Lafayette Common Council Agenda

Lafayette City Hall: Common Council Chambers

PLEASE NOTE:

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

Regular Session

Monday , June 1, 2020 @ 6:30 PM

Pledge Of Allegiance

Roll Call

Public Hearing

Ordinance 2020-13 (An Ordinance For Appropriation Of Local Option Highway User Tax Funds (County Wheel Tax((Fund #2490))

Ordinance 2020-14 (An Ordinance For Appropriation Of Public Safety Local Income Tax Funds (Public Safety LIT) (Fund #2240))

To Submit Comment On Ordinance 2020-13 Or Ordinance 2020-14 Please Email Comments To Web-Clerk@Lafayette.in.gov At Least One Hour Prior To Public Hearing Or Call The Office Of The City Clerk At (765) 807-1020 During The Public Hearing.

Approval Of Minutes

Regular Meeting May 4, 2020

Presentation And Disposal Of Claims

Presentation Of Petitions And Communications

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

Fleet Maintenance Monthly-April

Police Department Monthly-April

Renew Department Monthly-April

Water Works Department Monthly-April

Ordinances For Second Reading

Ordinance 2020-11 (An Ordinance To Vacate A Utility Easement In The City Of Lafayette, Indiana)

Documents:

ORDINANCE 2020-11 DRAFT.PDF

Ordinance 2020-12 (An Ordinance Amending Section 2.01.020(A) Of The Lafayette Municipal Code To Change The Time Of The Regular Common Council Meetings)

Documents:

ORDINANCE 2020-12 DRAFT.PDF

Ordinance 2020-13 (An Ordinance For Appropriation Of Local Option Highway User Tax Funds (County Wheel Tax((Fund #2490))

Documents:

ORDINANCE 2020-13 DRAFT.PDF

Ordinance 2020-14 (An Ordinance For Appropriation Of Public Safety Local Income Tax Funds (Public Safety LIT) (Fund #2240))

Documents:

ORDINANCE 2020-14 DRAFT.PDF

Ordinances For First Reading

Ordinance 2020-15 (An Ordinance Authorizing The City Of Lafayette, Indiana To Issue Its Taxable Economic Subordinate Revenue Bonds(Ellsworth Project) And Authorizing And Approving Other Actions In Connection Therewith)

Documents:

ORDINANCE 2020-15 DRAFT.PDF

Ordinance 2020-16 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From R2 To NBU-723 N 13th Street, Thomas And Susan Riehle, Petitioner)

Documents:

ORDINANCE 2020-16 DRAFT.PDF

Ordinance 2020-17 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From GB To I2, 1611 Schuyler Avenue,Antique Candleworks,Inc. Petitioner)

Documents:

ORDINANCE 2020-17 DRAFT.PDF

Ordinance 2020-18 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From R2U And R3U To R3U, 9 South 8th Street-Spring Valley Management, Petitioner)

Documents:

ORDINANCE 2020-18 DRAFT.PDF

Ordinance 2020-19 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From 2211 & 2217 Powder House Lane, Habitat For Humanity, Petitioner)

Documents:

ORDINANCE 2020-19 DRAFT.PDF

Ordinance 2020-20 (An Ordinance To Amend The Zoning Ordinance Of Tippecanoe County To Rezone Certain Real Estate From R1B To NB-1709 Teal Road, Tecumseh Dental Properties, Petitioner)

Documents:

ORDINANCE 2020-20 DRAFT.PDF

Resolutions

Resolution 2020-12 (A Resolution Of The Lafayette Common Council Approving An Amending Declaratory Resolution And Plan Of The Redevelopment Commission And Order Of The Tippecanoe County Area Plan Commission)

Documents:

RESOLUTION 2020-12 DRAFT.PDF

Reports Of Standing Committees

Reports Of Special Committees

Reports By The Mayor

Miscellaneous And New Business

Reports Of Councilmen

Public Comment

Adjournment

The Public Will View Via Our City YouTube Channel
Https://Www.youtube.com/User/CityofLafayetteIN/Live

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

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

FILED
CITY CLERK
2020 APR -9 A 9:59
CINDY MURRAY

Ordinance No. 2020-11

AN ORDINANCE TO VACATE A UTILITY EASEMENT IN THE CITY OF LAFAYETTE, INDIANA

Be it ordained by the Common Council of the City of Lafayette, Indiana:

Section 1: That the utility easement described in **EXHIBIT 1** attached hereto and made a part hereof is hereby vacated.

Section 2: That this ordinance shall be in full force and effect from and after its passage.

Finally passed and adopted by the Common Council of the City of Lafayette, Indiana upon this ____ day of _____, 2020.

