

**RESOLUTION NO. 2019-04**

**LAFAYETTE COMMON COUNCIL**

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

**H38 EAST APARTMENTS, L.P.  
REAL ESTATE**

**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 personal property in an Economic Revitalization Area (ERA); and

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

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

**WHEREAS**, H38 East Apartments, L.P. has requested the real estate named in Exhibit "A" be designated an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings, which request has been accompanied by an Application, Statement of Benefits dated February 19, 2019, and a Supplement to Statement of Benefits and other information set forth in said attachments included in Exhibit "B"; and

**WHEREAS**, H38 East Apartments, L.P. has requested a deduction from the assessed value for the redevelopment of 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

**WHEREAS**, as required by IC 6-1.1-12.1-3(e)(11) the real estate shall be developed into a multifamily facility that contains at least twenty percent (20%) of the units available for use by low and moderate income individuals; and

**WHEREAS**, on February 28, 2019, the Lafayette Redevelopment Commission recommended approval of the designation of the real estate described in Exhibit "A" as an Economic Revitalization Area and the Statement of Benefits and Supplement to Statement of Benefits, included in Exhibit "B", through passage of Resolution No. LRC-2019-03;

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

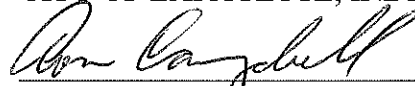
1. The Common Council finds that
  - A. The subject real estate complies with the statutory criteria for an Economic Revitalization Area; and
  - B. The estimate of cost of rehabilitation/redevelopment of real estate is reasonable for projects of this nature; and
  - C. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed rehabilitation/redevelopment of real estate; and
  - D. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed rehabilitation/redevelopment of real estate; and
  - E. The tax base of the City of Lafayette and all relevant taxing districts can be reasonably expected to increase from the proposed rehabilitation/redevelopment of real estate; and
  - F. The total benefits are sufficient to justify the deduction.
2. The Common Council designates, finds, and establishes the subject real estate as an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings as permitted under IC 6-1.1-12-1, subject to final confirmation after public hearing.
3. The Economic Revitalization Area designation terminates ten (10) years after January 1, 2019.
4. Subject to final confirmation after public hearing, the Statement of Benefits filed February 19, 2019, and Supplement to Statement of Benefits are hereby approved.
5. Subject to final confirmation after public hearing, H38 East Apartments, L.P. is entitled to the opportunity to apply for a property tax deduction for an increase in assessed value resulting from redevelopment/rehabilitation of real

estate for a period of ten (10) years in accordance with the following schedule percentages:

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

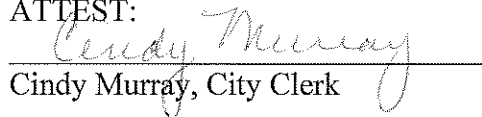
**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, on the 4<sup>th</sup> day of March, 2019.**

COMMON COUNCIL OF THE  
CITY OF LAFAYETTE, INDIANA

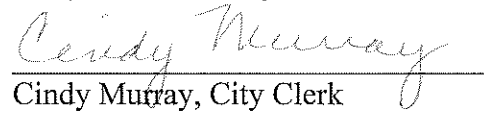


\_\_\_\_\_  
Ron Campbell, President

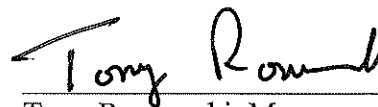
ATTEST:

  
\_\_\_\_\_  
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette this 4<sup>th</sup> day of March, 2019.

