beyond Control. As used in this Agreement, factors beyond the control of the Applicant shall only include factors not reasonably foreseeable at the time of the designation application and submission of Statement of Benefits which are not caused by any act or omission of the Applicant and which materially and adversely affect the ability of the Applicant to substantially comply with the Agreement. New technological developments and process improvements may also be included as factors beyond of the control of the applicant.

C. Repayment Upon Termination: Pursuant to Resolution 2004-22 if the new manufacturing equipment is removed from the City of Lafayette before the expiration of the term of the abatement, and the City terminates the personal property tax abatement, the City may require the Applicant to repay all or a pro-rated portion of the personal property tax abatement savings received through the date of such termination.

D. Notice of Termination and Repayment. In the event that the City determines that the tax abatement deductions should be terminated or that all or a pro-rated portion of the tax abatement savings should be repaid, it will give the Applicant notice of such determination, including a written statement calculating the amount due from the Applicant, and will provide the Applicant with an opportunity to meet with the City's designated representatives to show cause why the abatement should not be terminated and/or the tax benefits repaid. Such notice shall state the names of the person with whom the Applicant may meet and will provide that the Applicant shall have ninety (90) days from the date of such notice to arrange such meeting and to provide its evidence concerning why the abatement termination and/or tax benefits repayment should not occur. If, after giving such notice and receiving such evidence, if any, the City determines that the abatement termination and/or tax benefits repayment action is proper, the Applicant shall be provided with written notice and a hearing before the Council before any final action shall be taken terminating the abatement and/or requiring repayment of tax benefits. If the Council adopts a Resolution terminating the tax

abatement and/or requiring repayment of tax benefits, the Applicant shall be entitled to appeal that determination to a Tippecanoe County Superior or Circuit Court.

E. Time of Repayment. In the event that the City requires repayment or partial payment of the tax abatement benefits as provided hereunder, it shall provide Applicant with a written statement calculating the amount due ("Statement"), and the Applicant shall make such repayment to the City within ninety (90) days of the date of delivery of the Statement, unless such repayment has been stayed pending an appeal. If the Applicant does not make timely repayment, the City shall be entitled to all reasonable costs and attorneys fees incurred in the enforcement and collection of the tax abatement savings required to be repaid hereunder.

Section 4. Use of Local Suppliers and Contractors for Project and Local Persons to Fill Positions Created by Project.

The Applicant agrees to make a meaningful, good-faith effort to use local suppliers, and local contractors for the Project.

Local suppliers and local contractors are defined as contractors and suppliers that are primarily engaged, reside in or have their principal office in Tippecanoe County or employ a significant number of residents of the City of Lafayette.

Additionally, applicant agrees to make a meaningful, good-faith effort to hire qualified individuals who are residents of the City of Lafayette for the new positions that will be created by the Project.

Section 5. General Provisions.

A. This Agreement contains the entire understanding between the City and the Applicant with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements, and conditions, expressed or implied, oral or written, except as herein contained. This Agreement may not be modified or amended other than by an agreement in writing signed by the City and Applicant. The Applicant understands that any and all filings required to be made or

actions required to be taken to initiate or maintain the tax abatement are solely the responsibility of the Applicant.

B. Neither the failure nor any delay on the part of the City to exercise any right, remedy, power or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power or privilege preclude any other or further exercise of the same or of any other right, remedy, power or privilege with respect to any occurrence or be construed as a waiver of such right, remedy, power or privilege with respect to any other occurrence. No waiver shall be effective unless it is in writing and is signed by the party asserted to have granted such waiver.

C. This Agreement and all questions relating to its validity, interpretation, performance and enforcement shall be governed by the laws and decisions of the courts of the State of Indiana, without regard to conflict of law principles.

D. The Applicant hereby irrevocably consents to the jurisdiction of the Courts of the State of Indiana and of the Tippecanoe County Circuit or Superior Court in connection with any action or proceeding arising out of or relating to this Agreement or any documents or instrument delivered with respect to any of the obligations hereunder, and any action relating to this Agreement or any documents or instruments delivered with respect to any of the obligations hereunder, and any action related to this Agreement shall be brought in such County an in such Court.

E. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been received when delivered by hand or by facsimile (with confirmation by registered or certified mail) or on the third business day following the mailing, by registered or certified mail, postage prepaid, return receipt requested, thereof, addressed as set forth below:

If to Applicant: Subaru of Indiana Automotive, Inc
5500 State Road 38 East
PO Box 5689
Lafayette, IN 47903
Attn: Rachel Hazaray,

Copy to: Subaru of Indiana Automotive, Inc
5500 State Road 38 East
PO Box 5689
Lafayette, IN 47903
Attn: R. Scott Brand
Executive Vice President

If to City: City of Lafayette, Indiana
515 Columbia Street
Lafayette, Indiana 47901
Attn: Dennis H. Carson,
Director, Economic Development

F. This Agreement shall be binding upon and inure to the benefit of the City and the Applicant and their successors and assigns, except that no party may assign or transfer its rights or obligations under this Agreement without the prior written consent of the other party hereto, which consent shall not be unreasonably withheld.

G. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which together shall constitute one and the same instrument. By executing this Agreement, each person so executing affirms that he or she has been duly authorized to execute this Agreement on behalf of such party and that this Agreement constitutes a valid and binding obligation of such party.

H. The provisions of this Agreement and of each section or other subdivision herein are independent of and separable from each other, and no provisions shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part unless this Agreement is rendered totally unenforceable thereby.

I. No official, director, officer, employee or agent of the City shall be charged personally by the Applicant, its employees or agents with any liabilities or expenses of defense or be held personally liable to the Applicant under any term or provision of this Agreement or because of the execution by such party of this Agreement or because of any default by such party hereunder.

J. The Parties hereto agree to treat, and to cause their respective directors, officers, employees and agents to treat, as strictly confidential to the fullest extent permitted by law (including the Federal Freedom of Information Act, and any counterpart Indiana statutes), the contents of this Agreement and all attachments hereto, all documents executed in connection herewith and all information provided by or to the Parties in connection herewith.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Applicant	City
Subaru of Indiana Automotive, Inc	City of Lafayette, Indiana
By: _____ R. Scott Brand, Executive Vice President	By:_____ Nancy Nargi, Common Council
	Attest: _____ Cindy Murray, City Clerk

RESOLUTION NO. 2020-17

LAFAYETTE COMMON COUNCIL

A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN AN ECONOMIC REVITALIZATION AREA (ERA) REAL ESTATE

SUBARU OF INDIANA AUTOMOTIVE, INC.

WHEREAS, IC 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property and/or installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, IC 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas (ERAs); and

WHEREAS, the Common Council of the City of Lafayette, Indiana has designated the Lafayette Redevelopment Commission as the agency to make preliminary investigations, determinations, and recommendations to said Common Council as to what areas should be designated Economic Revitalization Areas (ERA); and

WHEREAS, on August 3, 2020 by Confirming Resolution No. 2020-XX the Common Council designated certain real estate as an Economic Revitalization Area (ERA) for a period of ten (10) years commencing January 1, 2020; and

WHEREAS, Subaru of Indiana Automotive, Inc. filed a Statement of Benefits dated 6/8/2020, and a Supplement to Statement of Benefits, requesting the approval of a deduction for the purposes of Tax Abatement in an Economic Revitalization Area (ERA) for a period of ten (10) years on real estate improvements, which Statement of Benefits and Supplement are attached hereto as EXHIBIT "A;" and

WHEREAS, Subaru of Indiana Automotive, Inc. has requested a deduction from the assessed value of such real estate pursuant to the Statement of Benefits over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30

9	20
10	10

and;

WHEREAS, the Lafayette Redevelopment Commission, on 6/25/2020, by Resolution No. LRC-2020-09, recommended that the requested deduction for tax abatement purposes be approved as written.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE that:

1. The Common Council finds that
   A. The estimated cost of redevelopment of real estate is reasonable for this type and projects of this nature; and
   B. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment of real estate; and
   C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment of real estate; and
   D. The tax base of the City of Lafayette and all relevant taxing districts can be reasonably expected to increase from the proposed redevelopment of real estate; and
   E. The total benefits are sufficient to justify the deduction.