_____
Nancy Nargi, Presiding Officer

ATTEST:

_____
Cindy Murray, Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 2020.

_____
Cindy Murray, Clerk

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

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, Clerk

Council Sponsor: Bob Downing

EXHIBIT 1

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South 01°02'32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88°57'28" East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North 01°02'32" West 20.00 feet along the West line of the B & M property; thence North 88°57'28" East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South 01°02'32" East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South 88°57'28" West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

WAIVER OF PUBLIC HEARING WITHIN THIRTY (30) DAYS

The undersigned hereby waives its right under Indiana Code § 36-7-3-16 and Indiana Code § 36-7-3-12 to a public hearing within thirty (30) days of the filing of the undersigned's Petition to Vacate a utility easement and agree that the Lafayette Common Council may hold such public hearing at its next regularly scheduled Common Council meeting on May 4, 2020.

The Church of Christ at Lafayette, Inc.

By: Steven C. Prasuhn
(written)
STEVEN C. PRASUHN
(printed)

Its: Elder
(title)

STATE OF INDIANA)
)SS:
COUNTY OF TIPPECANOE)

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of April, 2020, personally appeared The Church of Christ at Lafayette, Inc., by Steven C. Prasuhn its Elder, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Jennifer German
(written)
Jennifer German
(printed) NOTARY PUBLIC
Resident of Carroll County

My Commission Expires:
4/30/2025

NOTICE OF A PUBLIC HEARING

Notice is hereby given that on the 4th day of May, 2020, at 6:30 p.m., the Common Council of the City of Lafayette, Indiana, will meet in the City Council Chambers, Lafayette City Hall, 20 N. 6th St., Lafayette, Indiana, to consider Ordinance 2020-11, An Ordinance to Vacate a Utility Easement in the City of Lafayette, Indiana, described as follows:

> A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South 01°02'32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88°57'28" East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North 01°02'32" West 20.00 feet along the West line of the B & M property; thence North 88°57'28" East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South 01°02'32" East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South 88°57'28" West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

Copies are filed and available with the Lafayette City Clerk's Office, 20 N. 6th St., Lafayette, Indiana.

_____
Cindy Murray, City Clerk

PUBLISH: April 16, 2020

PUBLISH: April 23, 2020

STATE OF INDIANA	)		BEFORE THE COMMON COUNCIL
	)	SS:	OF LAFAYETTE, TIPPECANOE COUNTY,
COUNTY OF TIPPECANOE	)		INDIANA

PETITION TO VACATE A UTILITY EASEMENT
IN THE CITY OF LAFAYETTE, INDIANA

COMES NOW The Church of Christ at Lafayette, Inc., an Indiana non-profit corporation ("Petitioner"), and hereby respectfully petitions the Common Council of the City of Lafayette, Indiana to vacate a platted utility easement located in the City of Lafayette, Tippecanoe County, Indiana more particularly described herein, and in support states as follows:

1. This petition is filed pursuant to Indiana Code § 36-7-3-16 which states that platted easements may be vacated in the same manner as public ways and public places pursuant to Indiana Code § 36-7-3-12.

2. The Petitioner is the owner of the property commonly known as 511 N Creasy Lane, Lafayette, Indiana, having State Identification No. 79-07-23-401-004.000-004 ("Easement Real Estate"). The Petitioner took title to the Easement Real Estate as Lafayette Church of Christ. The Church of Christ at Lafayette, Inc. and Lafayette Church of Christ are one and the same.

3. The Petitioner is the owner of the adjacent property to the south of the Easement Real Estate, which said property is commonly known as 445 N Creasy Lane, Lafayette, Indiana, and has State Identification No. 79-07-23-401-005.000-004 ("Petitioner Adjacent Property").

4. Attached hereto and made a part hereof as **EXHIBIT A**, is a copy of a document entitled Sanitary Sewer Easement Descriptions February 23, 2001 and recorded as Document No. 2001017258 in the Office of the Recorder of Tippecanoe County on July 6, 2001 ("Easement Plat"). The Easement Plat shows a 20' utility easement located on the Easement Real Estate ("Utility Easement"). The legal description for the Utility Easement is set forth in **EXHIBIT B** attached hereto and made a part hereof ("Easement Area").

5. On the Easement Plat, the Easement Real Estate is marked "1", the Petitioner Adjacent Property is marked "2", and the Easement Area is marked "3" and shown with hatch-marks.

6. The Utility Easement is located within the corporate boundaries of the City of Lafayette, Indiana. A copy of this petition was provided to the City Engineer's Office prior to filing.

7. The Petitioner hereby requests that the Utility Easement be vacated for the reason that the Petitioner intends to build a church building on the Easement Area.

8. The Petitioner has been informed by the City Engineer's Office of the following: there is no public infrastructure in the Easement Area; the sewer main located in the Easement Area is private and previously served two residential customers, but has been abandoned and the properties previously served

by the sewer main are now owned by the Petitioner; and the vacation of this Utility Easement will not impact the City's system or have an adverse impact on any other private party.

