NOTICE OF PUBLIC MEETING
OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
June 25, 2020
11:00 am
City of Lafayette YouTube channel https://www.youtube.com/user/CityofLafayetteIN/live

Welcome And Call To Order

Approve Minutes

Approve Minutes Of The May 28, 2020 Meeting

Documents:

MAY 28 2020 MINUTES.PDF

New Business

Resolution No. LRC-2020-07: Resolution Confirming The Amending Declaratory Resolution Of The Lafayette Redevelopment Commission Adopted On April 23, 2020 Amending The Consolidated Plan For The Consolidated Creasy/Central Economic Development Area

Documents:

LRC RESOLUTION 2020-07 LAFAYETTE ELLSWORTH CONFIRMATORY RESOLUTION.PDF

Resolution No. LRC-2020-08: Lafayette Redevelopment Commission Pledging Tax Increment For Ellsworth Project

Documents:

LRC RESOLUTION 2020-08 TIF PLEDGE RESOLUTION - LAFAYETTE ELLSWORTH.PDF

Resolution No. LRC-2020-09: A Resolution Recommending Designation Of An Economic Revitalization Area For Tax Abatement And Recommending Approval Of Deduction For Tax Abatement-Subaru Of Indiana Automotive, Inc.-Personal Property

Documents:

LRC RESOLUTION 2020-09 SIA INC ERA TAX ABATEMENT-PP.PDF

Resolution No. LRC-2020-10: A Resolution Recommending Approval Of A Deduction For The Purpose Of Tax Abatement In An Economic Revitalization Area For Real Estate-Subaru Of Indiana Automotive, Inc.

Documents:

LRC RESOLUTION 2020-10 SIA INC TAX ABATEMENT - RE.PDF

Keystone Architecture, Inc. – Lafayette Theater Building Assessment Agreement Amendment

Documents:

KEYSTONE ARCHITECTURE-LAFAYETTE THEATER BLDG ASSESSMENT AMENDMENT 1.PDF

TBird Design Services-Supplemental Agreement No.2 - Streetscape 2019 Phase VI - Construction Materials Testing And Inspection

Documents:

TBIRD-SUPPLEMENT NO 2 MATERIAL TESTING AND INSPECTIONS STREETSCAPE 2019.PDF

TBird Design Services- Expanded Topographic Survey For City Of Lafayette Municipal Building

Documents:

TBIRD-MUNICIPAL BUILDING TOPOGRAPHICAL SURVEY.PDF

Tax Abatement Compliance
Castle Coch-RE
Caterpillar Inc.-PP
Caterpillar Inc.-RE
Caterpillar Logistics Inc.-PP
Engineering and Industrial Services LLC-PP
ASW Real Estate (EIS LLC)-RE
Fiber Hotel LLC- RE
Heartland Automotive LLC- (4) PP
Heartland Automotive LLC- (2) RE
Lex Lafayette LP- RE
MREIC Lafayette IN, LLC (formerly TM Crowley)-RE
Nanshan America Advanced Aluminum Technologies LLC- (2) PP
Sanoh America, Inc. - PP
Wabash National LP- PP
Wintek Corporation- PP
WorWag Coatings LLC- PP

Director's Report

Claims

June 2020 Claims

Documents:

JUNE CLAIMS.PDF

Public Comment

Adjourment

RESOLUTION NO. LRC-2020-07

LAFAYETTE REDEVELOPMENT COMMISSION

RESOLUTION CONFIRMING THE AMENDING DECLARATORY RESOLUTION OF THE LAFAYETTE REDEVELOPMENT COMMISSION ADOPTED ON APRIL 23, 2020 AMENDING THE CONSOLIDATED PLAN FOR THE CONSOLIDATED CREASY/CENTRAL ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Lafayette ("City") Redevelopment Commission (the "Commission"), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the "Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area (the "Consolidated Central Area") and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the "Consolidated Central Plan") for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the "Consolidated Creasy Lane Declaratory Resolution"), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the "Consolidated Creasy Lane Area") and Consolidated Creasy Lane Allocation Area (the "Consolidated Creasy Lane Allocation Area") in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the "Consolidated Creasy Lane Plan");

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" (the "2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans (the "2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on May 28, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the "2015 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the "2017 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the "2018 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2019-09 on December 19, 2019 amending the 2018 Consolidated Plan to add projects thereto (as amended, the "2019 Consolidated Plan");

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, on April 23, 2020, the Commission adopted an Amending Declaratory Resolution ("Amending Declaratory Resolution") to amend the Original Area Resolutions and the 2019 Consolidated Plan, as further described in Exhibit A attached hereto, to include the construction of a five story mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements and equipment, to be located at approximately 450 - 499 South Street in the City (collectively, "2020 Projects"), all in, serving or benefiting the Consolidated Area (the 2019 Consolidated Plan, as amended, hereinafter referred to as "2020 Consolidated Plan"); and

WHEREAS, on May 20, 2020, the Tippecanoe County Area Plan Commission ("Plan Commission") issued its order approving the Amending Declaratory Resolution and the 2020 Consolidated Plan ("Order");

WHEREAS, on June 1, 2020, the Common Council of the City adopted a resolution approving the Order of the Plan Commission and the Amending Declaratory Resolution;

WHEREAS, the Commission published in The Lafayette Leader and the Journal & Courier notice of the adoption and content of the Amending Declaratory Resolution, which publication also gave notice of a public hearing on the proposed amendments to be held by the Commission;

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission and any other departments, bodies or offices having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, on this date, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed, if any;

NOW, THEREFORE, BE IT RESOLVED BY THE LAFAYETTE REDEVELOPMENT COMMISSION THAT:

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit and will benefit the public health and welfare of the citizens of the City to amend the Original Area Resolutions and the 2019 Consolidated Plan as set forth in the Amending Declaratory Resolution.

Section 2. The Amending Declaratory Resolution adopted by the Commission on April 23, 2020, a copy of which is attached hereto as Exhibit A, is hereby confirmed.

Section 3. This resolution is effective upon passage.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 25th day of June, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
Jos Holman, President

_____
Jim Terry, Vice President

_____
T.J. Thieme, Secretary

_____
Shelly Henriott, Commissioners

_____
Donald J. Teder, Commissioner

Attest:

_____
Dave Moulton

EXHIBIT A

Amending Declaratory Resolution adopted on April 23, 2020

RESOLUTION NO. LRC-2020-06

LAFAYETTE REDEVELOPMENT COMMISSION

AMENDING DECLARATORY RESOLUTION OF THE LAFAYETTE REDEVELOPMENT COMMISSION AMENDING THE CONSOLIDATED PLAN FOR THE CONSOLIDATED CREASY/CENTRAL ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Lafayette ("City") Redevelopment Commission (the "Commission"), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the "Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area (the "Consolidated Central Area") and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the "Consolidated Central Plan") for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the "Consolidated Creasy Lane Declaratory Resolution"), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the "Consolidated Creasy Lane Area") and Consolidated Creasy Lane Allocation Area (the "Consolidated Creasy Lane Allocation Area") in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the "Consolidated Creasy Lane Plan");

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" (the "2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans (the "2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on July 17, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the "2015 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the "2017 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the "2018 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2019-09 on December 19, 2019 amending the 2018 Consolidated Plan to add projects thereto (as amended, the "2019 Consolidated Plan");

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, the Commission now desires to amend the Original Area Resolutions and the 2019 Consolidated Plan, as further described in Exhibit A attached hereto, to include the construction of a five story mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements and equipment, to be located at approximately 450 - 499 South Street in the City (collectively, the "2020 Projects"), all in, serving or benefiting the Consolidated Area (the 2019 Consolidated Plan, as amended, hereinafter referred to as the "2020 Consolidated Plan"); and

WHEREAS, Indiana Code 36-7-14-15 authorizes the Commission to amend the Original Area Resolutions and the 2019 Consolidated Plan, after conducting a public hearing, if it finds that:

(i) The amendment is reasonable and appropriate when considered in relation to the Original Area Resolutions, the 2019 Consolidated Plan and the purposes of Indiana Code 36-7-14; and

(ii) The Original Area Resolutions and the 2019 Consolidated Plan, with the proposed amendment, confirm to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE LAFAYETTE REDEVELOPMENT COMMISSION THAT:

Section 1. It will be of public utility and benefit to amend the Original Area Resolutions and the 2019 Consolidated Plan to include the 2020 Projects and to continue to develop the Consolidated Area.

Section 2. The Original Area Resolutions and the 2019 Consolidated Plan are hereby amended to include the 2020 Projects. The Commission finds that the 2020 Projects will further the 2019 Consolidated Plan, as amended, and that the 2020 Projects will be located in, serve or benefit

the Consolidated Area.

Section 3. The Commission finds that the public health and welfare will be benefited by the amendment to the Original Area Resolutions and 2019 Consolidated Plan and the implementation of the 2019 Consolidated Plan.

Section 4. The Commission now finds and determines that the amendment described in Section 1 above is reasonable and appropriate when considered in relation to the Original Area Resolutions, the 2019 Consolidated Plan and the economic development purposes set forth in Indiana Code 36-7-14-41. The Commission finds that the 2020 Projects constitute local public improvements and that the Original Area Resolutions and the 2019 Consolidated Plan, as amended herein, conform to the comprehensive plan for the City.

Section 5. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Tippecanoe County Area Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Common Council for its approval of the amendment to the Original Area Resolutions and the 2019 Consolidated Plan.

Section 6. Following receipt of the written order of the approval of the Plan Commission and approval of such order by the Common Council of the City, the Commission also directs the presiding officer, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed 2020 Projects and will determine the public utility and benefit of the proposed 2020 Projects.

Section 7. The Commission hereby finds that the estimated cost of the 2020 Projects is approximately $17,700,000.

Section 8. The Commission hereby finds that all property in the Consolidated Area (including the Consolidated Creasy Lane Allocation Area and the Consolidated Central Allocation Area) will positively benefit from the 2020 Projects due to the development which is reasonably expected to encourage the attraction of new business and industry in the Consolidated Area and which it is reasonably believed will be of benefit to all citizens of the City.

Section 9. In all other respects, the Original Area Resolutions, the 2019 Consolidated Plan, as amended, and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 10. This resolution shall be effective upon passage.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 23rd day of April, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

Jos N. Holman Digitally signed by Jos N. Holman Date: 2020.04.29 13:02:30 -04'00'

Jos Holman, President

Jim Terry Digitally signed by Jim Terry Date: 2020.04.27 14:53:01 -04'00'

Jim Terry, Vice President

TJ THIEME Digitally signed by TJ THIEME Date: 2020.04.27 11:22:43 -04'00'

T.J. Thieme, Secretary

Shelly Henriott Digitally signed by Shelly Henriott Date: 2020.04.25 11:09:17 -04'00'

Shelly Henriott, Commissioner

Donald J. Teder Digitally signed by Donald J. Teder Date: 2020.04.28 14:19:26 -04'00'

Donald J. Teder, Commissioner

ATTEST:

David Moulton Digitally signed by David Moulton Date: 2020.05.01 08:10:40 -04'00'

Dave Moulton

Randy Bond

EXHIBIT A

CONSOLIDATED CREASY/CENTRAL TIF
ECONOMIC DEVELOPMENT AREA PLAN

The Development and Acquisition Plan for the Consolidated Central Creasy Economic Development Area of the City of Lafayette, Indiana, shall be as follows:

Property: The property commonly known as "Queen Anne Courts" located at the southeast corner of Alabama and 4th Street, Lafayette, and legally described as follows:

Part of the Northwest Quarter of the Northeast Quarter of Section 29, Township 23 North, Range 4 West, City of Lafayette, Fairfield Township, Tippecanoe County, Indiana, being more particularly described as follows:

Beginning at the intersection of the South Right of Way of Alabama Street with the East Right of Way of Fourth Street being marked by a chiseled "+" in the sidewalk; thence East, along the South Right of Way of Alabama Street, a distance of 161.20 feet to a railroad spike; thence South, an angle to the left from the preceding line 89 degrees 57' 13", a distance of 126-92 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043"; thence West an angle to the left from the preceding line of 90 degrees 20' 09', a distance of 161.16 feet to the East Right of Way line of Fourth Street; thence North, an angle to the left from the preceding line of 89 degrees 40' 54", along the East Right of Way line of Fourth Street, a distance of 125.28 feet to the Point of Beginning, containing 0.462 of an acre, more or less.