2. The Statement of Benefits filed 6/8/2020, including the Supplement to Statement of Benefits is hereby approved.

3. Subaru of Indiana Automotive, Inc. shall be entitled the opportunity to apply for property tax deductions for the increase in assessed value resulting from the redevelopment of real estate over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

This Resolution shall be in full force and effect from and after its passage and signing by the Mayor.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, on the 3rd day of August, 2020.

COMMON COUNCIL OF THE
CITY OF LAFAYETTE, INDIANA

_____
Nancy Nargi, President

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, this 3rd day of August, 2020

_____
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, this 3rd day of August, 2020

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by Tony Roswarski, Mayor

Exhibit A

Statement of Benefits (SB-1)
and
Supplement to Statement of Benefits

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 20 PAY 20 21
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Subaru of Indiana Automotive, Inc

Address of taxpayer (*number and street, city, state, and ZIP code*): 5500 State Road 38 East, PO Box 5689, Lafayette, IN 47903

Name of contact person	Telephone number	E-mail address
Rachel Hazaray	(765) 449-6290	rachel.hazaray@subaru-sia.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Lafayette City Council		
Location of property	**County**	**DLGF taxing district number**
5500 State Road 38 East	Tippecanoe	Sheffield

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): Automotive manufacturing facility services parts and transmission plant

Estimated start date (*month, day, year*): 07/01/2020

Estimated completion date (*month, day, year*): 12/31/2023

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
6,185.00	$386,000,000.00	6,185.00	$386,000,000.00	350.00	$11,500,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	47,087,000.00	14,126,100.00
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits

*Current number of full-time SIA employees as of January 1, 2020, includes variable workforce.

**Assessed value tentatively scheduled at 30% real property and 40% personal property.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed (*month, day, year*)
R Scott Brand	June 8, 2020
Printed name of authorized representative	**Title**
R. Scott Brand	Executive Vice President

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed ____10_____ calendar years* *(see below)*. The date this designation expires is __12/31/2030_____

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements — X Yes ☐ No
2. Residentially distressed areas — ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ 47,0 87,000_____.

D. Other limitations or conditions *(specify)*_____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 X Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

G. X Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (*signature and title of authorized member of designating body*)	Telephone number ( )	Date signed (*month, day, year*)
Printed name of authorized member of designating body	Name of designating body	
Attested by (*signature and title of attester*)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

SUPPLEMENT TO STATEMENT OF BENEFITS
Real Estate & Personal Property

INSTRUCTIONS:

1. This completed SUPPLEMENT and the completed STATEMENT OF BENEFITS, along with all other requested materials, must be submitted to Greater Lafayette Commerce.

2. This SUPPLEMENT TO STATEMENT OF BENEFITS is part of the total application, and the CERTIFICATION in the STATEMENT OF BENEFITS applies to all statements in the APPLICATION.

3. To qualify, the project investment must be at least $500,000.

SECTION 1 — APPLICANT

Name of Taxpayer: **Subaru of Indiana Automotive, Inc**	
Address of Taxpayer (street and number, city, state & ZIP code): **5500 State Rd 38 E, PO Box 5689, Lafayette, IN 47903**	Telephone: 765-449-6290 E-mail: rachel.hazaray@subaru-sia.com

Name of Applicant if different from Taxpayer:	
Address of Applicant if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:
Description of relationship of Applicant to Taxpayer:	

Contact for this Application: **Rachel Hazaray**	
Address of Contact if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:

Name of Parent Company (if any):

Does the company currently conduct business at this site? Yes X No ____

If "No", how is the site currently used?