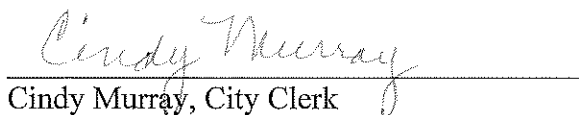
  
\_\_\_\_\_  
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, this 4<sup>th</sup> day of March, 2019



\_\_\_\_\_  
Tony Roswarski, Mayor

ATTEST:

  
\_\_\_\_\_  
Cindy Murray, City Clerk

Sponsored by Tony Roswarski, Mayor

# EXHIBIT "A"

Legal Description /Map

### **H38 East Apartments Legal Description**

Part of the Southeast Quarter of Section 35, Township 23 North, Range 4 West of the Second Principal Meridian, Fairfield Township in Tippecanoe County, Indiana, more particularly described as follows:

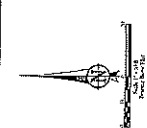
Commencing a Harrison Marker marking the Southeast corner of said Southeast Quarter; thence South 89 degrees 24 minutes 00 seconds West (deed bearing and basis of bearings to follow), a distance of 1063.09 feet along the South line of said Southeast Quarter to the Southerly extension of the East line of Raintree Apartments Subdivision Phase One; thence North 01 degrees 05 minutes 52 seconds West, a distance of 25.00 feet along said extension to the Southeast corner of said Raintree Apartments Subdivision Phase One, said point being the POINT OF BEGINNING of the herein described tract; thence continuing North 01 degrees 05 minutes 52 seconds West, a distance of 513.19 feet along the East line of said Raintree Apartments Subdivision Phase One to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the South right-of-way line of Winston Drive; thence North 89 degrees 16 minutes 58 seconds East, a distance of 214.36 feet along said right-of-way line and its Easterly extension thereof to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set at the point of curvature of a tangent curve, concave to the South, having a radius of 170.00 feet; thence Southeasterly along said curve a distance of 45.23 feet, having a central angle of 15 degrees 14 minutes 36 seconds, and a chord of 45.09 feet bearing South 83 degrees 05 minutes 44 seconds East to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set at the point of tangency; thence South 75 degrees 28 minutes 26 seconds East, a distance of 132.26 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 43 minutes 04 seconds East, a distance of 463.94 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the North right-of-way line of Haggerty Lane, said point being at the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 868.51 feet; thence Southwesterly along said curve and said right-of-way a distance of 43.30 feet, having a central angle of 02 degrees 51 minutes 24 seconds, and a chord of 43.30 feet bearing South 77 degrees 02 minutes 52 seconds West to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 89 degrees 24 minutes 00 seconds West, a distance of 340.94 feet along said right-of-way line and also being 25.00 feet parallel with and distant from the South line of said Southeast Quarter to the Point of Beginning. Containing 4.463 Acres, more or less. Subject to easements of record.

The real estate described above is also known as Lots 17, 18 and 19 in the approved Preliminary Plat of Raintree Subdivision.

Miller Land Surveying, Inc.  
 2210 W. 10th Street  
 Merrill, WI 53402  
 Phone: (414) 221-1111  
 Fax: (414) 221-1112  
 www.millersurveying.com