9. The following is a list of the names and addresses of all owners of land abutting the Utility Easement and/or nearby properties that may have an interest in this petition:

a. The Church of Christ at Lafayette, Inc., 405 N Creasy Lane, Lafayette, IN 47905;
b. City of Lafayette, 20 N 6th Street, Lafayette, IN 47901;
c. Jonathan Ryan Christenberry and Nicole Lee Christenberry, 316 Winesap Drive, Lafayette, IN 47905;
d. The 320 Winesap Drive Trust, Victor Isbell, Trustee, P.O. Box 663, Westfield, IN 46074;
e. Thomas Summer, 312 Winesap Drive, Lafayette, IN 47905;
f. Hugo and Rosa Renteria, 402 Winesap Drive, Lafayette, IN 47905;
g. Richard Michael Dionne and Andrea Hatch, 308 Winesap Drive, Lafayette, IN 47905;
h. Michael W. McCool and Cheryl A. McCool, 300 Winesap Drive, Lafayette, IN 47905;
i. Michael Morgan McCalment and Stephanie McCalment, 304 Winesap Drive, Lafayette, IN 47905;
j. Kelly A. McGill, 523 N. Creasy Lane, Lafayette, IN 47905; and
k. E.W. Chambers and Salvacion C Trustees, 406 Winesap Drive, Lafayette, IN 47905.

10. The following is a list of the names and addresses of utility companies serving Lafayette, Indiana and who may have an interest in this petition:

a. Vectren, 2345 E Main Street, Danville, IN 46122;
b. Comcast, 3465 South Street, Lafayette, IN 47905; and
c. Duke Energy, 1000 E Main Street, Plainfield, IN 46168.

11. The proposed vacation of the Utility Easement will not hinder the growth or orderly development of the neighborhood in which the Utility Easement is located or any property to which the Utility Easement is contiguous.

12. The proposed vacation of the Utility Easement will not make access to any lands by means of public way difficult or inconvenient.

13. The proposed vacation of the Utility Easement will not hinder the public's access to any church, school, or other public building or place.

14. The proposed vacation of the Utility Easement will not hinder the use of a public way by the neighborhood in which the Utility Easement is located or to which it is contiguous.

15. Upon vacation of the Utility Easement, the Petitioner shall remain the owner of the real estate upon which the Utility Easement is located.

16. A proposed ordinance is attached hereto as **EXHIBIT C**.

17. Councilman Bob Downing has agreed to sponsor this Petition.

[The remainder of this page intentionally left blank]

WHEREFORE, the Petitioner prays for an ordinance vacating the Utility Easement in the form attached hereto.

The Church of Christ at Lafayette, Inc.

By: Steven C. Prasuhn
(written)
STEVEN C. PRASUHN
(printed)
Its: Elder
(title)

STATE OF INDIANA)
)SS:
COUNTY OF TIPPECANOE)

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of April, 2020, personally appeared The Church of Christ at Lafayette, Inc., by Steven C. Prashuhn its Elder, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

(written)
Jennifer German
(printed) NOTARY PUBLIC
Resident of Carroll County

My Commission Expires:
7/30/2025

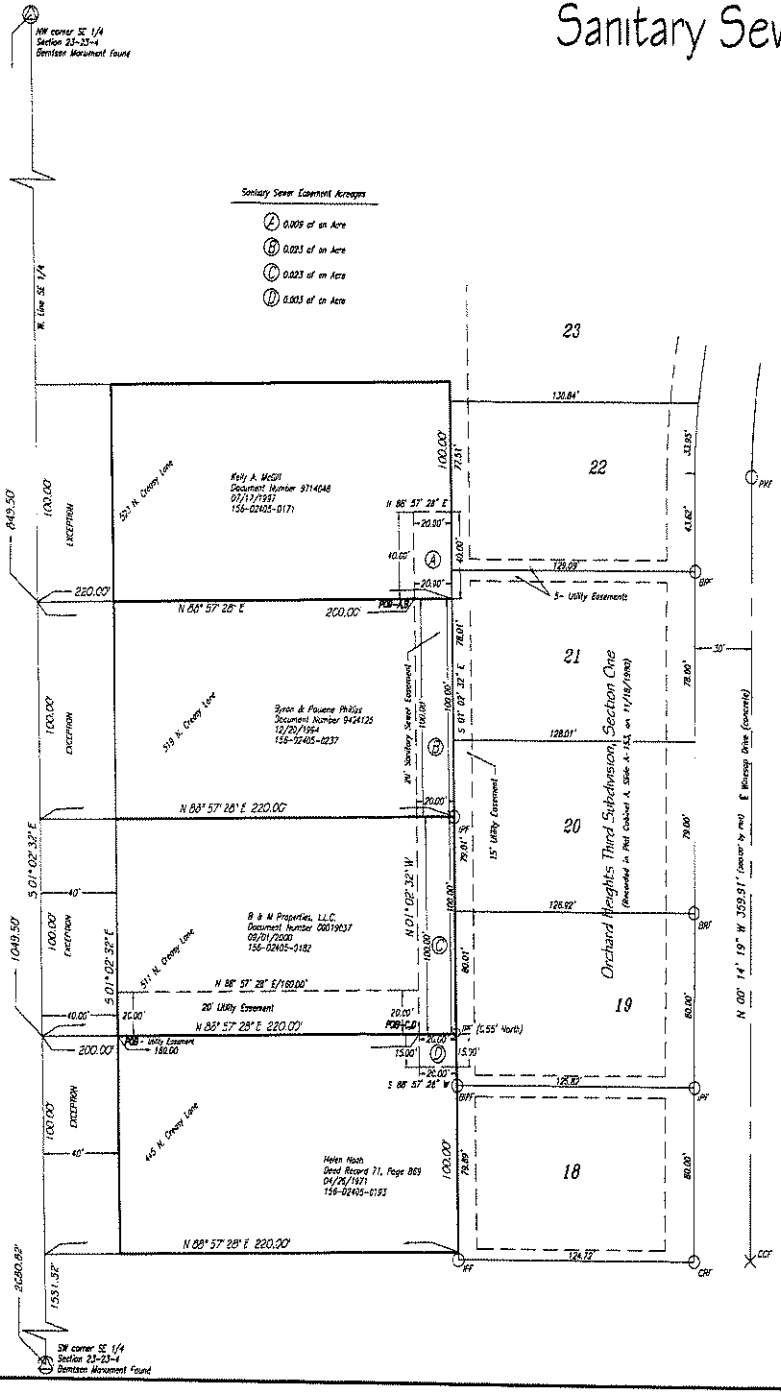
This instrument prepared by:
Kevin J. Riley
Reiling Teder & Schrier, LLC
250 Main Street, Suite 601
P.O. Box 280
Lafayette, IN 47902-0280
Telephone: (765) 423-5333
Facsimile: (765) 423-4564
E-mail: kjr@rtslawfirm.com