Annual Report & History of Company

Company Certified Public Accountant:

Company Commercial Bankers:

Company Counsel:

To be completed by GLC Staff

Is this area currently designated as an Economic Revitalization Area?	Yes		No	X
Has it ever been so designated in the past?	Yes	X	No	
Is this property in a Tax Increment Finance (TIF) district (requires RD Commission Approval)?	Yes	X	No	

SECTION 2 JURISDICTION & PURPOSE

Jurisdication:

Lafayette	X
West Lafayette	
Tippecanoe	X

Purpose of Application:

Real Estate Tax Abatement -	10 years
Personal Property Tax Abatement -	10 years
ERA Designation Only -	

Type of Industry:

Research & Development	
Manufacturing	X
Logistics	
Information Technology	
Other	Please specify:

Describe proposed project.

This project involves substantial capital investment and job creation by bringing service parts and transmission production to Subaru of Indiana Automotive, Inc. The transmissions are currently produced in Japan. It is anticipated that existing Subaru suppliers in Indiana, including some in this area, will also experience growth as a result of the service part and transmission production at SIA.

SECTION 3 PROPERTY DESCRIPTION

Assessor's Personal Property Key Number(s): 79-136-6040-000

Location of Real Property (street and number, city, state & ZIP code):
5500 State Road 38 East
Lafayette, IN 47905

****ATTACH LEGAL DESCRIPTION & PLAT MAP WITH LOCATION****

SECTION 4 NATURE OF REAL ESTATE IMPROVEMENTS

Describe any Real Property Improvements:

Size of facility to be constructed and /or renovated

110,000 square feet

Rehabilitation of existing structure(s), especially architecturally significant or historic structures

Demolition of architecturally significant or historic structure(s)

Estimated Investment 47,087,170

SECTION 5 PERSONAL PROPERTY

Type of Project:

Research & Development		
Machinery & Equipment	X	
Logistics		
Information Technology		
Other		Please specify:

Estimated Investment _____

ATTACH DEPRECIATION SCHEDULE

APPLIES ONLY FOR THE CITY OF LAFAYETTE

Please note that all Personal Property tax abatements are subject to a Memorandum of Agreement that may require repayment of all or a portion of the tax savings realized in a designated ERA if it is terminated because the property is removed from the City of Lafayette by the applicant. Please contact the City of Lafayette Economic Department for details.

SECTION 6 EMPLOYMENT

How many do you employ today?	6185			
How many will you employ after the project is complete?	6535			
How many jobs will be created?	350	Full-time		Part-time
How many jobs are retained?	6185	Full-time		Part-time
How many jobs will be eliminated?	0	Full-time		Part-time

Will any of the new positions be temporary or filled by contract employees Yes X No _____

If "Yes", describe the contract:

Will new employees be hired from the Tippecanoe region? Yes X No _____

If any positions are to be eliminated, please explain the circumstances and if any of the employees from these positions will be eligible for the new positions.

How many additional employees are:

	Number	Hourly Average
Production	350	15.7
Administrative		
Management		
Professional/ Technical		
Other		
Total/ Average Wage		

How many retained employees are:

	Number	Hourly Average
Production		
Administrative		
Management		
Professional/ Technical		
Other		
Total/ Average Wage		

What is the anticipated time frame for reaching full employment and the salary goals, per SB-1, from completion of improvement?

Year	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	> 5
Employment	56		20	274		

Salary						

IF GREATER THAN FIVE YEARS PROVIDE DETIALED TIMETABLE

Does the company provide benefits to full time employees? Yes X No

If "Yes", explain and list:

Health Insurance	100	%paid
Life insurance	100	% paid
Disability		% paid
Childcare		% paid
Vacation	11	min. # of days
Retirement	5 to 8	% paid
Other		% paid

Short-term disability 60 %for up to 5 years and 80 %after 5 yrs.

To be completed by GLC Staff.