Plat Prepared By:  
 Miller Land Surveying, Inc.  
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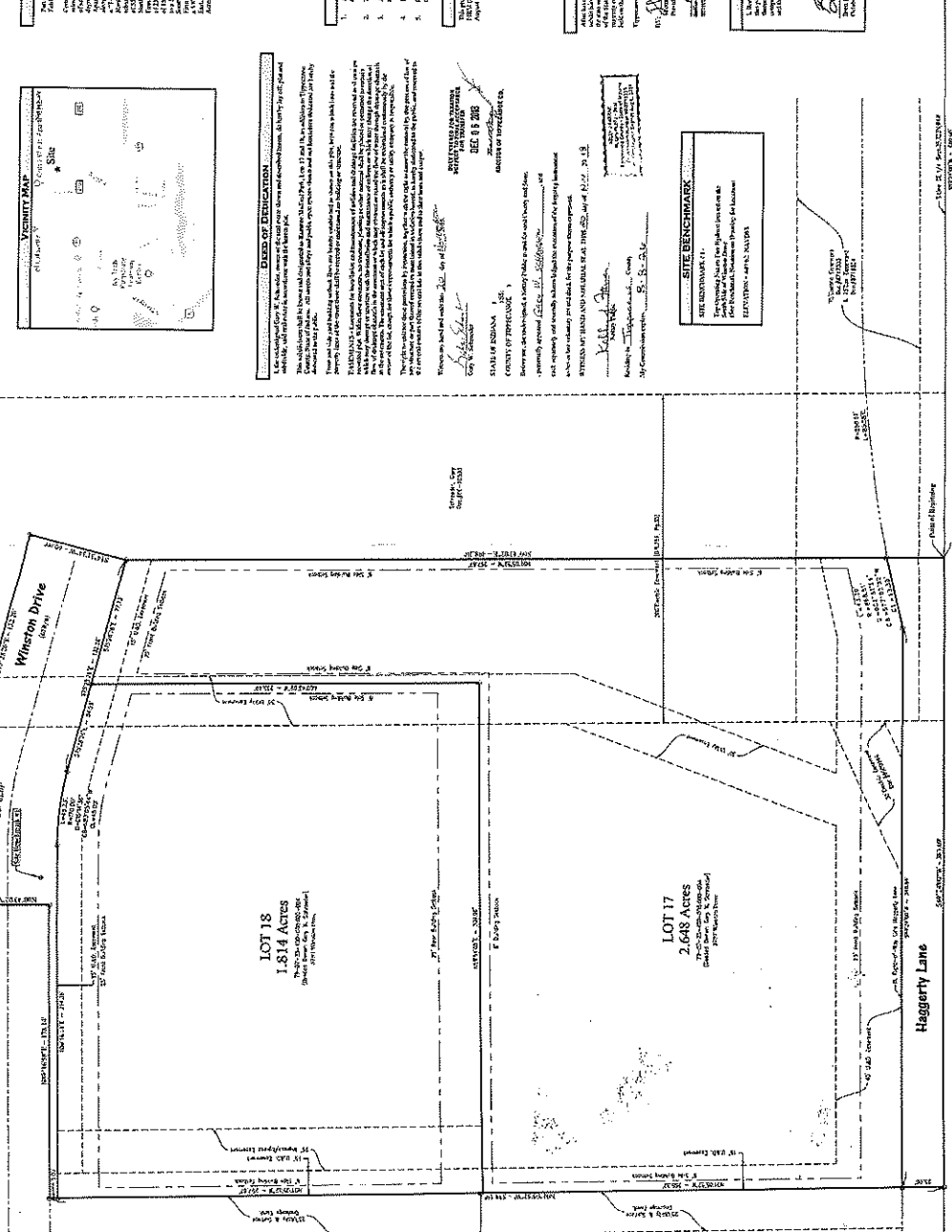
Developer:  
 Real America  
 1900 Ridge Road  
 Merrill, WI 53402  
 Phone: (414) 221-5829



# FINAL PLAT

## Raintree Medical Park, Lots 17 and 18

A SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 35, T-23-N,  
 R-4-W, FAIRFIELD TWP., TIPPECANOE CO., INDIANA.



**LEGAL DESCRIPTION**  
 The following is a legal description of the land shown on this plat:  
 A SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 35, T-23-N,  
 R-4-W, FAIRFIELD TWP., TIPPECANOE CO., INDIANA.

**NOTES**  
 1. All bearings and distances are as shown on this plat.  
 2. The survey was made by Gary W. Schroeder, a Licensed Surveyor in the State of Indiana.  
 3. All monuments are as shown on this plat.  
 4. The boundaries are shown by solid lines.  
 5. Easements are shown by dashed lines.

**FLOOD PLAIN CERTIFICATION**  
 This plat is subject to the Floodplain Management Ordinance of the State of Indiana, which requires that all new construction be sited and designed to avoid, minimize, or mitigate adverse effects of flooding. The applicant has provided the necessary information to certify that the proposed construction complies with the requirements of the ordinance.