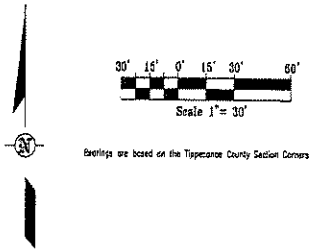
EXHIBIT A

(Attached)

Sanitary Sewer Easement Descriptions

A PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 4 WEST, IN FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA





Bearings are based on the Tippecanoe County Section Corners as Published.

DESCRIPTION OF SANITARY SEWER EASEMENT ACROSS McGILL PROPERTY

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Benteen Monument; thence South 01° 02' 32" East (Bearings are based on the Tippecanoe County Section corners as published) 849.50 feet along the West line of said Southeast Quarter; thence North 88° 57' 28" East 200.00 feet along the North line of a tract of land owned by Byron and Pauline Phillips as recorded in Document Number 9424125 on 12/20/1994 in the Office of the Recorder of Tippecanoe County, Indiana, to the point of beginning of this description; thence North 01° 02' 32" West 40.00 feet; thence North 88° 57' 28" East 20.00 feet to the West line of Orchard Heights Third Subdivision, Section One as recorded in Plat Cabinet A, Slide A-153 on 11/18/1980 in the Office of said Recorder; thence South 01° 02' 32" East 40.00 feet along the West line of Orchard Heights Subdivision to the Northeast corner of the Phillips property; thence South 88° 57' 28" West 20.90 feet along the North line of the Phillips property to the point of beginning and containing 0.018 of an Acre.

DESCRIPTION OF SANITARY SEWER EASEMENT ACROSS PHILLIPS PROPERTY

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Benteen Monument; thence South 01° 02' 32" East (Bearings are based on the Tippecanoe County Section corners as published) 849.50 feet along the West line of said Southeast Quarter; thence North 88° 57' 28" East 200.00 feet along the South line of a tract of land owned by Kelly A. McGill as recorded in Document Number 9714048 on 07/17/1997 in the Office of the Recorder of Tippecanoe County, Indiana, to the point of beginning of this description; thence continuing North 88° 57' 28" East 20.00 feet along the South line of the McGill property to the West line of Orchard Heights Third Subdivision, Section One as recorded in Plat Cabinet A, Slide A-153 on 11/18/1980 in the Office of said Recorder; thence South 01° 02' 32" East 100.00 feet along the West line of the Orchard Heights Subdivision to an existing iron Pipe marking the Northeast corner of a tract of land owned by B & M Properties, L.L.C. as recorded in Document Number 0001903? on 09/01/2000 in the Office of said Recorder; thence South 88° 57' 28" West 20.90 feet along the North line of the B & M Property; thence North 01° 02' 32" West 100.00 feet to the point of beginning and containing 0.046 of an Acre.