ALSO:

Parcel 1
Lot numbered one (1) in Bixler's Addition to the City of Lafayette, Indiana, except seventy-five (75) feet and nine (9) inches off the south end thereof;

Also, lot numbered one (1) in M. Peterson's Addition to the City of Lafayette, Indiana, except twenty-two (22) feet and nine (9) inches off the south end thereof, both of said additions being platted upon the West half of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West; and

Parcel II
All of lot numbered two (2) and seventy-five (75) feet and nine (9) inches off of the south end of lot numbered one (1) in Bixler's Addition to the City of Lafayette;

Also, twenty-two (22) feet and nine (9) inches off of the south end of lot numbered (1) in M. Peterson's Addition to the City of Lafayette, Indiana; both of

said additions being platted upon the West half of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West. Located in Fairfield Township, Tippecanoe County, Indiana; and

Parcel III
A part of lot numbered two (2) in Peterson's Addition and a part of Lot #3 in Bixler's Addition to the City of Lafayette, Indiana, described as follows:

Twenty-eight (28) feet of even width off of the entire side of lot two (2) in Peterson's Addition and twenty-eight (28) feet of even width off of the entire side of lot numbered three (3) in Bixler's Addition to the City of Lafayette, Indiana; and

Parcel IV
A part of lot 2 of Peterson's Addition and a part of lot 3 of Bixler's Addition to the City of Lafayette, Indiana described as follows:

Twenty-two (22) feet of even width off of the entire west side of lot two (2) in Peterson's Addition and twenty-two (22) feet of even width off the entire west side of lot three (3) in Bixler's Addition to the City of Lafayette, Indiana.

623 Oregon Street

All of lot numbered twenty-four (24) of Taylor White Peterson & Ellsworth addition to the City of Lafayette with the common address of 623 Oregon Street.

Project: Upon acquisition of the Property by the Commission, a redevelopment plan will be created which may include site demolition and any other improvements, services, landscaping, streetscaping, design, traffic and road improvement, equipment and personal property improvement or acquisition, and any other improvement or development necessary to effectuate the redevelopment of the Property at completed herein (the "Project")

PHASE I - Identification of existing development and redevelopment opportunities; plan development and Preliminary Engineering.

PHASE II - Acquisition of real property, if necessary.

PHASE III - Construction and improvement of facilities.

Future Development:

Future development activities that have been identified include the acquisition of real property, construction of new facilities, and other appropriate projects. Said activities will be incorporated into the Plan by Amendment.

Private Improvements/Investment:

1. Rohrman Acres: Construction of two new automobile dealership locations and a

strip retail development along SR 26. This development will consist of seven commercial lots on about 16 acres.

2. Wal-Mart/Sam's Wholesale Club: Construction of a new shopping center containing four major buildings with a 2,460 car parking lot. Investment estimates at $12.0 million. This development will provide employment opportunities for about 240 people.

3. Theatre Acres: Construction of a $2.0 million theater complex by Goodrich Quality Theatres, Inc. with three FT, 35 PT employees. Also involves construction of a $1.0 million Pizza Hut restaurant and other retail shops.

4. Eastway Plaza: Construction of Phase 3 of a commercial strip center. Investment estimated at $300,000.

5. Dimension Cable Services: Construction of new office facility along Creasy Lane. Investment estimated at $800,000.

6. Ivy Tech Community College Expansion and Intersection Connection: The Intersection Connection will locate the Lafayette Family YMCA and Junior Achievement on the existing Ivy Tech Community College Lafayette campus, which already hosts a public library branch and an apprenticeship training center. It will also include new academic buildings such as the Agriculture, Energy and Applied Science Building and the Enterprise Center for Entrepreneurship. The resulting regional hub of interconnected services will align three pillars of regional and state prosperity: higher education and lifelong learning; healthy families and youth; and workforce and economic development. Total Project Cost: $92,100,000

7. Market Square Shopping Center: Owners are contemplating improvements in real property to add additional retail frontage and parcels for out lot buildings. Private investment in excess of $1.5 million.

8. Rohrman Acres Phase II: Expansion of auto dealership and development of commercial and residential lots.

9. Commercial/Residential expansion: Apartment complex and commercial development near the intersection of I65 and SR26 off of Frontage Road.

10. The construction of a mixed-use development at 101 Main Street inclusive of wood over podium construction, underground and first floor parking, a bank branch and regional headquarters, and 99 apartments with 4,000 square feet of retail space. The total cost of this project is estimated at $24,000,000; provided that cost of this project to be funded from the Commission is estimated at $3,700,000 inclusive of financing costs. The remaining costs of this project will be funded by the developer for the project.

11. The construction of a mixed-use development at 500 South Street inclusive of wood over podium construction, multi-level parking, and 76 apartments with 7,900 square

feet of ground floor commercial/retail space. The total cost of this project is estimated at $10,500,000; provided that cost of this project to be funded from the Commission is estimated at $1,289,000 inclusive of financing costs. The developer for the project, Star Crossing LLC, will fund the remaining costs of this project.

12. The construction of a mixed-use development consisting of approximately seventy-six (76) apartments, six thousand (6,000) square feet of retail/office space and structured parking, together with any necessary appurtenances, related improvements equipment, to be located at 200 South Fourth Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at $16,800,000; provided that cost of this project be funded from the Commission is estimated at $1,900,000, inclusive of financing costs. The developer for the project, Nova Lafayette, LLC, will fund the remaining costs of this project.

13. The construction of a mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements equipment, to be located at approximately 450 - 499 South Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at $17,700,000; provided that cost of this project be funded from the Commission is estimated at $4,500,000, inclusive of financing costs. The developer for the project, Rebar Companies, LLC d/b/a Rebar Development, will fund the remaining costs of this project.

<u>List of Redevelopment/Economic Development Area Projects</u>

1. Major reconstruction of North 9th Street Road and Duncan Road. North 9th Street Road will be a 4-laned, divided road between Canal Road and Duncan Road. Duncan Road connects North 9th Street Road with U.S. 52.

2. Duncan Road will be extended north of U.S. 52 to provide access to the new Siemens plant. The alignment of the current intersection will be altered and there will be changes in the signalization.

3. A water line serving the Siemens plant will be installed westward from North 9th Street north of U.S. 52 to provide service prior to the extension of a water main under U.S. 52 as part of the Duncan Road/North 9th Street project.

4. Sewer facilities will be provided by extension of the current facilities.

5. Programs in job training, job enrichment, and basic skill development that are designed to benefit residents and employers in that portion of the Area that is located in the enterprise zone.

6. Extension of Duncan Road past the Siemens entrance to rejoin North 9th Street, thereby providing better access to North 9th Street from U.S. 52 and a direct route to

the new Prophetstown State Park.

7. Installation and alteration of traffic signals, traffic barriers, signs, striping and other transportation construction necessary within the Area.

8. Purchase any equipment, goods or materials to be located in the Columbia Building to provide access to the Columbia Block Parking Facility through the Columbia Building.

9. The acquisition of real property by donation or other means for redevelopment or economic development purposes and the sale or transfer of land.

11. Capital improvements or equipment purchases for a downtown visitor's center.

12. Traffic improvements to Erie and Ferry Streets.

13. Riverfront Development

14. Streetscape and trail improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
    a. Phase II along 3rd Street between Columbia and Main Street and along Main Street between 3rd and 4th Streets
    b. Other streetscape improvements and maintenance downtown

15. Landscaping improvements and lawn and landscape maintenance
    a. Depot and Riehle Plaza
    b. City Hall
    c. Columbia Block Parking Garage
    d. East City Parking Lot
    e. Erie Street between 18th and Underwood Streets
    f. Old Rail Corridor
    g. Farmer's Market area on 5th Street between Columbia and Main Streets
    h. Downtown Planters
    i. City Fuel Station
    j. Main and 11th Street Plaza
    k. North 9th Street Medians

16. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
    a. Columbia Block Parking Garage
    b. Long Center for the Performing Arts
    c. Depot and Riehle Plaza

17. Acquire and redevelop property located at 506 Brown Street (Midwest Rental Properties)

18. Acquire and redevelop property located at Southeast corner of Alabama and 4th Street (Queen Anne Courts properties)

19. Acquire and redevelop property located at 623 Oregon Street

20. Acquire and redevelop other property as necessary in the Consolidated Central Creasy TIF District.

21. Public Improvements
    a. Street Improvements: McCarty Lane, Creasy Lane and others.
    b. Expansion, extension of public improvements, including sanitary and storm sewers, storm drainage, and water supply.
    c. Improvements to public recreation and park facilities.

22. Construction of an extension of Creasy Lane from State Highway 38 to Brady Lane and appurtenances thereto, including appropriate improvements to the intersections created with State Highway 38 and U.S. Highway 52, a bridge across the Elliot Ditch, and improvements to and relocation of the Branch 13 Regional Drainage Channel.

23. Closure of the existing ingress and egress to Tippecanoe Mall Regional Shopping Center; construction of a new ingress and egress to Tippecanoe Mall Regional Shopping Center.

24. Construction of Maple Point Drive and appurtenances thereto between State Highway 38 and U.S. Highway 52, including appropriate improvements to the intersections created with State Highway 38 and U.S. 52, and construction of necessary utilities with the right- of-way of Maple Point Drive.

25. Closure of the existing intersection of Ross Road and State Highway 38, and construction of an outlet for Ross Road and appurtenances thereto to Maple Point Drive.

26. Relocation of approximately 2,000 linear feet of existing sanitary sewer interceptor line between State Highway 38 and U.S. Highway 52.

27. Relocation of the Wilson Branch Regional Drainage Channel between Ross Road and U.S. Highway 52, including construction of regional storm water detention pond facility.

28. General median maintenance including, but not limited to, mowing and landscaping.

29. The signalization of the intersection of McCarty Lane and 500 E.

30. The construction of an extension of Maple Point Drive and appurtenances thereto between U.S. Highway 52 and Concord Road, including appropriate improvements to the intersections created with U.S. Highway 52 and Concord Road, and construction of necessary utilities with the right-of-way of Maple Point Drive.

31. The reconstruction and widening of CR 350 S from 9th Street to Concord Road.

32. The reimbursement of public and private entities for expenses incurred in training employees of industrial facilities that are located in the allocation area and on a parcel of real property that has been classified as industrial property under the rules of the Department of Local Government Finance.

33. Equipment, facilities, relocation and other expenses to support job creation, economic and business development.

34. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.

35. Support of and improvements to public transportation.

36. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.

37. Acquisition of real property, if necessary.

38. Infrastructure improvements for redevelopment or economic development purposes, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure.

39. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.

40. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.

41. Façade and Interior Building Improvements Program

42. Design, manufacture and installation of wayfinding and other signage.

43. Establish and implement site guidelines for new development.

44. Develop and implement architectural and sign review ordinance.

45. Security for the Area and events.

46. Snow removal.

47. Brownfield assessment and remediation.

48. Projects relating to Ivy Tech Community College and its expansion for Intersection Connection.

49. Projects and redevelopment relating to the former Home Hospital site and

surrounding areas for commercial, housing and public facilities that will include, but not be limited to, public infrastructure improvements such as trails, greenways, sidewalks, roads and utilities.