**CERTIFICATE OF APPROVAL**  
 I, Gary W. Schroeder, a Licensed Surveyor in the State of Indiana, do hereby certify that the above-described land is correctly surveyed and that the boundaries are correctly shown on this plat. I also certify that the proposed construction complies with the requirements of the Floodplain Management Ordinance of the State of Indiana.

**CERTIFICATION**  
 I, Gary W. Schroeder, a Licensed Surveyor in the State of Indiana, do hereby certify that the above-described land is correctly surveyed and that the boundaries are correctly shown on this plat. I also certify that the proposed construction complies with the requirements of the Floodplain Management Ordinance of the State of Indiana.

**DEED OF DEDICATION**  
 I, Gary W. Schroeder, do hereby dedicate to the public the land shown on this plat for use as a public road. This dedication is made in accordance with the requirements of the Indiana Code, which requires that the land be dedicated to the public and that the dedication be recorded in the public records.

**STATE OF INDIANA**  
 COUNTY OF TIPPECANOE  
 Gary W. Schroeder  
 Licensed Surveyor  
 No. 12345

**WITNESSES**  
 I, Gary W. Schroeder, do hereby certify that the above-described land is correctly surveyed and that the boundaries are correctly shown on this plat. I also certify that the proposed construction complies with the requirements of the Floodplain Management Ordinance of the State of Indiana.

**WITNESSES**  
 I, Gary W. Schroeder, do hereby certify that the above-described land is correctly surveyed and that the boundaries are correctly shown on this plat. I also certify that the proposed construction complies with the requirements of the Floodplain Management Ordinance of the State of Indiana.

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# **EXHIBIT “B”**

**Statement of Benefits Real Estate Improvements (SB-1/Real Property)**

**and**

**Supplement to Statement of Benefits – Real Estate & Personal Property**

# SUPPLEMENT TO STATEMENT OF BENEFITS HOUSING LAFAYETTE REDEVELOPMENT COMMISSION

**INSTRUCTIONS:**

1. This completed SUPPLEMENT and the completed STATEMENT OF BENEFITS, along with all other requested materials, must be submitted to the Lafayette Redevelopment Commission prior to a hearing before the Commission.
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.

## SECTION I APPLICANT & PURPOSE

Name of Taxpayer H38 East Apartments, L.P.	
Address of Taxpayer (street and number, city, state & ZIP code) 660 North 36th Street, Lafayette, IN 47903	Telephone:765-447-7683 FAX: 765-447-6862 Website:www.areavagency.org

Name of Applicant if different from Taxpayer RealAmerica Development, LLC	
Address of Applicant if different from Taxpayer (street and number, city, state & ZIP code) 10501 Hague Road, Fishers, IN 46038	Telephone No 317-815-5929 FAX 317-815-5930 E-mail Jeff@RealAmericaLLC.com
Description of relationship of Applicant to Taxpayer Co-Developer of H38 East Apartment	

Contact for this Application Jeff Ryan	
Address of Contact if different from Taxpayer (street and number, city, state & ZIP code) 10501 Hague Road, Fishers, IN 46038	Telephone 317-815-5929 FAX 317-815-5930 E-mail Jeff@RealAmericaLLC.com

Name of Parent Company (if any)
---------------------------------

<b>Purpose of Application:</b> <b>Describe the proposed project. How will the proposed project benefit your company and the City of Lafayette?</b>
H38 East Apartments is a net zero affordable housing development that will include affordable transportation options for the residents and services to break generational poverty. With the use of solar panels and extremely efficient building systems, H38 East will generate as much energy as it uses to create apartments that do not create an additional burden on the environment. The apartments will be affordable to households at or below 60% of Area Median Income so they spend no more than 30% of their income on housing. Various transportation options will be available to keep the residents' transportation costs under control, including being located near a bus stop, car share, bike share, and other transportation options. The clubhouse will include areas for classes and seminars, one-on-one learning, and computers for on-line learning all geared toward better employment for the residents and better future opportunities for their children.
H38 East will benefit the City of Lafayette by expanding the workforce and helping to move families from lower wage jobs to jobs that will support their families and keep them off public assistance for the long run.