Is the average wage at or above the Tippecanoe County average? Yes No X

SECTION 7 IMPACTS & STATUS

Please estimate the % of your products or services sold outside this 8-county economic region? 99 %

Does the applicant supply any local firms? Yes No X

If yes, please list:

Will any additional public utilities, city services or other infrastructure be required by this project? Yes No X

If "Yes", explain:

Will any environmental permits be needed? Yes No X

If "Yes", explain:

Current Zoning

Will any changes, special exceptions be required? Yes No X

Have they been approved? Yes No N/A X

Has the applicant or any predecessor of the applicant defaulted in any material respect the performance of financial obligations by the applicant? Yes No X

Is there any pending litigation materially affecting the applicant? Yes No X

If "Yes", please describe giving procedural posture of the case(s):

Are there any restrictions contained in the applicant't Articles or Certificate of Incorporation, Charter, Bylaws, Code of Regulations or any agreements to which the applicant is a party that could affect the applicant's ability to engage in this project?	Yes	
	No	X

If "Yes", explain:

SECTION 8 AFFIRMATION OF TAX PAYMENTS

I affirm that the applicant is current with all local, state, and federal tax obligations and understand that failure to have paid said taxes in a timely manner may render the applicant, during the course of this tax abatement, noncompliant and, therefore, inelligible for tax abatement.

R Scott Brand	06-5-2020
Signature	Date
R. Scott Brand	Executive Vice President
Name Printed	Title
contact: Rachel.Hazaray@subaru-sia.com	765-449-6290
E-mail	Phone

PRINCIPLES

FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

These principles are used in determining the guidelines and considerations for each category of project, and will also be used in determining the length of an abatement within each category.

1. Firms receiving tax abatement are expected to give local construction firms and local suppliers of goods and services the opportunity to do business.

2. Existing industry will be considered for tax abatement on the same basis as firms being recruited to the community.

3. Preference will be given to firms that diversify and fill gaps in our local economy rather than those that compete for business in the local economy with existing firms.

4. Products that are sold outside our local community and bring value to the local economy will be given a high priority.

5. Abatement will be used to recruit and assist firms that create a technology based product or service or use advanced technology in manufacturing.

6. Location in the downtown, the urban enterprise zone, or declining area designated as an economic development area will be given a higher priority.

7. Projects that involve retail or are primarily office operations will be considered only in the locations described in #6 above unless the office operations are technology related.

8. The number of jobs created per dollar of investment will be an important consideration for the warehouse distribution and manufacturing areas.

9. The level of wages and benefits will be an important consideration for all applications.

10. Housing will be evaluated in terms of percentage of units available to lower income families, mix of income levels, distance from other projects serving a similar clientele, availability of services, potential displacement of existing housing, and compatibility of design.

11. Projects will not be considered that will require variances or special exceptions unless primary review indicates that no problems will be encountered.

12. Adverse environmental impacts will negatively affect the consideration of abatement.

13. Any need for additional public infrastructure or other additional public support in the project will be considered in determining the length of the abatement.

14. Major development projects will be individually evaluated.

15. The time period of depreciation of equipment will be considered in the length of abatement for equipment.

16. Economic Revitalization Areas (ERAs) designated by the Common Council for new manufacturing equipment will include a Memorandum of Understanding that will provide for the repayment to the City of all or a portion of the tax savings realized through the designation in event that the ERA is terminated because the new manufacturing equipment is removed from the City.

GUIDELINES

FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

Projects will be considered for abatement only if the proposed investment is at least $250,000 and development has not begun and/or equipment has not been ordered. In addition, if the applicant is not the owner, authorization of the application must be obtained from the owner.

The length of the abatement period for real estate and equipment will be considered by the guidelines in the categories below:

6-10 Years

Real Estate Improvements

Manufacturing

Technology Based

3-6 Years

Equipment and Machinery

Warehouse/Distribution

Office

Retail

1-3 Years

Housing

Redevelopment Commission Guidelines
For
Economic Revitalization Area Designation
City of Lafayette, Indiana

The Lafayette Redevelopment Commission has formulated guidelines for granting requests for designation of an Economic Revitalization Area. Each category has a threshold of acceptance and a benchmark for the number of years of tax abatements. The number of years of tax abatement may be increased or decreased by the Redevelopment Commission and/or the Common Council with the addition of positive or negative factors cited. Final authority rests with the Common Council.