DESCRIPTION OF SANITARY SEWER EASEMENT ACROSS B & M PROPERTIES, L.L.C. PROPERTY

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Benteen Monument; thence South 01° 02' 32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88° 57' 28" East 200.00 feet along the North line of a tract of land owned by Helen Hoah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, to the point of beginning of this description; thence North 01° 02' 32" West 100.00 feet to the South line of a tract of land owned by Byron and Pauline Phillips as recorded in Document Number 9424125 on 12/20/1994 in the Office of said Recorder; thence North 88° 57' 28" East 20.00 feet along the South line of the Phillips property to the West line of Orchard Heights Third Subdivision, Section One as recorded in Plat Cabinet A, Slide A-153 on 11/18/1980 in the Office of said Recorder; thence South 01° 02' 32" East 100.00 feet along the West line of the Orchard Heights Subdivision to the Northeast corner of the Hoah property; thence South 88° 57' 28" West 20.00 feet along the North line of the Hoah property to the point of beginning and containing 0.048 of an Acre.

DESCRIPTION OF SANITARY SEWER EASEMENT ACROSS HOAH PROPERTY

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Benteen Monument; thence South 01° 02' 32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88° 57' 28" East 200.00 feet along the South line of a tract of land owned by B & M Properties, L.L.C. as recorded in Document Number 0001903? on 09/01/2000 in the Office of the Recorder of Tippecanoe County, Indiana, to the point of beginning of this description; thence continuing North 88° 57' 28" East 20.00 feet along the South line of said B & M property to the West line of Orchard Heights Third Subdivision, Section One as recorded in Plat Cabinet A, Slide A-153 on 11/18/1980 in the Office of said Recorder; thence South 01° 02' 32" East 15.00 feet along the West line of said Orchard Heights Subdivision; thence South 88° 57' 28" West 20.00 feet; thence North 01° 02' 32" West 15.00 feet to the point of beginning and containing 0.007 of an Acre.

DESCRIPTION OF UTILITY EASEMENT

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Benteen Monument; thence South 01° 02' 32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88° 57' 28" East 40.00 feet to the Northwest corner of a tract of land owned by Helen Hoah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, L.L.C. as recorded in Document Number 0001903? on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North 01° 02' 32" West 20.00 feet along the West line of the B & M property; thence North 88° 57' 28" East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South 01° 02' 32" East 20.00 feet along the West line of said Easement to the North line of the Hoah property; thence South 88° 57' 28" West 160.00 feet along the North line of the Hoah property to the point of beginning and containing 0.073 of an Acre.

511 North Creasy Lane
Sanitary Sewer Extension

Colin Nicholas Starr, RLS

February 23, 2001

ONLY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

JUL 06 2001

AUDITOR TIPPECANOE CO.

Drawn By: TAS	
10000946	
10000946.dwg,374	
Revised: 02/23/01	

Prepared For: Kepner Construction Co., Inc.
3432 W. 250 North
West Lafayette, IN 47906

Starr Associates
Land Surveying & Civil Engineering
413 Tax Road
Lafayette, Indiana 47905
(765) 471-0513
(765) 471-0365 Fax

COLIN NICHOLAS STARR
REGISTERED
No. S 0159
STATE OF INDIANA
LAND SURVEYOR

EXHIBIT B

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South 01°02'32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88°57'28" East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North 01°02'32" West 20.00 feet along the West line of the B & M property; thence North 88°57'28" East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South 01°02'32" East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South 88°57'28" West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

EXHIBIT C

Ordinance No. _____

AN ORDINANCE TO VACATE A UTILITY EASEMENT IN THE CITY OF LAFAYETTE, INDIANA

Be it ordained by the Common Council of the City of Lafayette, Indiana:

Section 1: That the utility easement described in **EXHIBIT 1** attached hereto and made a part hereof is hereby vacated.

Section 2: That this ordinance shall be in full force and effect from and after its passage.

Finally passed and adopted by the Common Council of the City of Lafayette, Indiana upon this ____ day of _____, 2020.

_____
Nancy Nargi, Presiding Officer

ATTEST:

_____
Cindy Murray, Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the _____ day of _____, 2020.

_____
Cindy Murray, Clerk

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

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, Clerk

Council Sponsor: Bob Downing

EXHIBIT 1

A part of the Southeast Quarter of Section 23, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 23, said point being marked by a Bernsten Monument; thence South 01°02'32" East (Bearings are based on the Tippecanoe County Section corners as published) 1,049.50 feet along the West line of said Southeast Quarter; thence North 88°57'28" East 40.00 feet to the Northwest corner of a tract of land owned by Helen Noah as recorded in Deed Record 71, Page 869 on 04/26/1971 in the Office of the Recorder of Tippecanoe County, Indiana, and the Southwest corner of a tract of land owned by B & M Properties, LLC as recorded in Document Number 0019037 on 09/01/2000 in the Office of said Recorder, and the point of beginning of this description; thence North 01°02'32" West 20.00 feet along the West line of the B & M property; thence North 88°57'28" East 160.00 feet to the West line of a 20 foot Sanitary Sewer Easement; thence South 01°02'32" East 20.00 feet along the West line of said Easement to the North line of the Noah property; thence South 88°57'28" West 160.00 feet along the North line of the Noah property to the point of beginning and containing 0.073 of an Acre.