**SECTION II PROPERTY DESCRIPTION**

Location of Real Property (street and number, city, state & ZIP code)  
 3791 Winston Drive, Lafayette, IN 47905

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

Assessor's Parcel Key No(s): 79-07-35-400-005.000-004  
 Real Property

Does the company currently conduct business at this site? Yes  No   
 If "No," how is the site currently used?

Current Zoning Medical Related - MR  
 Will any changes be required? Yes  No   
 Will any changes, special exceptions be required? Yes  No   
 Have they been approved? Yes  No

Real Property Tax Abatement for 10 years

To be completed by RD Staff

Is this area currently designated as an Economic Revitalization Area? Yes  No   
 Has it ever been so designated in the past? Yes  No

Is this property in a Tax Increment Finance (TIF) district (requires RD Commission Approval)? Yes  No

**SECTION III NATURE OF IMPROVEMENT**

Describe any Real Property Improvements:  
 Size of facility to be constructed and /or renovated  
 H38 East Apartments will be a 32 unit apartment community with 2 residential buildings and 1 common building for a total of 43,639 square feet.

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

Demolition of architecturally significant or historic structure(s)  
 N/A

**SECTION IV EMPLOYMENT**

How many do you employ today? 0

How many will you employ after the project is complete? 3

How many jobs will be created? 0 Full-time 3 Part-time

How many jobs are retained? 0 Full-time 0 Part-time

How many jobs will be eliminated? 0 Full-time 0 Part-time

Will any of the new positions be temporary or filled by contract employees? Yes  No   
 If "Yes," describe the contract:

Approximately 100 construction jobs will be created during 2019

Will new employees be hired from the Tippecanoe region? Yes  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	Average Wage	Hourly Average
Administrative	1	16	16
Management	1	16	16
Professional/Technical	1	16	16
Other			
Total/Average Wage	3	16	16

Is the number of retained jobs the total workforce? Yes  No

If "No," explain:

How many retained employees are:

	Number	Average Wage	Hourly Average
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	3					
Salary	49,920					

If greater than five years provide detailed timetable:

yrs	yrs	yrs	yrs	yrs	yrs

Does the company provide benefits to all employees? Yes  No

If "Yes," explain and list:

Health Insurance	70	% paid
Life insurance	100	% paid
Disability	0	% paid
Childcare	0	% paid
Vacation	10	min. # of days
Retirement	4	% paid
Other	For all full time employees % paid	

To be completed by RD Staff.

Is the average wage at or above the Tippecanoe County average? Yes  No  Average Wage \$ 16.40

**SECTION V HOUSING**

This is a request for:  Rehabilitation of an existing structure  New development

List the number and % of household units by income level and bedroom number to be built and maintained in the project.

Income	Units		Units			
	#	%	1 BR / Eff	2 BRS	3 BRS	4 BRS
Low	2	6.25 %	1	1	0	0
Moderate	30	93.75 %	3	15	12	0
Market Rate	0	0 %	0	0	0	0
Total	32	100%	4	16	12	0

List the projected rents by number of bedrooms.