50. Other projects and redevelopment that the Commission finds that: (i) accomplish the Consolidated Plan of the Consolidated Central Creasy Area that will (a) promote significant opportunities for the gainful employment of its citizens, (b) attract a major new business enterprise to the City, (c) and retain or expand a significant business enterprise existing in the City; (ii) accomplish the 2013 Consolidated Plan in the Consolidated Central Area that benefits the public health, safety, morals and welfare of the citizens of the City; (iii) the 2013 Consolidated Plan cannot be achieved by the regulatory processes or by the ordinary operation of private enterprise without resort to powers under the Act because no regulatory process exists to provide the improvements contemplated by the 2013 Consolidated Plan in the Consolidated Central Creasy Area and private enterprise is unable or unwilling to provide the improvements without assistance by the Commission; and (iv) accomplishment of the 2013 Consolidated Plan will be of public utility and benefit as measured by (a) the attraction or retention of permanent jobs, (b) an increase in the property tax base, and (c) improved diversity of the economic base.

51. Market Square Shopping Center area/Greenbush Avenue/surrounding commercial areas: Public infrastructure needed to facilitate private investment include: new entrance and intersection from Greenbush Avenue with turn lanes and traffic control at the Market Square Shopping Center and Payless Plaza. Also needed are road, sidewalk, bus and other vehicle and pedestrian improvements in and around the area to facilitate private investment and public safety.

52. St. Elizabeth Central Hospital campus and surrounding area: Owners, Sister of St Francis, have chosen to close the emergency room and concentrate services at their new facility outside of this area. As more services move or are transitioned from the area, public and private investment will need to occur for the area to remain viable and not become a blight and tax drain on the neighborhood and community. Private developers have expressed interest in some parcels and property if public support is available.

53. Infrastructure improvements: Road, trail and drainage improvements in and around Rohrman Acres/auto dealership. Median, road and traffic improvements on South Street from Creasy Lane to I65.

54. The construction of infrastructure and related improvements in and around the riverfront and public areas in the downtown. The total cost of this project is estimated at $900,000 inclusive of financing costs.

Except as expressly amended hereby, the Plan, as previously amended, shall remain in full force and effect.

RESOLUTION NO. LRC-2020-08

LAFAYETTE REDEVELOPMENT COMMISSION PLEDGING TAX INCREMENT FOR ELLSWORTH PROJECT

WHEREAS, the City of Lafayette ("City") Redevelopment Commission (the "Commission"), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the "Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area (the "Consolidated Central Area") and Consolidated Central Allocation Area ("Consolidated Central Allocation Area") in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the "Consolidated Central Plan") for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the "Consolidated Creasy Lane Declaratory Resolution"), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the "Consolidated Creasy Lane Area") and Consolidated Creasy Lane Allocation Area (the "Consolidated Creasy Lane Allocation Area") in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the "Consolidated Creasy Lane Plan");

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" (the "2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans (the "2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on May 28, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the "2015 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the "2017 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the "2018 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2019-09 on December 19, 2019 amending the 2018 Consolidated Plan to add projects thereto (as amended, the "2019 Consolidated Plan");

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, on April 23, 2020, the Commission adopted an Amending Declaratory Resolution ("Amending Declaratory Resolution") to amend the Original Area Resolutions and the 2019 Consolidated Plan, as further described in Exhibit A attached thereto, to include the construction of a five story mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements and equipment, to be located at approximately 450 - 499 South Street in the City (collectively, the "Projects"), all in, serving or benefiting the Consolidated Area (the 2019 Consolidated Plan, as amended, hereinafter referred to as "2020 Consolidated Plan");

WHEREAS, the Consolidated Central Allocation Area and the Consolidated Creasy Lane Allocation Area (collectively, "Allocation Areas") exist as allocation areas in accordance with Indiana Code 36-7-14-39 for the purpose of capturing all real property tax proceeds attributable to the assessed valuation within the Allocation Areas as of each assessment date in excess of the base assessed value (collectively, "Tax Increment");

WHEREAS, the City is expected to issue its "Taxable Economic Development Subordinate Revenue Bonds of 20__ (Ellsworth Project)" (to be completed in the year in which issued) ("Bonds") pursuant to a Trust Indenture, between the City and a trustee (to be determined prior to issuance of the Bonds), the proceeds of which will be provided to Rebar Companies, LLC d/b/a Rebar Development, its affiliates or designees ("Company") for the purpose of financing a portion of the costs of construction of the Projects, in or physically connected to the Consolidated Area, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing, pursuant to a Financing Agreement, between the Company and the City, the form of which has been recommended by the Lafayette Economic Development Commission and submitted to the Common Council of the City;

WHEREAS, the Tax Increment has previously been pledged to the payment of: (i) lease rentals which are pledged to pay principal of and interest on bonds of the Lafayette Redevelopment Authority ("Authority") designated as the "Lease Rental Refunding Revenue Bonds, Series 2010A," now outstanding in the amount of $285,000 and maturing semiannually over a period

ending January 15, 2021 ("2010A Bonds"); (ii) principal of and interest on bonds of the Commission designated as the "Refunding Revenue Bonds of 2012," now outstanding in the amount of $1,090,000 and maturing semiannually over a period ending February 1, 2025 ("2012 Bonds"); and (iii) lease rentals which are pledged to pay principal of and interest on bonds of the Authority designated as the "Lease Rental Refunding Bonds, Series 2013A," now outstanding in the amount of $935,000 and maturing semiannually over a period ending February 1, 2026 ("2013A Bonds") (the 2010A Bonds, the 2012 Bonds and the 2013A Bonds are hereinafter collectively referred to as the "Outstanding Senior Obligations");

WHEREAS, the Tax Increment has previously been pledged to the payment of: (i) lease rentals which are pledged to pay principal of and interest on bonds of the Authority designated as the "Lease Rental Bonds of 2014," now outstanding in the amount of $15,285,000 and maturing semiannually over a period ending August 1, 2039 ("2014 Bonds"); (ii) principal of and interest on bonds of the Commission designated as the "Economic Development Subordinate Tax Increment Revenue Bonds, Series 2015," now outstanding in the amount of $3,800,000 and maturing semiannually over a period ending February 1, 2035 ("2015 Bonds"); (iii) principal of and interest on bonds of the Commission designated as the "Economic Development Subordinate Tax Increment Revenue Bonds, Series 2017," now outstanding in the amount of $3,540,000 and maturing semiannually over a period ending February 1, 2023 ("2017 Bonds"); (iv) principal of and interest on bonds of the City designated as the "Economic Development Subordinate Revenue Bonds of 2019," now outstanding in the amount of $1,200,000 and maturing semiannually over a period ending February 1, 2035 ("2019 Bonds"); and (v) the principal of and interest on bonds of the City designated as the "Economic Development Subordinate Revenue Bonds of 2020 (Nova Tower Project)," in the amount of approximately $1,673,000 which the City anticipates closing on June 23,2020 (the "2020 Nova Tower Project Bonds") (the 2014 Bonds, the 2015 Bonds, the 2017 Bonds, 2019 Bonds and the 2020 Nova Tower Project Bonds) are hereinafter collectively referred to as the "Outstanding Parity Obligations");

WHEREAS, in order to finance the Projects, the Commission has determined that it is in the best interest of the City and its residents to pledge the Tax Increment, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, received by the Commission to the City for payment of debt service on the Bonds consisting of all Tax Increment received by the Commission, minus Annual Fees (as defined in the Trust Indenture) (hereinafter, "TIF Revenues"), for as long as the Bonds remain outstanding; and

WHEREAS, the Commission believes that pledging the TIF Revenues will help further the accomplishment of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE LAFAYETTE REDEVELOPMENT COMMISSION THAT:

Section 1. The Commission hereby finds that the pledge of TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, to finance the construction of the Project will help accomplish the Plan for the Consolidated Area and will promote the economic development of the City and the Consolidated Area.

Section 2. The Commission hereby irrevocably pledges the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, to the payment of debt service on the Bonds for a term of years not to exceed the term of the Bonds. Except for the Outstanding Parity Obligations and the Outstanding Junior Obligations, there are no prior liens, encumbrances or other restrictions on the Commission's ability to pledge the Tax Increment.

Section 3. So long as the Outstanding Senior Obligations remain outstanding, the Commission reserves the right to authorize and issue any additional bonds, lease rentals or other obligations ("Junior Parity Obligations") of the Commission payable ratably out of Tax Increment, in whole or in part, and entitled to the pledge of Tax Increment, which are junior and subordinate as to payment of the Outstanding Senior Obligations, and which rank on a parity with the pledge of Tax Increment to the payment of lease rentals and debt service due on the Outstanding Parity Obligations (including restoring deficiencies in reserves for the Bonds under the Trust Indenture) and the Bonds. The authorization and issuance of such Junior Parity Obligations shall be subject to the following conditions precedent:

(a) All interest and principal payments and lease rental payments with respect to all obligations payable from Tax Increment shall be current to date in accordance with the terms thereof, with no payment in arrears;

(b) The Commission shall have received a certificate prepared by an independent, certified public accountant or an independent financial consultant ("Certifier") certifying that the Tax Increment estimated to be received in each succeeding year, adjusted as provided below, which estimated amount shall be at least equal to one hundred thirty-five percent (135%) of the lease rental and debt service requirements with respect to all outstanding obligations of the Commission payable from Tax Increment for each respective year during the term of the outstanding Bonds and Junior Parity Obligations. In estimating the Tax Increment to be received in any future year, the Certifier shall base the calculation on assessed valuation actually assessed or estimated to be assessed as of the assessment date immediately preceding the issuance of the Outstanding Parity Obligations; provided, however, the Certifier shall adjust such assessed values for the current and future reductions of real property tax abatements granted to property owners in the Consolidated Area. No increase in the Tax Increment received in any future year shall be assumed which results from projected inflation in property values; and

(c) The Commission shall approve and confirm the findings set forth in the above described certificate in any resolution or other instrument authorizing Junior Parity Obligations. Any Junior Parity Obligations which are in the form of a lease obligation shall have rental payments due and payable on January 15 and July 15 and any Junior Parity Obligations which are in the form of bonds or other obligations shall have payments due and payable on February 1 and August 1.

(d) Upon payment in full of the Outstanding Senior Obligations, the conditions for issuance of Outstanding Parity Obligations shall become the conditions for issuance of parity obligations of the District whose payment is secured by a senior pledge of Tax Increment from the

District's Consolidated Central Allocation Area and Consolidated Creasy Lane Allocation Area ("Parity Obligations"). Thereafter, the District may issue obligations payable from Tax Increment which are junior and subordinate to the Parity Obligations payable from a junior and subordinate pledge of Tax Increment. Any Outstanding Parity Obligations which are in the form of a lease obligation shall have rental payments due and payable on January 15 and July 15 and any Junior Parity Obligations which are in the form of a bond or other obligations shall have payments due and payable on February 1 and August 1.

(e) The Commission hereby confirms that the conditions for the pledge of Tax Increment to the payment of debt service on the Bonds (including restoring any deficiencies in reserves, if any, for the Bonds under the Trust Indenture), on a parity with the payment of the Outstanding Parity Obligations, will be satisfied prior to the issuance of the Bonds as evidenced by a certificate of the President, Vice-President or Secretary of the Commission.

(f) Except as provided in this resolution, the terms and conditions of any Parity Obligations shall be set forth in the resolution authorizing the issuance of such Parity Obligations.