Ordinance No. 2020-12
AN ORDINANCE AMENDING SECTION 2.01.020(A)
OF THE LAFAYETTE MUNICIPAL CODE
TO CHANGE THE TIME OF REGULAR COMMON COUNCIL MEETINGS

WHEREAS, Section 2.01.020(A) of the Lafayette Municipal Code the regular monthly meeting of the Common Council is to be held at 6:30 p.m.;

WHEREAS, there have been requests to change the start time of regular monthly meeting of the Common Council to 6:00 p.m.;

WHEREAS, moving the start of the Common Council to 6:00 p.m. should not impact the ability of the members of the general public to meaningfully participate;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, as follows:

1. Section 2.01.020(A) of the Lafayette Municipal Code is hereby amended to read as follows:

2.01.020 – Time of regular meetings

(A) The regular meeting of the Common Council shall be held in the Council chambers of City Hall on the first Monday of every month at six (6:00) p.m. In the event the first Monday of the month falls on a holiday, the regular meeting of the Common Council shall be held on a date adopted by the Common Council.

2. This Ordinance shall be in full force and effect upon passage and its approval by the Mayor.

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

_____
Nancy Nargi, President

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, for his approval and signature this_____day of _____, 2020.

_____
Cindy Murray, City Clerk

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

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by: Jerry Reynolds, Common Council Member

Ordinance No. 2020-13
AN ORDINANCE FOR APPROPRIATION OF
LOCAL OPTION HIGHWAY USER TAX FUNDS
(COUNTY WHEEL TAX)(FUND #2490)

WHEREAS, Tippecanoe County has adopted a Local Option Highway User Tax (County Wheel Tax) pursuant to IC 6-3.5-5-1; and

WHEREAS, the distribution to be received from those funds for the calendar year 2020 was not appropriated by the 2020 annual budget; and

WHEREAS, the amount of funds available from the Local Option Highway User Tax for use by the City of Lafayette in 2020 will be in excess of Nine Hundred Fifty Thousand and 00/100 Dollars ($950,000.00); and

WHEREAS, the City of Lafayette's Engineering Department in consultation with the Street Department and Mayor have determined the funds are necessary for the construction, reconstruction, repair or maintenance of streets and roads in the City of Lafayette;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, that for the expenses for the City of Lafayette the following additional sums of money are hereby appropriated out of the Local Option Highway User Tax Fund (Fund 2490), for the purpose specified below, subject to the laws governing the same, to-wit:

From:
Fund 2490 Local Option Highway Tax Fund $950,000.00

To:
Fund 2490 Local Option Highway Tax Fund
Line 431080 Contract Services $950,000.00

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

_____
Nancy Nargi, President

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, for his approval and signature this_____day of _____, 2020.

_____
Cindy Murray, City Clerk

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

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by: Mayor Tony Roswarski

Ordinance No. 2020-14
AN ORDINANCE FOR APPROPRIATION OF
PUBLIC SAFETY LOCAL INCOME TAX FUNDS
(PUBLIC SAFETY LIT)(FUND #2240)

WHEREAS, Tippecanoe County has adopted a Public Safety Local Income Tax pursuant to IC 6-3.6-6 effective January 1, 2020; and

WHEREAS, at the time of the adoption of the 2020 annual budget the amount of the funds to be received was unknown and, therefore, were not appropriated in the 2020 annual budget; and

WHEREAS, the amount of funds available from the Public Safety Local Income Tax for use by the City of Lafayette in 2020 will be in excess of Three Million Dollars ($3,000,000.00); and

WHEREAS, the Controller and Mayor, in consultation with Police and Fire Departments, have determined the funds are necessary and best utilized in the both categories set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, that for the expenses for the City of Lafayette the following additional sums of money are hereby appropriated out of the Public Safety Local Income Tax Funds (Fund 2240), for the purpose specified below, subject to the laws governing the same, to-wit:

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

From:

Fund 2240 Public Safety Local Income Tax	
Unappropriated Funds	$3,000,000.00

To:

Fund 2240 Public Safety Local Income Tax		
Object	Account	Amount
412010	Salaries/Wages	$80,000.00
413010	Payroll Taxes	$6,120.00
413035	Fire/Police PERF	$14,000.00
413050	Health Insurance	$27,000.00
413070	Clothing Allowance	$3,000.00
413115	Medical Exams	$250.00
434010	Insurance-Workmen's Comp	$215,000.00
436010	Repairs/Maintenance	$211,000.00
438010	Debt Service – Principal	$691,866.00
438020	Debt Service - Interest	$46,190.00
444160	Capital Asset Purchase	$1,705,574.00
	Total	$3,000,000.00

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

_____
Nancy Nargi, President

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, for his approval and signature this_____day of _____, 2020.