Bedrooms	Low Income Rent	Moderate Income Rent	Market Rate Rent
1 / Eff	653	744	
2	783	893	
3	905	1032	
4			

Are any low or moderate income households being displaced by the project?  
If "Yes," explain:

Yes \_\_\_ No X

**SECTION VI**

**IMPACTS & STATUS**

Will local firms and suppliers receive preference for this project?  
If "Yes," please list:

Yes \_\_\_ No X N/A \_\_\_

If this is a multi-family housing project, is the local market underserved?  
If "Yes," please provide a market study or other documentation:

Yes X No \_\_\_

Will any additional public utilities, city services or other infrastructure be required by this project?  
If "Yes," explain:

Yes \_\_\_ No X

Will this project result in any negative impact on the environment?  
If "Yes," explain and describe the measures to be taken to alleviate it:  
The use of solar panels will cause the project to generate as much energy as it uses

Yes \_\_\_ No X

Will any environmental permits be needed?  
If "Yes," please list and note if they have been obtained:

Yes \_\_\_ No X

Has financing for this project been approved?

Yes X No \_\_\_

Has any construction begun?

Yes X No \_\_\_

Have all required rezonings, variances or exceptions been approved for this project?

None Needed X

If "Yes," explain:

Yes \_\_\_ No \_\_\_

Have applications been made for any other forms of public assistance (grants or other incentives)?  
Yes  No   
If "Yes," explain:  
Rental Housing Tax Credits and a Development Fund Loan from the Indiana Housing and Community Development Authority and HOME Funds from Lafayette Housing Authority.

**SECTION VII TAX ABATEMENT HISTORY**

Has the business previously received Tax Abatement for this or other locations in Tippecanoe County, the City of Lafayette, or the City of West Lafayette?  
Yes  No

To be completed by the RD staff  
How many Tax Abatements have previously been given to the business? # N/A  
In what calendar years were they granted?  
For how many years was each Tax Abatement granted?  
Example: (2000 - RE Imp - 10 yrs - New Manuf Equip - 7 yrs)

Attachments (please list and include)

**SECTION VIII 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, ineligible for tax abatement.  
  
Signature Edward J. [Signature]  
Title \_\_\_\_\_ Date \_\_\_\_\_

## 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?                   |
| Yes | 14. | Has any work begun or any equipment been ordered?                                |
| No  | 15. | Is the project located in Downtown or the LUEZ?                                  |
| N/A | 16. | Are products primarily sold outside community?                                   |

### EMPLOYMENT IMPACTS

- |     |     |  |
|-----|-----|--|
| Yes | 17. | Will jobs be created or retained? <u>3</u> part-time positions created <u>0</u> retained                           |
| No  | 18. | Will wages be equal or be above the county's average? <u>\$16/hr</u> avg   |
| Yes | 19. | Will employees receive health insurance? <u>70%</u> paid by company for full time staff only                       |
| Yes | 20. | Will employees receive retirement benefits? <u>4%</u> paid by company for full time staff only                     |
| Yes | 21. | Will employees receive life insurance? <u>100%</u> paid by company for full time staff only                        |
| Yes | 22. | Will employees receive other benefits? <u>10 vacation days for full time staff only</u>                            |
| N/A | 23. | What is the ratio of investment to jobs creation: <u>\$2.24M:1</u>   |
| 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)? |
| No  | 26. | Does the project include advanced technology or manufacturing processes?   |

### FISCAL IMPACTS

- |     |     |  |
|-----|-----|--|
| N/A | 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? |
| Yes | 32. | Has financing for this project been approved?  |





**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

Slate Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

**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:**

- 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.
- 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.
- 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.
- 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)
- 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 H38 East Apartments, L.P.					
Address of taxpayer (number and street, city, state, and ZIP code) 660 North 36th Street, Lafayette, IN 47903					
Name of contact person Jeff Ryan		Telephone number ( 317 ) 815-5929		E-mail address Jeff@RealAmericaLLC.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Lafayette				Resolution number	
Location of property 3791 Winston Drive, Lafayette, IN 47905		County Tippecanoe		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) H38 East Apartments will be a 32 unit apartment community with 2 residential buildings and 1 common building for a total of 43,639 square feet. The affordable apartments will be net zero, include affordable transportation options, and services to break generational poverty				Estimated start date (month, day, year) 12/19/18	
				Estimated completion date (month, day, year) 10/31/19	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 3.00	Salaries \$49,920.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			548,826.00		
Plus estimated values of proposed project			6,158,140.00		
Less values of any property being replaced					
Net estimated values upon completion of project			6,706,866.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits H38 East will benefit the City of Lafayette by expanding the workforce and helping to move families from lower wage jobs to jobs that will support their families and keep them off public assistance for the long run.  *Parcel was recently split from a larger parcel so current assessed value is to be determined.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) February 19, 2019	
Printed name of authorized representative Elva James			Title President of General Partner		