Section 4. This resolution shall be effective upon passage.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 25th day of June, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
Jos Holman, President

_____
Jim Terry, Vice President

_____
T.J. Thieme, Secretary

_____
Shelly Henriott, Commissioners

_____
Donald J. Teder, Commissioner

Attest:

_____
Dave Moulton

_____
Randy Bond

EXHIBIT A

CONSOLIDATED CREASY/CENTRAL TIF
ECONOMIC DEVELOPMENT AREA PLAN

EXHIBIT A

CONSOLIDATED CREASY/CENTRAL TIF
ECONOMIC DEVELOPMENT AREA PLAN

The Development and Acquisition Plan for the Consolidated Central Creasy Economic Development Area of the City of Lafayette, Indiana, shall be as follows:

Property: The property commonly known as "Queen Anne Courts" located at the southeast corner of Alabama and 4th Street, Lafayette, and legally described as follows:

Part of the Northwest Quarter of the Northeast Quarter of Section 29, Township 23 North, Range 4 West, City of Lafayette, Fairfield Township, Tippecanoe County, Indiana, being more particularly described as follows:

Beginning at the intersection of the South Right of Way of Alabama Street with the East Right of Way of Fourth Street being marked by a chiseled "+" in the sidewalk; thence East, along the South Right of Way of Alabama Street, a distance of 161.20 feet to a railroad spike; thence South, an angle to the left from the preceding line 89 degrees 57' 13", a distance of 126-92 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043"; thence West an angle to the left from the preceding line of 90 degrees 20' 09', a distance of 161.16 feet to the East Right of Way line of Fourth Street; thence North, an angle to the left from the preceding line of 89 degrees 40' 54", along the East Right of Way line of Fourth Street, a distance of 125.28 feet to the Point of Beginning, containing 0.462 of an acre, more or less.

ALSO:

Parcel 1
Lot numbered one (1) in Bixler's Addition to the City of Lafayette, Indiana, except seventy-five (75) feet and nine (9) inches off the south end thereof;

Also, lot numbered one (1) in M. Peterson's Addition to the City of Lafayette, Indiana, except twenty-two (22) feet and nine (9) inches off the south end thereof, both of said additions being platted upon the West half of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West; and

Parcel II
All of lot numbered two (2) and seventy-five (75) feet and nine (9) inches off of the south end of lot numbered one (1) in Bixler's Addition to the City of Lafayette;

Also, twenty-two (22) feet and nine (9) inches off of the south end of lot numbered (1) in M. Peterson's Addition to the City of Lafayette, Indiana; both of

said additions being platted upon the West half of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West. Located in Fairfield Township, Tippecanoe County, Indiana; and

Parcel III
A part of lot numbered two (2) in Peterson's Addition and a part of Lot #3 in Bixler's Addition to the City of Lafayette, Indiana, described as follows:

Twenty-eight (28) feet of even width off of the entire side of lot two (2) in Peterson's Addition and twenty-eight (28) feet of even width off of the entire side of lot numbered three (3) in Bixler's Addition to the City of Lafayette, Indiana; and

Parcel IV
A part of lot 2 of Peterson's Addition and a part of lot 3 of Bixler's Addition to the City of Lafayette, Indiana described as follows:

Twenty-two (22) feet of even width off of the entire west side of lot two (2) in Peterson's Addition and twenty-two (22) feet of even width off the entire west side of lot three (3) in Bixler's Addition to the City of Lafayette, Indiana.

623 Oregon Street

All of lot numbered twenty-four (24) of Taylor White Peterson & Ellsworth addition to the City of Lafayette with the common address of 623 Oregon Street.

Project: Upon acquisition of the Property by the Commission, a redevelopment plan will be created which may include site demolition and any other improvements, services, landscaping, streetscaping, design, traffic and road improvement, equipment and personal property improvement or acquisition, and any other improvement or development necessary to effectuate the redevelopment of the Property at completed herein (the "Project")

PHASE I - Identification of existing development and redevelopment opportunities; plan development and Preliminary Engineering.

PHASE II - Acquisition of real property, if necessary.

PHASE III - Construction and improvement of facilities.

Future Development:

Future development activities that have been identified include the acquisition of real property, construction of new facilities, and other appropriate projects. Said activities will be incorporated into the Plan by Amendment.

Private Improvements/Investment:

1. Rohrman Acres: Construction of two new automobile dealership locations and a

strip retail development along SR 26. This development will consist of seven commercial lots on about 16 acres.

2. Wal-Mart/Sam's Wholesale Club: Construction of a new shopping center containing four major buildings with a 2,460 car parking lot. Investment estimates at $12.0 million. This development will provide employment opportunities for about 240 people.

3. Theatre Acres: Construction of a $2.0 million theater complex by Goodrich Quality Theatres, Inc. with three FT, 35 PT employees. Also involves construction of a $1.0 million Pizza Hut restaurant and other retail shops.

4. Eastway Plaza: Construction of Phase 3 of a commercial strip center. Investment estimated at $300,000.

5. Dimension Cable Services: Construction of new office facility along Creasy Lane. Investment estimated at $800,000.

6. Ivy Tech Community College Expansion and Intersection Connection: The Intersection Connection will locate the Lafayette Family YMCA and Junior Achievement on the existing Ivy Tech Community College Lafayette campus, which already hosts a public library branch and an apprenticeship training center. It will also include new academic buildings such as the Agriculture, Energy and Applied Science Building and the Enterprise Center for Entrepreneurship. The resulting regional hub of interconnected services will align three pillars of regional and state prosperity: higher education and lifelong learning; healthy families and youth; and workforce and economic development. Total Project Cost: $92,100,000

7. Market Square Shopping Center: Owners are contemplating improvements in real property to add additional retail frontage and parcels for out lot buildings. Private investment in excess of $1.5 million.

8. Rohrman Acres Phase II: Expansion of auto dealership and development of commercial and residential lots.

9. Commercial/Residential expansion: Apartment complex and commercial development near the intersection of I65 and SR26 off of Frontage Road.

10. The construction of a mixed-use development at 101 Main Street inclusive of wood over podium construction, underground and first floor parking, a bank branch and regional headquarters, and 99 apartments with 4,000 square feet of retail space. The total cost of this project is estimated at $24,000,000; provided that cost of this project to be funded from the Commission is estimated at $3,700,000 inclusive of financing costs. The remaining costs of this project will be funded by the developer for the project.

11. The construction of a mixed-use development at 500 South Street inclusive of wood over podium construction, multi-level parking, and 76 apartments with 7,900 square

feet of ground floor commercial/retail space. The total cost of this project is estimated at $10,500,000; provided that cost of this project to be funded from the Commission is estimated at $1,289,000 inclusive of financing costs. The developer for the project, Star Crossing LLC, will fund the remaining costs of this project.

12. The construction of a mixed-use development consisting of approximately seventy-six (76) apartments, six thousand (6,000) square feet of retail/office space and structured parking, together with any necessary appurtenances, related improvements equipment, to be located at 200 South Fourth Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at $16,800,000; provided that cost of this project be funded from the Commission is estimated at $1,900,000, inclusive of financing costs. The developer for the project, Nova Lafayette, LLC, will fund the remaining costs of this project.

13. The construction of a mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements equipment, to be located at approximately 450 - 499 South Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at $17,700,000; provided that cost of this project be funded from the Commission is estimated at $4,500,000, inclusive of financing costs. The developer for the project, Rebar Companies, LLC d/b/a Rebar Development, will fund the remaining costs of this project.

<u>List of Redevelopment/Economic Development Area Projects</u>

1. Major reconstruction of North 9th Street Road and Duncan Road. North 9th Street Road will be a 4-laned, divided road between Canal Road and Duncan Road. Duncan Road connects North 9th Street Road with U.S. 52.

2. Duncan Road will be extended north of U.S. 52 to provide access to the new Siemens plant. The alignment of the current intersection will be altered and there will be changes in the signalization.

3. A water line serving the Siemens plant will be installed westward from North 9th Street north of U.S. 52 to provide service prior to the extension of a water main under U.S. 52 as part of the Duncan Road/North 9th Street project.

4. Sewer facilities will be provided by extension of the current facilities.

5. Programs in job training, job enrichment, and basic skill development that are designed to benefit residents and employers in that portion of the Area that is located in the enterprise zone.

6. Extension of Duncan Road past the Siemens entrance to rejoin North 9th Street, thereby providing better access to North 9th Street from U.S. 52 and a direct route to

the new Prophetstown State Park.

7. Installation and alteration of traffic signals, traffic barriers, signs, striping and other transportation construction necessary within the Area.

8. Purchase any equipment, goods or materials to be located in the Columbia Building to provide access to the Columbia Block Parking Facility through the Columbia Building.

9. The acquisition of real property by donation or other means for redevelopment or economic development purposes and the sale or transfer of land.

11. Capital improvements or equipment purchases for a downtown visitor's center.

12. Traffic improvements to Erie and Ferry Streets.

13. Riverfront Development

14. Streetscape and trail improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
    a. Phase II along 3rd Street between Columbia and Main Street and along Main Street between 3rd and 4th Streets
    b. Other streetscape improvements and maintenance downtown

15. Landscaping improvements and lawn and landscape maintenance
    a. Depot and Riehle Plaza
    b. City Hall
    c. Columbia Block Parking Garage
    d. East City Parking Lot
    e. Erie Street between 18th and Underwood Streets
    f. Old Rail Corridor
    g. Farmer's Market area on 5th Street between Columbia and Main Streets
    h. Downtown Planters
    i. City Fuel Station
    j. Main and 11th Street Plaza
    k. North 9th Street Medians

16. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
    a. Columbia Block Parking Garage
    b. Long Center for the Performing Arts
    c. Depot and Riehle Plaza

17. Acquire and redevelop property located at 506 Brown Street (Midwest Rental Properties)

18. Acquire and redevelop property located at Southeast corner of Alabama and 4th Street (Queen Anne Courts properties)

19. Acquire and redevelop property located at 623 Oregon Street

20. Acquire and redevelop other property as necessary in the Consolidated Central Creasy TIF District.

21. Public Improvements
    a. Street Improvements: McCarty Lane, Creasy Lane and others.
    b. Expansion, extension of public improvements, including sanitary and storm sewers, storm drainage, and water supply.
    c. Improvements to public recreation and park facilities.

22. Construction of an extension of Creasy Lane from State Highway 38 to Brady Lane and appurtenances thereto, including appropriate improvements to the intersections created with State Highway 38 and U.S. Highway 52, a bridge across the Elliot Ditch, and improvements to and relocation of the Branch 13 Regional Drainage Channel.

23. Closure of the existing ingress and egress to Tippecanoe Mall Regional Shopping Center; construction of a new ingress and egress to Tippecanoe Mall Regional Shopping Center.

24. Construction of Maple Point Drive and appurtenances thereto between State Highway 38 and U.S. Highway 52, including appropriate improvements to the intersections created with State Highway 38 and U.S. 52, and construction of necessary utilities with the right- of-way of Maple Point Drive.

25. Closure of the existing intersection of Ross Road and State Highway 38, and construction of an outlet for Ross Road and appurtenances thereto to Maple Point Drive.

26. Relocation of approximately 2,000 linear feet of existing sanitary sewer interceptor line between State Highway 38 and U.S. Highway 52.

27. Relocation of the Wilson Branch Regional Drainage Channel between Ross Road and U.S. Highway 52, including construction of regional storm water detention pond facility.

28. General median maintenance including, but not limited to, mowing and landscaping.

29. The signalization of the intersection of McCarty Lane and 500 E.

30. The construction of an extension of Maple Point Drive and appurtenances thereto between U.S. Highway 52 and Concord Road, including appropriate improvements to the intersections created with U.S. Highway 52 and Concord Road, and construction of necessary utilities with the right-of-way of Maple Point Drive.

31. The reconstruction and widening of CR 350 S from 9th Street to Concord Road.

32. The reimbursement of public and private entities for expenses incurred in training employees of industrial facilities that are located in the allocation area and on a parcel of real property that has been classified as industrial property under the rules of the Department of Local Government Finance.

33. Equipment, facilities, relocation and other expenses to support job creation, economic and business development.

34. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.

35. Support of and improvements to public transportation.

36. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.