_____
Cindy Murray, City Clerk

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

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

Sponsored by: Mayor Tony Roswarski

FILED
CITY CLERK
2020 MAY 26 P 1:00
CINDY [illegible]

ORDINANCE NO. 2020-15

AN ORDINANCE AUTHORIZING THE CITY OF LAFAYETTE, INDIANA TO ISSUE ITS TAXABLE ECONOMIC DEVELOPMENT SUBORDINATE REVENUE BONDS (ELLSWORTH PROJECT) AND AUTHORIZING AND APPROVING OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Lafayette, Indiana ("City") is a municipal corporation and political subdivision of the State of Indiana and by virtue of Indiana Code 36-7-11.9 and Indiana Code 36- 7-12 (collectively, the "Act"), is authorized and empowered to adopt this ordinance (the "Bond Ordinance") and to carry out its provisions; and

WHEREAS, Rebar Companies, LLC d/b/a Rebar Development (together with any affiliate or designee thereof, the "Company") has advised the Lafayette Economic Development Commission (the "Commission") and the City that it proposes that the City issue certain taxable economic development subordinate revenue bonds, as further described herein, in an amount not to exceed Four Million Five Hundred Thousand Dollars ($4,500,000) (the "Bonds") under the Act for the purpose of financing a portion of the costs of 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 and equipment, to be located at approximately 450 - 499 South Street in the City, in, physically connected to or benefiting the Consolidated Creasy/Central Economic Development Area, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing (collectively, the "Project"); and

WHEREAS, the financing of a portion of the Project results in the diversification of industry, the creation and retention of jobs, the creation and retention of business opportunities in the City, and will be of public benefit to the health, safety and general welfare of the City and its citizens; and

WHEREAS, on May 21, 2020, the Commission conducted a public hearing in accordance with Act and Indiana Code 5-3-1, and adopted its resolution finding that the financing of a portion of the Project complies with the purposes and provisions of the Act and that such financing will be of benefit to the health and general welfare of the City; and

WHEREAS, the Commission has heretofore approved and recommended the adoption of this form of ordinance by this Council, has considered the issue of adverse competitive effect and has approved the forms of and has transmitted for approval by the Council, the forms of (i) a Financing Agreement, between the City and the Company; (ii) a Trust Indenture, with respect to the Bonds (the "Indenture"), between the City and a trustee to be selected by the City (the "Trustee") (clauses (i) and (ii), the "Financing Documents"); and (iii) this Bond Ordinance; and

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

Section 1. The Council hereby finds and determines that the Project involves the acquisition, construction and equipping of an "economic development facility" as that phrase is used in the Act; that the Project will create employment opportunities and diversification of economic development in the City, will improve and promote the economic stability, development and welfare in the City, will encourage and promote the expansion of industry, trade and commerce in the City and the location of other new industries in the City; that the public benefits to be accomplished by this Bond Ordinance, intending to overcome insufficient employment opportunities and insufficient diversification of industry, are greater than the cost of public services (as that phrase is used in the Act) which will be required by the Project; and, therefore, that the financing of the Project by the issue of the Bonds under the Act: (i) will be of benefit to the health and general welfare of the City and (ii) complies with the Act.

Section 2. The proposed financing of a portion of the Project, and the financing of certain costs related to the issuance of the Bonds, including capitalized interest, if any, and the funding of a debt service reserve, if necessary, as further described in the Financing Documents, by the issuance of the Bonds under the Act, in the form that such financing was approved by the Commission, is hereby approved. A debt service reserve funded by bond proceeds, cash on hand or future revenues, a debt service reserve surety, or other types of credit enhancement necessary to market the bonds, as determined by the Controller of the City based upon the advice of the City's municipal advisor, is hereby approved.

Section 3. The issuance of the Bonds, payable solely from the revenues and receipts derived from the Financing Documents, is hereby authorized.

Section 4. The Mayor and the Controller of the City are hereby authorized and directed, in the name and on behalf of the City, to sell the Bonds to a purchaser or purchasers selected by such officers (the "Purchaser") at such prices and on such terms as may be determined at the time of sale and approved by the Mayor and the Controller of the City. The Mayor and the Controller of the City are hereby authorized to approve and execute a bond purchase agreement for the Bonds with the Purchaser, in a form approved by such officers, such approval to be conclusively evidenced by the execution thereof. The Bonds may be sold through either a competitive, negotiated or private placement sale.