Manufacturing/Commercial

Threshold:

1. Development/redevelopment not begun/Equipment not ordered
2. Commercial only eligible in Central TIF
3. More than $250,000 investment
4. Variances/special exceptions have

Benchmark:

Six (6) years – real estate
Five (5) years – equipment

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than one (1) job created/retained per $100,000 investment
3. Jobs are supported by product/service sales outside the Greater Lafayette area
4. Commitment to hire/train residents of the Greater Lafayette area, including for construction
5. Jobs include benefits
6. Jobs pay more than county average

Negative Factors (decrease years of abatement):

1. Location in TIF other than Central TIF
2. Jobs retained but no new jobs created
3. Prior tax abatement received

Retail

Threshold:

1. Project includes more than one (1) tenant
2. Variances/special exceptions have passed initial review
3. Development/redevelopment not begun
4. Investment more than $250,000

Benchmark:

Three (3) years

Factors:

1. Redevelopment (rehab) rather than new development
2. Vacancies (measured in square footage, number of spaces and length of time)
3. Property taxes paid by tenant
4. Decline in assessed value
5. Impact on surrounding area

Multi-family Rental Housing

Threshold:

1. 20% of units dedicated to low and moderate income households
2. Investment of more than $250,000 or increased assessment of at least $50,000
3. Development or redevelopment not yet begun
4. Variances/special exceptions have passed initial review

Benchmark:

Six (6) years

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than 40% of the units dedicated to low or moderate income households or more than 20% of units dedicated to low income households

Negative Factors (decrease years of abatement):

1. Located in TIF other than Central TIF
2. Low or moderate income households displaced
3. No units dedicated for low income households
1. Demolition or incompatible alteration of historic structures

SUMMARY OF IMPACT EVALUATIONS

COMMUNITY IMPACTS

Yes/No/N/A		
Yes	1.	Is the project compatible with Tippecanoe County's current comprehensive plan?
Yes	2.	Does the applicant own the property of the project?
No	3.	Will any historic structures be demolished?
No	4.	Will any historic structures be redeveloped?
No	5.	Is a change in zoning necessary? From _____to _____
No	6.	Are Variances or Special Exceptions needed?
No	7.	Will any negative environmental impacts or pollution result from the project?
No	8.	Are any environmental permits needed?
No	9.	Will any households be displaced?
No	10.	Will the project have a negative effect on the local housing market?
No	11.	Will the project include rehabilitation or redevelopment of existing structures?
Yes	12.	Will the project have other benefits on the community?
No	13.	Will the project have other negative effects on the community?
No	14.	Has any work begun or any equipment been ordered?
No	15.	Is the project located in Downtown or the LUEZ?
Yes	16.	Are products primarily sold outside community?

EMPLOYMENT IMPACTS

Yes	17.	Will jobs be created or retained? 350 created 6,185 retained
No	18.	Will wages be equal or be above the county's average? $15.70/hr avg
Yes	19.	Will employees receive health insurance? 100% paid by company
Yes	20.	Will employees receive retirement benefits? 5 - 8% paid
Yes	21.	Will employees receive life insurance? 100% paid by company
Yes	22.	Will employees receive other benefits? List: Short Term Disability – 60% up to 5-years, 80% after 5 years, Vacation – min. 11 days/yr
N/A	23.	What is the ratio of investment to jobs creation: $134.5k : 1
Yes	24.	Will construction labor from the local region (Tippecanoe and contiguous counties) be used?
Yes	25.	Will new employees resulting from the project be hired from the local region (Tippecanoe and contiguous counties)?
Yes	26.	Does the project include advanced technology or manufacturing processes?

FISCAL IMPACTS

No	27.	Will the project be in competition with existing local business?
Yes	28.	Will the project complement existing local businesses?
No	29.	Will new infrastructures, not yet in place, be required for this project?
No	30.	Will the project have other special tax treatments or financing such as grants, low interest loans, etc.
Yes	31.	Has the applicant ever applied for or benefited from tax abatement in any other project in Lafayette or elsewhere? (MultipleTax Abatements for both Real Estate and Personal Property in the past).
No	32.	Has financing for this project been approved?