**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 \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- 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  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?  
 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) <i>Ronald B. Campbell</i>	Telephone number (765) 807-1001	Date signed (month, day, year) 3/4/19
Printed name of authorized member of designating body Ronald B. Campbell	Name of designating body Lafayette Common Council	
Attested by (signature and title of attester) <i>Cindy Murray, City Clerk</i>	Printed name of attester Cindy Murray, City Clerk	

\* 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.



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Economic Development Department  
Marketing & Communications Department

515 Columbia Street • Lafayette, Indiana 47901-1412  
Phone 765-807-1090

## Memo

**DATE:** 2/27/19

**TO:** Lafayette City Council, Ron Campbell, President

**FROM:** Dennis H. Carson, Economic Development Director

**CC:** Tony Roswarski, Mayor; Cindy Murray, City Clerk; Ed Chosnek, City Attorney

**RE:** Recommendations for tax abatement:  
H38 East Apartments, L. P.

Attached, please find the application for the above referenced request.

1. H38 East Apartments, L.P. is requesting the following:
  - a. Designation of Economic Revitalization Area
  - b. Real Estate tax abatement of ten (10) years.
    - i. H38 East Apartments, L.P. pledges to create 3 part-time jobs.

Their full application (SB-1) and the City of Lafayette's supplement to the SB-1 as well as staff review are attached.

**RECOMMENDATION:** The Lafayette Redevelopment Commission will review this request at their meeting on February 28, 2019. A recommendation will be forwarded to City Council immediately thereafter and before Monday's Council meeting for your consideration.



CITY OF  
**LAFAYETTE**

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Economic Development Department  
Marketing & Communications Department

515 Columbia Street • Lafayette, Indiana 47901-1412  
Phone 765-807-1090

## Memo

**DATE:** 2/28/19

**TO:** Lafayette City Council, Ron Campbell, President

**FROM:** Dennis H. Carson, Economic Development Director

**CC:** Tony Roswarski, Mayor; Cindy Murray, City Clerk; Ed Chosnek, City Attorney

**RE:** \*UPDATE\* Recommendations for tax abatement:  
H38 East Apartments, L. P.

Attached, please find the application for the above referenced request.

1. H38 East Apartments, L.P. is requesting the following:
  - a. Designation of Economic Revitalization Area
  - b. Real Estate tax abatement of ten (10) years.
    - i. H38 East Apartments, L.P. pledges to create 3 part-time jobs.

Their full application (SB-1) and the City of Lafayette's Supplement to the SB-1 as well as staff review are attached.

**RECOMMENDATION:** The Lafayette Redevelopment Commission will review this request at their meeting on February 28, 2019. A recommendation will be forwarded to City Council immediately thereafter and before Monday's Council meeting for your consideration. ....

**\*Update\* 2/28/19:** The Lafayette Redevelopment Commission reviewed this request and recommended for approval to the Lafayette City Council **RESOLUTION NO. LRC-2019-03 LAFAYETTE REDEVELOPMENT COMMISSION - A Resolution Recommending Designation Of An Economic Revitalization Area For Tax And Recommending Approval Of A Deduction For Tax Abatement – H38 East Apartments, L. P. – Real Property.** The Commission recommended a ten (10) year abatement on real estate.