37. Acquisition of real property, if necessary.

38. Infrastructure improvements for redevelopment or economic development purposes, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure.

39. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.

40. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.

41. Façade and Interior Building Improvements Program

42. Design, manufacture and installation of wayfinding and other signage.

43. Establish and implement site guidelines for new development.

44. Develop and implement architectural and sign review ordinance.

45. Security for the Area and events.

46. Snow removal.

47. Brownfield assessment and remediation.

48. Projects relating to Ivy Tech Community College and its expansion for Intersection Connection.

49. Projects and redevelopment relating to the former Home Hospital site and

surrounding areas for commercial, housing and public facilities that will include, but not be limited to, public infrastructure improvements such as trails, greenways, sidewalks, roads and utilities.

50. Other projects and redevelopment that the Commission finds that: (i) accomplish the Consolidated Plan of the Consolidated Central Creasy Area that will (a) promote significant opportunities for the gainful employment of its citizens, (b) attract a major new business enterprise to the City, (c) and retain or expand a significant business enterprise existing in the City; (ii) accomplish the 2013 Consolidated Plan in the Consolidated Central Area that benefits the public health, safety, morals and welfare of the citizens of the City; (iii) the 2013 Consolidated Plan cannot be achieved by the regulatory processes or by the ordinary operation of private enterprise without resort to powers under the Act because no regulatory process exists to provide the improvements contemplated by the 2013 Consolidated Plan in the Consolidated Central Creasy Area and private enterprise is unable or unwilling to provide the improvements without assistance by the Commission; and (iv) accomplishment of the 2013 Consolidated Plan will be of public utility and benefit as measured by (a) the attraction or retention of permanent jobs, (b) an increase in the property tax base, and (c) improved diversity of the economic base.

51. Market Square Shopping Center area/Greenbush Avenue/surrounding commercial areas: Public infrastructure needed to facilitate private investment include: new entrance and intersection from Greenbush Avenue with turn lanes and traffic control at the Market Square Shopping Center and Payless Plaza. Also needed are road, sidewalk, bus and other vehicle and pedestrian improvements in and around the area to facilitate private investment and public safety.

52. St. Elizabeth Central Hospital campus and surrounding area: Owners, Sister of St Francis, have chosen to close the emergency room and concentrate services at their new facility outside of this area. As more services move or are transitioned from the area, public and private investment will need to occur for the area to remain viable and not become a blight and tax drain on the neighborhood and community. Private developers have expressed interest in some parcels and property if public support is available.

53. Infrastructure improvements: Road, trail and drainage improvements in and around Rohrman Acres/auto dealership. Median, road and traffic improvements on South Street from Creasy Lane to I65.

54. The construction of infrastructure and related improvements in and around the riverfront and public areas in the downtown. The total cost of this project is estimated at $900,000 inclusive of financing costs.

Except as expressly amended hereby, the Plan, as previously amended, shall remain in full force and effect.

RESOLUTION NO. LRC-2020-09

LAFAYETTE REDEVELOPMENT COMMISSION

A RESOLUTION RECOMMENDING DESIGNATION OF AN ECONOMIC REVITALIZATION AREA FOR TAX ABATEMENT AND RECOMMENDING APPROVAL OF DEDUCTION FOR TAX ABATEMENT

SUBARU OF INDIANA AUTOMOTIVE, INC. PERSONAL PROPERTY

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property and/or the installation of new tangible personal property in "Economic Revitalization Areas" (ERA); and

WHEREAS, I.C 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas (ERA); 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, Subaru of Indiana Automotive, Inc. has requested certain real estate be designated as an Economic Revitalization Area (ERA) for the purpose of achieving real and/or personal property tax savings which request will be considered by the Common Council at its meetings on July 6, 2020 and August 3, 2020; and

WHEREAS, Subaru of Indiana Automotive, Inc. filed a Statement of Benefits dated June 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 personal property, 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 new Manufacturing Equipment 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 "B"; and

WHEREAS, the applications for deduction for the purpose of tax abatement within an ERA meets the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1;

NOW THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF LAFAYETTE that the following recommendations be made to the Common Council:

1. That the request of Subaru of Indiana Automotive, Inc. for the designation of an Economic Revitalization Area (ERA) for the real estate described on Exhibit "C" be granted for a period of ten (10) years commencing January 1, 2020.

2. That the Application for deduction for the purposes of tax abatement meet the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1 and, subject to the establishment of an Economic Revitalization Area ("ERA") by the Common Council, Subaru of Indiana Automotive, Inc. be entitled the opportunity to apply for property tax deductions for the installation of new Manufacturing Equipment 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

3. That the attached Memorandum of Agreement (MOA) be approved and entered into by the Common Council.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 25 day of June, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
Jos Holman, President

_____
Jim Terry, Vice President

_____
T.J. Thieme, Secretary

_____
Don Teder

_____
Shelly Henriott

ATTEST:

_____
Dave Moulton

Exhibit A

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

EXHIBIT B

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-__ and Confirmatory Resolution No. 2020-__, 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

Exhibit C

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-(21) 162 and Warranty Deed for right-of-way acquisition as recorded in Book 107 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 0.920 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 6, 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 267.4 feet; (3) thence North 86°35'35" West 581.54 feet; (4) thence North 0°22'55" 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 899.45 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 396.80 feet; thence South 89°48'35" East 407.93 feet; thence South 84°24'12" 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-(21) 162 and Warranty Deed for right-of-way acquisition as recorded in Book 107 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°34'35" 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, 1071.7 feet to the Southwest corner of said Northwest Quarter; thence North along the West line of said Northwest Quarter, 2780.3 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 Sectior 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, Tipecanoe 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°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.

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 345.35 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 33.28 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 222.21 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 345.35 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 Southwest 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 41.36 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°28' East a distance of 174.9 feet to an iron pipe; thence South 0°57' 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 616.20 feet along said Northeastern boundary; thence South 84°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 30.29 feet along said West boundary to the Point of Beginning and containing 1.067 acres, more or less.

ALSO EXCEPT that portion of a 350 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. Widmer'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 330.00 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 99.0 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 99.0 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 Southwest Quarter of the Southwest 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 174.9 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 11°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°52'30" East, continuing along said right-of-way line, 595.84 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, 238.96 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°45'20" West, 265.98 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, 472.50 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 1,066 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 290.4 feet; thence North 150 feet; thence South 88°35' East 391.6 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.

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°39'18" 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 899.53 feet; thence South 85°24'19" East 175.73 feet; thence South 00°37'45" East 10.00 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 134.37 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 287.97 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 595.84 feet; (11) South 29°07'17" West 51.64 feet to the South line of Section 5; thence North 89°24'50" West along said South line 232.89 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 5307.03 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 1169.22 feet to a boat spike accepted as being on the West line of the East Half of the Southwest 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°48'49" 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 396.80 feet; thence North 89°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 30.90 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 33.28 feet to the beginning of a non-tangent curve concave Northerly, having a radius of 1859.86 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°38'40" East 306.53 feet; thence South 68°32'14" East 53.86 feet; thence South 89°39'40" West 578.11 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 30.90 feet; thence South 89°39'40" East 21.92 feet to the Point of Beginning of the herein-described taking; thence continuing South 89°39'40" East 160.40 feet; thence North 88°39'20" West 141.80 feet; thence North 78°58'20" West 34.50 feet; thence North 67°22'20" West 40.30 feet; thence North 55°52'20" West 616.20 feet; thence South 67°48'40" East 96.67 feet to a non-tangent curve concave Northerly, having a radius of 1859.86 feet and a central angle of 26°24'03"; thence Easterly along said curve an arc distance of 856.99 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 180428-0060B, 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 A. Fine
Registered Land Surveyor No. S0424-Indiana

EASEMENT NOTES

The following easements of record are not specific as to location:

1) Easement for electric lines to TIPMONT R.E.M.C. (Misc. Rec. 4, p. 39). (Effects Parcels I & II)

2) Easement for electric lines to TIPMONT R.E.M.C. (Misc. Rec. 5, p. 40). (Effects Parcels I & II)

3) Easement for underground telephone and telegraph lines to Indiana Bell Telephone Co. (D.R. 219, p. 60). However, a cable has been installed on lands North of this parcel pursuant to said easement. (Effects Parcel VIII)

4) Easement for electric lines to TIPMONT R.E.M.C. (D.R. 78, p. 391). (Effects Parcels IX & XI)

5) Easement for telephone and telegraph lines to Indiana Bell Telephone Company (Misc. Rec. 1, p. 152). (Effects Parcels X, XIX, XX, XXIV and XXV)

6) Easement for telephone and telegraph lines to Indiana Bell Telephone Company (D.R. 232, p. 455). (Effects Parcels X, XIX & XX)

7) Easement for electric lines to TIPMONT R.E.M.C. (D.R. 78, p. 166). (Effects Parcel XII)

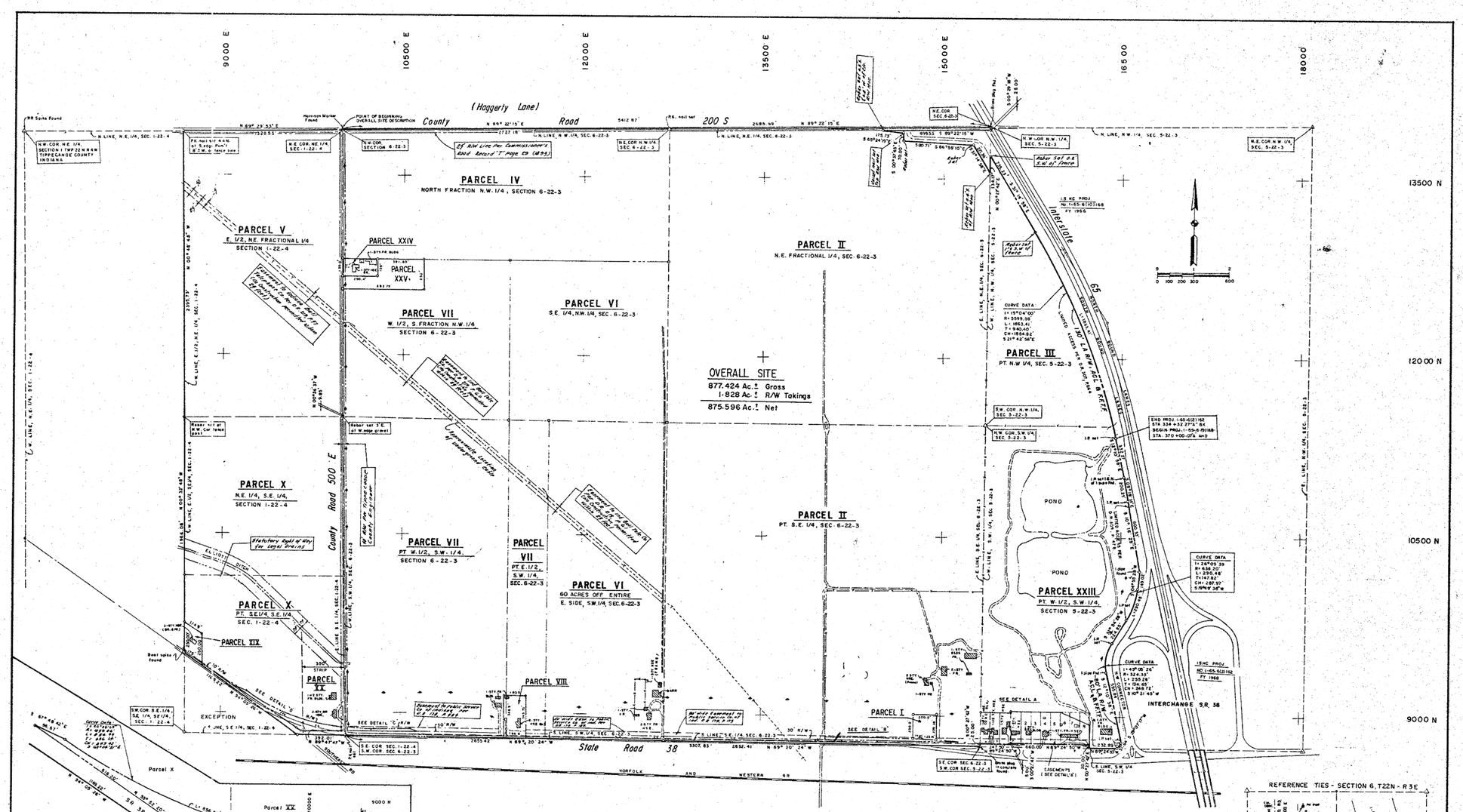
8) Easement for electric lines to TIPMONT R.E.M.C. (D.R. 78, p. 362). (Effects Parcel XIII)

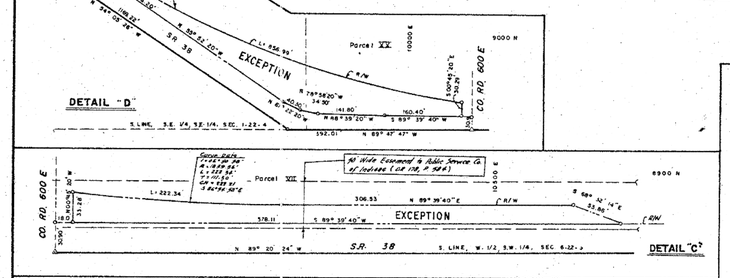
9) Easement for underground telephone and telegraph lines to Indiana Bell Telephone Co. (D.R. 219, p. 60). However, a cable has been installed on lands South and West of this parcel pursuant to said easement. (Effects Parcels XXIV & XXV)

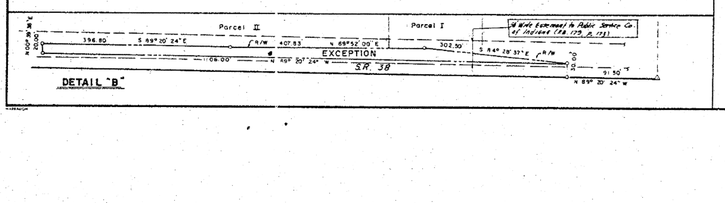
10) Easement for electric lines to TIPMONT R.E.M.C. (Misc. Rec. 4, p. 22). (Effects Parcels XXIV & XXV)

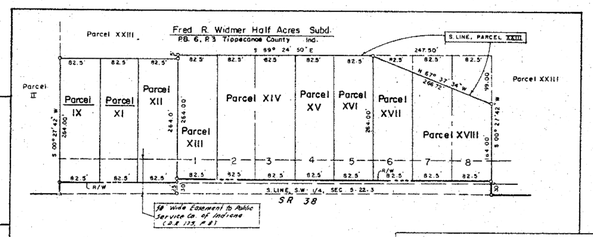
Mid States Engineering, Inc.
941 North Meridian Street
Indianapolis, IN 46204
(317) 634-6235

TITLE LAND TITLE SURVEY PT. SECTIONS 5 & 6, T.22 N., R.3 W. & SECTION 1, T.22 N., R.4 W. Tippecanoe County Indiana				REVISIONS AND DATES 2-12-87 REVISED PARCEL XIII, REMOVED NOTE 8 UNDER EASEMENT NOTES: REVISED OVERALL SITE DESCRIPTION	ROGER A. FINE REGISTERED No. S0424 STATE OF INDIANA LAND SURVEYOR	DATE 1-16-87
DESIGN BY	DRAWN BY	CHECKED	APPROVED			SCALE N.A.
						JOB NO. 386-536
						SHEET NO. 2 of 2
						TUBE NO.

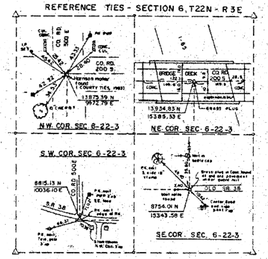








LEGEND:
- POWER POLE
- SIGN
- TELEPHONE PEDESTAL



Prepared For: Indiana Employment Development Commission

Mid States Engineering, Inc.
941 North Meridian Street
Indianapolis, IN 46204
(317) 634-6335

TITLE: LAND TITLE SURVEY
PT. SECTIONS 5 & 6 T 22 N, R3W
& SECTION 1, T 22 N, R4W
TIPPECANOE COUNTY, INDIANA

DESIGN BY	DRAWN BY	CHECKED	APPROVED

REVISIONS AND DATES
2-12-87: Revised Boundary at S.E.Cor. Site, Label R/W; Add Reference Ties.

ROGER A. TINE REGISTERED No. S0424 STATE OF INDIANA LAND SURVEYOR

DATE	1-16-87
SCALE	1" = 300'
JOB NO.	386-536
SHEET NO.	1 of 2
TUBE NO.	

NO.	DESCRIPTION	DATE
	ISSUED FOR FINAL SITE WORK AND BUILDING BELOW GROUND.	10-15-87
	RE-CONTRACT AT-RELEASE FOR CONST.	MAR. 5, 1987

NO.	DATE	DESCRIPTION

CONSULTANTS:
STRUCTURAL & ELECTRO/MECHANICAL ENGINEERS
SMITH, HINCHMAN & GRYLLS ASSOC., INC.
225 WEST FORT STREET
DETROIT, MICHIGAN 48226
CIVIL ENGINEERS
RQAW
REID, QUIRK, ALLISON, WILCOX & ASSOC., INC.
7000 ALVERNOY TRUSTEE BLDG.
FORT WAYNE, INDIANA 46804

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

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

W. TODD SPRINGER
SUPERVISING ARCHITECT

SEAL AND SIGNATURE

KEY PLAN

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

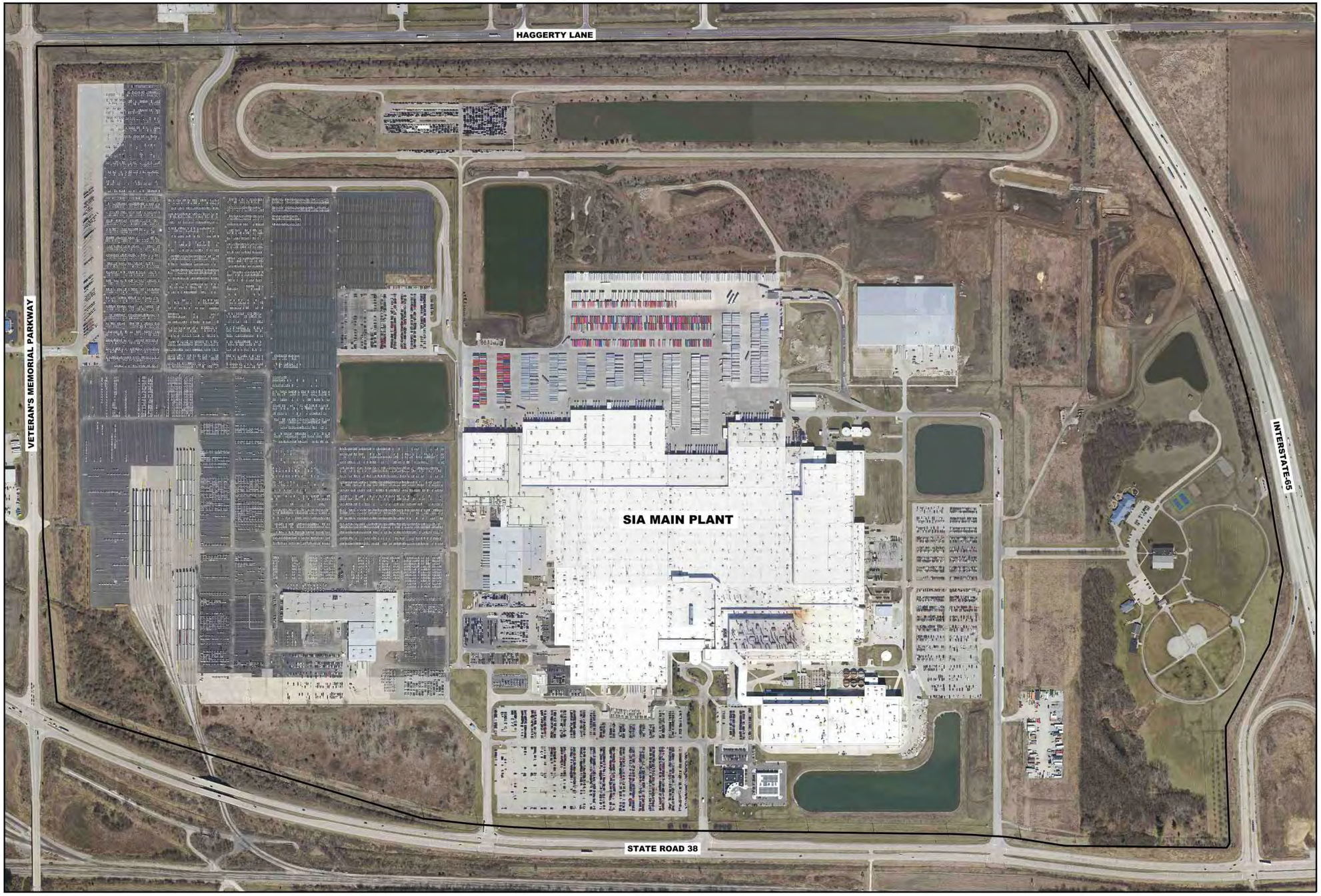
PROJECT NO.
DATE: FEB. 16, 1987
DRAWN BY: CAD
CHECKED BY: TJH
SCALE: 1" = 40'

DRAWING TITLE
BOUNDARY SURVEY

DRAWING NO.
C-64

SHEET ORDER NO.

RELEASED FOR CONSTRUCTION



N

0' 5' 10'

HORIZONTAL SCALE: 1" = 300'

SIA OVERALL SITE

TBIRD
Design Services Corporation
Engineering • Surveying
Environmental • Construction Management
105 North 10th Street • Lafayette, Indiana
phone: (765) 742-1900 • fax: (765) 742-1905
www.tbirddesign.com

FILE: P:\2020\20017 SIA Aerial Mapping 2020\DRAWINGS\LAYOUTS & EXHIBITS\20017-SIA OVERALL SITE.dwg USER: CLEM HUNS DATE: Wednesday, April 29, 2020 10:48:27 AM

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?

RESOLUTION NO. LRC-2020-10

LAFAYETTE REDEVELOPMENT COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A DEDUCTION FOR THE PURPOSE OF TAX ABATEMENT IN AN ECONOMIC REVITALIZATION AREA FOR 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 redevelopment/rehabilitation of real property and/or installation of new tangible personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Lafayette, Indiana, has requested that the Lafayette Redevelopment Commission receive all applications for designation of real estate as an Economic Revitalization Area (ERA), for purposes of tax abatement under IC 6-1.1-12.1 and recommend the approval of deductions for the purposes of tax abatement in an Economic Revitalization Area; and

WHEREAS, the Common Council has also requested that the Lafayette Redevelopment Commission investigate such applications to determine the best interest of the City and make recommendations concerning whether the findings required by IC 6-1.1-12.1 can be made in the affirmative; and

WHEREAS, Subaru of Indiana Automotive, Inc. has requested certain real estate be designated as an Economic Revitalization Area (ERA) for the purpose of achieving real and/or personal property tax savings which request will be considered by the Common Council at its meetings on July 6, 2020 and August 3, 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 has considered the Statement of Benefits and Supplement to Statement of Benefits filed by Subaru of Indiana Automotive, Inc.;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF LAFAYETTE that the following recommendation be made to the Common Council:

1. That the Application for deduction for the purposes of tax abatement meet the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1 and as such that Subaru of Indiana Automotive, Inc. be entitled the opportunity to apply for property tax deductions for a period of ten (10) years for the redevelopment/rehabilitation of real estate 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

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 25 day of June, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
Jos Holman, President

_____
Jim Terry, Vice President

_____
T.J. Thieme, Secretary

_____
Don Teder

_____
Shelly Henriott

ATTEST:

_____
Dave Moulton

_____
Randy Bond

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.

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?

CITY OF LAFAYETTE

Economic Development Department
Marketing & Communications Department

515 Columbia Street • Lafayette, Indiana 47901-1412
Phone 765-807-1090 • http://www.lafayette.in.gov

To: **Members of the Lafayette Redevelopment Commission**

CC: **Tony Roswarski, Jacque Chosnek, Tim Balensiefer, Jeromy Grenard,**

From: **Dennis H. Carson, Director**
Economic Development Department

RE: **Amendment to Keystone Architecture, Inc. – Lafayette Theater Building Assessment Agreement**

Date: **June 18, 2020**

Please place the following request for approval on the June 25, 2020 Redevelopment Commission meeting agenda.

Amendment to Keystone Architecture, Inc. – Lafayette Theater Building Assessment Agreement - Requesting the following amendment to the agreement:

> Study the existing structure to ensure stability to support hanging lighting and speaker trusses ($2,500.00). Design modifications to structure, if necessary (not to exceed $3,000.00). **Total not to exceed amount associated with Amendment is $5,500.00**

Previous Agreement:	$17,200.00
Not To Exceed Increase (Amendment):	$ 5,500.00
Revised Agreement Amount:	$22,700.00

KEYSTONE ARCHITECTURE
CORDOGAN CLARK GROUP

June 18, 2020

Dennis Carson
Director of Economic Development
Office of Economic Development for the City of Lafayette
515 Columbia Street
Lafayette, IN 47901

RE: Lafayette Theater Building Assessment - Amendment

Mr. Carson,

This letter is to serve as an amendment to the proposal dated January 17, 2020, for the Lafayette Theater Building Assessment. The purpose of this amendment is to include design work associated with installation of ceiling-hung theater equipment including speakers and lighting trusses. During our investigation earlier this year, it was observed that this equipment was hung from the building components without any apparently structural reinforcing. This design work will verify the existing structure's capacity to support the equipment using the weights and locations provided by Mr. John Hughey. If it is confirmed that structural reinforcing needs to be installed in order to support this equipment, the design for this will be provided as well. This work will be performed by Arsee Engineers.

The cost to evaluate the existing structure will be $2,500. If the results of the evaluation indicate reinforcing is required, it will be $3,000 to design the reinforcing, for a total additional cost of $5,500. The original contract amount for the building assessment is $17,200. The new contract amount including this amendment will be $22,700.

This proposal does include any time for bidding, permitting, or construction administration. It also does not include the design of any architectural work that may be incidentally required in order to install the reinforcing, such as removal and reinstallation of ceilings or other nonstructural elements. We have not included any time for mechanical or electrical work that may be required to reconnect or relocate the theater equipment, or that may be incidentally required to install the reinforcing. The cost for these additional services can be included upon request.

Should you have any further questions, please do not hesitate to ask. We thank you for the opportunity to continue work on this project.

Sincerely,

Justin Sorber
Architectural Vice President
Keystone Architecture

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 25 day of June, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
Jos Holman, President

_____
Jim Terry, Vice President

_____
T.J. Thieme, Secretary

_____
Don Teder

_____
Shelly Henriott

ATTEST:

_____
Dave Moulton

_____
Randy Bond

June 12, 2020

Mr. Dennis Carson
Redevelopment Director
City of Lafayette
20 North 6th Street,
Lafayette, IN. 47901

Re: **Supplemental Agreement No. 2 – Streetscape 2019 Phase VI - Construction Materials Testing and Inspection**

Mr. Carson,

This Supplemental Agreement, made and entered into this June 25th day of 2020, by and between the **LAFAYETTE REDEVELOPMENT COMMISSION, CITY OF LAFAYETTE, INDIANA**, hereinafter refereed to as "**OWNER**" and **TBIRD DESIGN SERVICES, CORP**., hereinafter refered to as **"ENGINEER".**

WHEREAS, on January 24, 2019 the **OWNER** entered into an agreement with the **ENGINEER** to provide Civil Engineering and Project Management services required for the construction of the **STREETSCAPE VI PROJECT**, hereinafter refered to as the "Original Agreement."

WHEREAS it has been determined by the OWNER and ENGINEER that the following amendments and additions to services in the Original Agreement are required in order to complete the project.

This supplement addresses the addition of special inspections and material testing by Patriot Engineering. TBIRD will perform the following work items related to said testing and inspections.

Testing & Inspection Scope

1. TBIRD will manage and coordinate the required testing procedures of Patriot Engineering
2. Patriot Engineering's Scope of Services is attached and made a part of this supplement.

Schedule:

This Supplement Number 2 will not affect the overall project schedule identified in the Original Agreement and Supplement Number 1.

Compensation:

The ENGINEER shall receive as payment for the work performed under this Supplement, a total Time and Material not to exceed fee of $25,000.00 unless a modification of the AGREEMENT is approved in writing by the OWNER.

NOW, THEREFORE the parties agree that the Original Agreement be further modified by this Supplemental Agreement No. 2; therefore, the compensation for these services shall increase the total not to exceed compensation by $25,000.00 from $257,500.00 to an amount not to exceed $282,500.00

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

OWNER:	ENGINEER: TBIRD Design Services Corporation
By:	By:
Title Jos Holman, President	Title Timothy R. Balensiefer, President
By:	
Title Jim Terry, Vice President	
Bu:	
Title T.J. Thieme, Secretary	
By:	
Title Shelly Henriott	
By:	
Title Don Teder	
Date Signed:	Date Signed June 12, 2020
Address for giving notices: Dennis Carson, Economic Development Director	Address for giving notices: TBIRD Design Services Corp
515 Columbia St	Timothy R. Balensiefer
Lafayette, IN 47901	105 N. 10th St
765-807-1090	Lafayette, IN 47901

Scope of Services

Our scope of services for this project will include soils and concrete testing and inspection. All testing and inspection will be performed in accordance with applicable ASTM and ACI requirements.

All foundation inspections and plastic concrete testing can be performed by one of our senior engineering technicians.

All field services can be covered with a senior technician if given **24-hour** notice. In the event less than 24-hour notice is given, Patriot will make every attempt to cover the project with a senior technician but may only have a project manager or senior project engineer available.

Cost of Services

Patriot proposes to provide all technician and laboratory testing on a unit price basis in accordance with the attached fee schedule and terms and conditions. Based on the scope of services shown above, the project drawings and specifications, and the size of the structure to be constructed, we estimate the following:

Soils:

- Grade Raise Fill Density Testing (by means of Nuclear Methods):
  - Six (6) half days
- Proof Rolling Inspection:
  - Two (2) full days

Concrete:

- Concrete Testing:
  - Twenty (20) half days
- Concrete Pickups
  - Twenty (20) trips

Based on these quantities we estimate the total cost of our service to be approximately **$18,000.00** which includes up to twenty-eight (28) trips of testing and inspection and twenty (20) trips of concrete sample pickup. It is essential that your site superintendent track the number of requests for technician days on site in order for us to stay within this estimated budget.

Task Order No. 1

June 19, 2020

Mr. Dennis Carson
Director of Economic Development
City of Lafayette
20 North 6th Street,
Lafayette, IN. 47901

Re: Expanded Topographic Survey for City of Lafayette Municipal Building

Mr. Carson

TBIRD Design Services Corp. thanks you for giving us the opportunity to offer our land surveying services. This proposal is based on your consultants' email and exhibit received on June 10, 2020. The project involves expanding the topographic survey area previously completed by TBIRD Design Services Corp., Project No. 17074. Attached, please find the above referenced exhibit, which has been modified to reflect a schematic of the geometric limits of the expanded topographic survey. Following is a summary of the proposed scope of services:

All work shall be performed in accordance with the General On-Call Services Agreement between the City of Lafayette Redevelopment Commission, and TBIRD Design Services Corp executed on January 30th, 2020.

1. **Coordination Services:**
    a. Indiana Underground will be contacted, and the dig tickets will be supplied as part of the final deliverable.

2. **Topographic Survey Services**
    a. Within those limits characterized as "Full Topo", detailed terrestrial topographic survey data will be collected to identify the following information:
        i. Sufficient ground topography to generate a one-foot contour interval map;
        ii. Above ground visible features;
        iii. Identify and locate utilities that are marked within the survey limits. This will include invert details on structures for depth, size and material of pipe.
    b. Within those limits characterized as "Utility Topo", detailed terrestrial topographic survey data will be collected to identify the following information:
        i. Identify and locate utilities that are marked within the survey limits. This will include invert details on structures for depth, size and material of pipe.

3. **Survey Control Information**
    a. The horizontal datum will be the North American Datum of 1983 (NAD 83 (2011) Epoch 2010.0), with further reference made to the Indiana State Plane Coordinate System, East Zone. Ground coordinates will be calculated utilizing a local scale point.
    b. The vertical datum will be the North American Vertical Datum 1988 (NAVD 88).

4. **Project Deliverable:**
    a. Provide the base map file of the requested data in a drawing format compatible with AutoCAD as specified.
    b. DTM surface file of the project area in XML format.
    c. Pipe network of existing sanitary and storm in XML format

Project Schedule:
TBIRD proposes to complete the above described scope within four (4) weeks of receipt of authorization to proceed. Due to overall project scheduling constraints, TBIRD will provide prioritized, partial deliverables upon request.

Project Fees

Lump Sum Fee Items 1 through 4 (Base Proposal):	$8,240.00
Lump Sum Fee Add Items 1 through 4 (Add Proposal):	$4,720.00
Total Lump Sum Fee:	$12,960 plus reimbursables

Summary
TBIRD Design Services is committed to completing the required work within the constraints of the project schedule and believes that open communication with the client is the key to a successful project. Please do not hesitate to contact me to discuss this matter in more detail or address any questions or concerns that you may have.

ACCEPTED BY:

OWNER: CITY OF LAFAYETTE, IN.	ENGINEER: TBIRD Design Services Corporation
By: _____	By: John C. Nagy
Title Dennis Carson, Dir. of Economic Develop.	Title John C. Nagy, PLS – Vice President
By: _____	_____
Title _____	_____
Date Signed: _____	Date Signed: June 19, 2020

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 25 day of June, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
Jos Holman, President

_____
Jim Terry, Vice President

_____
T.J. Thieme, Secretary

_____
Don Teder

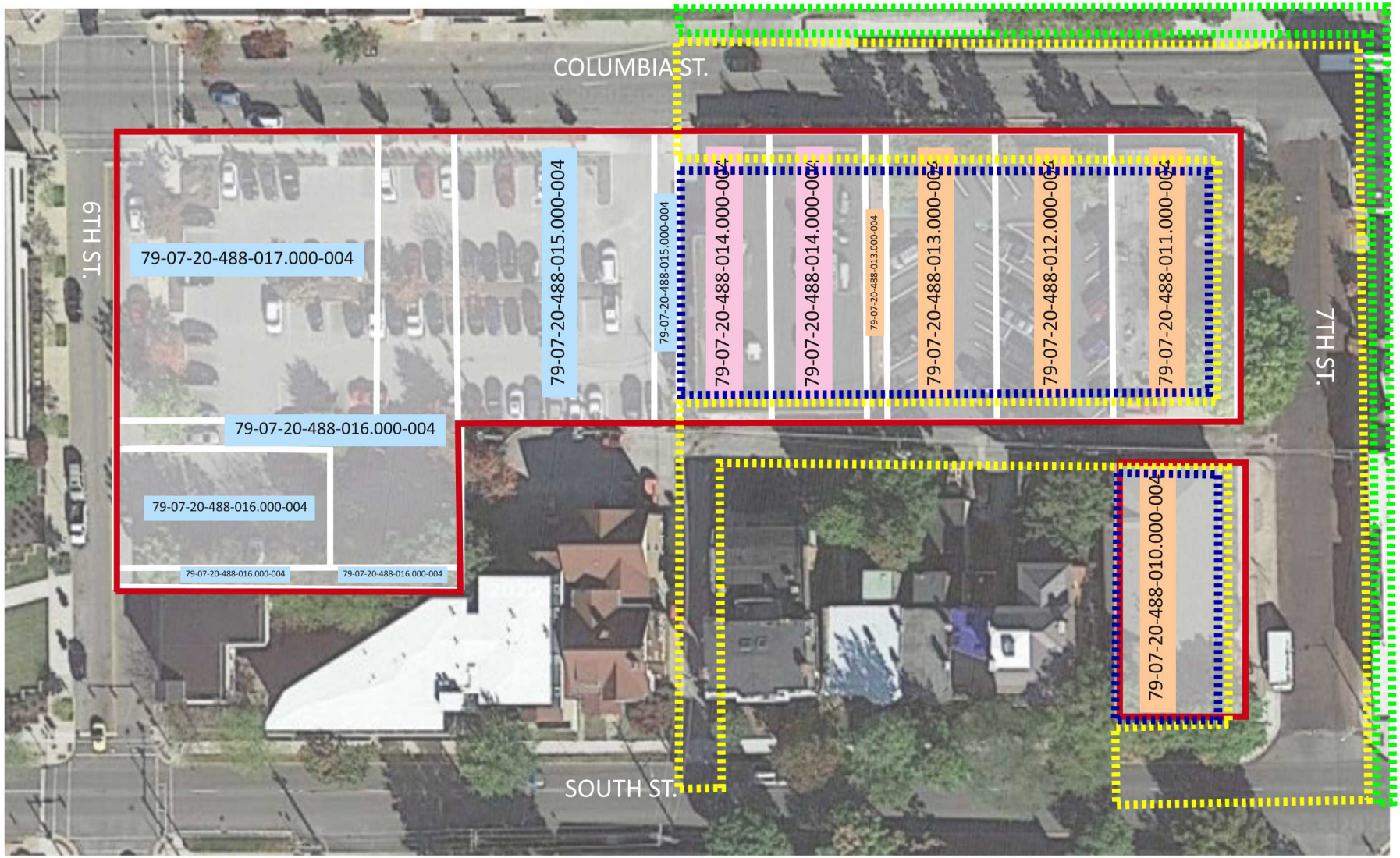
_____
Shelly Henriott

ATTEST:

_____
Dave Moulton

_____
Randy Bond

Future Lafayette Municipal Building Site



= LIMITS OF FULL TOPO (BASE PROPOSAL)

= LIMITS OF UTILITY TOPO (BASE PROPOSAL)

= LIMITS OF FULL TOPO (ADD PROPOSAL)

Lafayette, IN

Lafayette Redevelopment Authority

625 Midtown LLC

Scheumann Properties LLC

Board Copy

ALLOWANCE OF VOUCHERS

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND THE INVOICES, OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

_____, 20 _____. _____

Fiscal Officer

WE HAVE EXAMINED THE VOUCHERS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 3 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE HEREBY ALLOWED IN THE TOTAL AMOUNT OF $535,373.78 DATED THIS DAY OF JUNE 25, 2020. APPROVED BY STATE BOARD OF ACCOUNTS IN 2000 FOR THE CITY OF LAFAYETTE.

_____ _____

_____ _____

_____ _____

_____ _____

Invoices to be Approved 6/25/2020

Invoices			
Chase Bank	$ 535,373.78		
Total Invoices		$ 535,373.78	
Grand Total			$ 535,373.78

Board List by Voucher

Board: RD062520 6/25/2020

Cash Account / Bank: 101001 - Cash - Chase Operating 1201

Vendor	Vendor Name	Invoice	Type	Due Date	Amount	Comment
15145	GREGORY S NAPIER	1115	INV	6/25/2020	1,700.00	LOEB STADIUM-UTILITY COORDINATION
15145	GREGORY S NAPIER	1114	INV	6/25/2020	5,440.00	PROF SERV MCCARTY LANE PRJ
7475	T BIRD DESIGN SERVICES CORPORATION	8692	INV	6/25/2020	4,968.75	ENGINEERING-MCCARTY LANE CENTRAL MAINTENANCE SITE
6837	AMERICAN STRUCTUREPOINT INC	127918	INV	6/25/2020	6,371.19	LOEB STADIUM ENGINEERING
8461	CONTEXT LLC	2017-1073-5	INV	6/25/2020	3,915.00	MEMORIAL ISLAND PHASE 2
95	ALT & WITZIG ENGINEERING INC	TL19094-0220	INV	6/25/2020	3,880.68	LOEB STADIUM-SUBSURFACE & FOUNDATION INSPECTION
95	ALT & WITZIG ENGINEERING INC	TL19094-0320	INV	6/25/2020	3,865.68	LOEB STADIUM-SUBSURFACE & FOUNDATION INSPECTION
6957	CHRISTOPHER B BURKE ENGINEERING LLC	19015	INV	6/25/2020	2,677.80	A.ROSS STORMWATER CONVEYANCE PROJECT
6957	CHRISTOPHER B BURKE ENGINEERING LLC	19032	INV	6/25/2020	6,781.50	COUNTY-UTILITY SERVICE AREA 7 & UPPER ELLIOT DRAIN
7704	CHOSNEK LAW, P.C.	15618A	INV	6/25/2020	2,729.50	LEGAL SERVICES TIF-MAY 2020
6837	AMERICAN STRUCTUREPOINT INC	128199	INV	6/25/2020	16,347.00	3RD & 4TH ST FEASIBILITY STUDY
8038	HANNUM, WAGLE & CLINE ENGINEERING	2017-258-S-0000016	INV	6/25/2020	17,258.70	MAIN ST STREETSCAPE PHASE 3&4
14549	CORE PLANNING STRATEGIES LLC	2019-023-06	INV	6/25/2020	9,175.00	POLICE STATION RFP
8874	LAFAYETTE-WEST LAFAYETTE DEVELOPMENT CORPORATION	53201	INV	6/25/2020	3,810.00	DEPOT SECURITY-APR 2020
8874	LAFAYETTE-WEST LAFAYETTE DEVELOPMENT CORPORATION	53202	INV	6/25/2020	3,210.00	DEPOT SECURITY-MAY 2020
16634	HUGHES ENVIRONMENTAL INC	12172	INV	6/25/2020	5,588.00	LAFAYETTE THEATER HVAC CLEANING JUNE INSTALLMENT
12861	INDIANA DESIGN CONSORTIUM INC	7136	INV	6/25/2020	900.00	MANAGEMENT MAY 2020-MAIN ST STREETSCAPE PH 3

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CITY OF LAFAYETTE

Board List by Voucher

Board: RD062520 6/25/2020

Cash Account / Bank: 101001 - Cash - Chase Operating 1201

7475	T BIRD DESIGN SERVICES CORPORATION	8691	INV	6/25/2020	4,195.00	SIGNALS 5TH AND 6TH AT SOUTH ST REDEVELOPMENT
7475	T BIRD DESIGN SERVICES CORPORATION	8689	INV	6/25/2020	3,321.25	STREETSCAPE 2019
1530	JOURNAL & COURIER	0003355918-4160769	INV	6/25/2020	205.44	NOTICE TO OFFER-S 8TH STREET
1530	JOURNAL & COURIER	0003355918-4173815	INV	6/25/2020	87.05	PUBLIC NOTICE-EDC ELLSWORTH BOND
9682	LANDSCAPE FORMS INC	0000123722	INV	6/25/2020	12,449.17	POE LITTER-34 GAL CAPACITY
8522	PROAXIS INC	34703	INV	6/25/2020	8,982.00	BIKE RACKS 4" DEEP MOUNT-MAIN ST PH 3
12479	KEYSTONE ARCHITECTURE INC	23229	INV	6/25/2020	17,200.00	LAFAYETTE THEATER RENOVATION ASSESSMENT
16540	BEAM, LONGEST AND NEFF LLC	63819	INV	6/25/2020	40,964.00	CONCORD ROAD IMPROVEMENT STUDY-COUNTY
16695	C-TECH CORPORATION INC	2385	INV	6/25/2020	8,000.00	GUARDRAIL WORK-9TH AND SAGAMORE
9160	BUTLER, FAIRMAN & SEUFERT INC	88958	INV	6/25/2020	25,204.68	TWYCK BLVD BETWEEN POLAND HILL & S 9TH-CONS MGMT
1387	HUSTON ELECTRIC INC	W37643	INV	6/25/2020	772.02	INSTALL TIMER FOR LAFAYETTE THEATER MARQUEE LIGHTS
9160	BUTLER, FAIRMAN & SEUFERT INC	89268	INV	6/25/2020	34,426.96	TWYCK BLVD BETWEEN POLAND HILL & S 9TH-CONS MGMT
6837	AMERICAN STRUCTUREPOINT INC	128316	INV	6/25/2020	13,867.60	PARK EAST BLVD DESIGN
1582	RIETH-RILEY CONSTRUCTION CO INC	3401032-01	INV	6/25/2020	267,079.81	MAIN STREET STREETSCAPE-PHASE III-CONSTRUCTION
			Board Total		**535,373.78**	

BOARD: RD062520 06/25/2020

FUND	ACCOUNT		AMOUNT	AVLB BUDGET
4710	4710-00-000-0000-00000-000000-126100-	Intergovernmental Rec - IND	11,094.08	
4710	4710-00-000-0000-00000-000000-202003-	Accounts Pay - TippCo Mc TI	39,772.66	
4710	4710-00-000-0000-00000-000000-270000-	Suspense Account	2,773.52	
4710	4710-06-000-0000-00000-000000-431010-	Prof. Services - Legal	97.17	-777.35
4710	4710-06-000-0000-00000-000000-431080-	Prof. Services - Contract S	10,650.64	-11,331.65
4710	4710-06-000-0000-00000-000000-444160-	Capital Asset Purchase	4,968.75	-235,497.26
		FUND TOTAL	69,356.82	
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-	BALANCE 7,960,100.97			
4720	4720-06-000-0000-00000-000000-431010-	Prof. Services - Legal	2,535.16	-11,297.83
4720	4720-06-000-0000-00000-000000-431070-	Prof. Services - Consulting	42,722.00	-205,651.98
4720	4720-06-000-0000-00000-000000-431080-	Prof. Services - Contract S	8,000.00	-23,713.24
4720	4720-06-000-0000-00000-000000-439180-	Administration	292.49	-9,641.28
4720	4720-06-000-0000-00000-000000-439420-	Economic Development	327,565.95	-912,326.15
4720	4720-06-000-0000-00000-000000-444160-	Capital Asset Purchase	25,172.55	-301,319.78
		FUND TOTAL	406,288.15	
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-	BALANCE 7,960,100.97			
4730	4730-00-000-0000-00000-000000-126100-	Intergovernmental Rec - IND	47,705.31	
4730	4730-06-000-0000-00000-000000-431010-	Prof. Services - Legal	97.17	-777.32
4730	4730-06-000-0000-00000-000000-444160-	Capital Asset Purchase	11,926.33	-369,652.87
		FUND TOTAL	59,728.81	
CASH ACCOUNT TREC-00-000-0000-00000-000000-101001-	BALANCE 7,960,100.97			
		BOARD SUMMARY TOTAL	535,373.78	
		GRAND TOTAL	535,373.78	

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