Section 5. The Bonds in the aggregate principal amount not to exceed Four Million Five Hundred Thousand Dollars ($4,500,000), shall (i) be designated as "Taxable Economic Development Subordinate Revenue Bonds of 20_ (Ellsworth Project)" (with such further designation as may be necessary or appropriate, including such designation to indicate the year in which the bonds are issued); (ii) be executed at or prior to the closing date by the manual or facsimile signatures of the Mayor, the Controller and the Clerk of the City; (iii) be dated as of the date of issuance; (iv) mature on a date not later than twenty (20) years following the date of issuance; (v) bear interest at a rate not to exceed six and five tenths (6.5%) (exact rates as determined through bidding or negotiation with the purchaser thereof), with such interest to be payable as provided in the Financing Documents; (vi) be issuable in such denominations as set

with such interest to be payable as provided in the Financing Documents; (vi) be issuable in such denominations as set forth in the Financing Documents; (vii) be issuable only in fully registered form; (viii) be payable as to principal and interest on February 1 and August 1; (ix) be subject to registration on the bond register as provided in the Indenture; (x) not be sold at below ninety-eight percent (99.0%) of the principal amount thereof; (xi) be payable in lawful money of the United States of America; (xii) be payable at an office of the Trustee as provided in the Indenture; (xiii) be subject to optional and mandatory sinking fund redemption with payments structured to maximize the amount of Bond proceeds paid from TIF Revenues, taking into account reasonable coverage needed to market the Bonds, as determined by the Controller based upon the advice of the City's municipal advisor, and as otherwise provided in the Financing Documents; and (xiv) contain such other terms and provisions as may be provided in the Financing Documents.

The Bonds shall be payable solely from the TIF Revenues (as defined in the Trust Indenture), on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations (each as defined in the Trust Indenture). The Bonds and the interest thereon do not and shall never constitute an indebtedness of, or a charge against the general credit or taxing power of, the City, but shall be special and limited obligations of the City, payable solely from the TIF Revenues.

Forms of the Financing Documents are before this meeting and are by this reference incorporated in this Bond Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the City, to insert them into the minutes of the Council and to keep them on file.

Section 6. The Mayor, the Controller and the Clerk of the City are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse and deliver the Financing Documents, submitted to the Council, which are hereby approved in all respects. The Mayor and the Controller of the City are hereby authorized and directed, to select a financial institution to serve as the Trustee.

Section 7. The Mayor and the Controller of the City are hereby authorized, in the name and on behalf of the City, without further approval of the Council or the Commission, to approve such changes in the Financing Documents as may be permitted by the Act, such approval to be conclusively evidenced by their execution thereof.

Section 8. The Mayor, the Controller and the Clerk of the City, and each of them, are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse any and all agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by them, or either of them, to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this Bond Ordinance (including the preambles hereto and the documents mentioned herein), the Project, the issuance and sale of the Bonds, and the securing of the Bonds under the Financing Document, including, and any such execution, endorsement, performance or doing of other things heretofore effected be, and hereby is,

shall constitute a binding contract between the City and the holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds as long as the Bonds or interest thereon remains unpaid.

Section 10. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 11. This Bond Ordinance shall be in full force and effect immediately upon adoption.

Section 12. Two copies of the Financing Agreements incorporated into this Bond Ordinance were duly filed in the office of the Controller of the City, and are available for public inspection in accordance with Indiana Code § 36-1-5-4.

Passed and adopted by the Common Council of the City of Lafayette, Indiana, this 6th day of July, 2020.

COMMON COUNCIL OF THE CITY
OF LAFAYETTE, INDIANA

_____
Nancy Nargi, President

Attest:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on this 6th day of July, 2020.

_____
Cindy Murray, City Clerk

This Ordinance approved and signed by me on this 6th day of July, 2020.

_____
Tony Roswarski, Mayor

Attest:

_____
Cindy Murray, City Clerk

Sponsored by: Tony Roswarski, Mayor

DBG Draft
5/13/20

TAXPAYER AGREEMENT

This TAXPAYER AGREEMENT (the "Taxpayer Agreement") is made as of this _____ day of _____, 2020, by and between the City of Lafayette, Indiana (the "City"), the Lafayette Redevelopment Commission (the "Commission") and Rebar Companies, LLC d/b/a Rebar Development (the "Taxpayer") (collectively, the "Parties").

WHEREAS, the Commission, being the governing body of the Redevelopment District of Lafayette, Indiana pursuant to the provisions of IC 36-7-14 and IC 36-7-25 (collectively, the "Act"), established, expanded and consolidated the Consolidated Creasy/Central Economic Development Area as an economic development area (the "Area") and designated the Consolidated Central Allocation Area and the Consolidated Creasy Lane Allocation Area as allocation areas (collectively, the "Allocation Areas") in accordance with IC 36-7-14-39;

[WHEREAS, the Taxpayer is the owner of real estate and, upon issuance of the Bonds (as hereinafter defined), will be the owner of the improved real estate as set forth in the legal description attached hereto as Exhibit A ("Real Estate");]

WHEREAS, the Real Estate is in the Area;

WHEREAS, to provide financing for the Project (as set forth in Exhibit B attached hereto), the Common Council of the City (the "Council") adopted Ordinance No. _____ on _____, 20__ (the "Bond Ordinance"), and will issue its Taxable Economic Development Subordinate Revenue Bonds of 2020 (Ellsworth Project) (the "Bonds") pursuant to the provisions of the Bond Ordinance and a Trust Indenture dated _____ 1, 2020 between the City and _____, as Trustee (the "Indenture");

WHEREAS, the Bonds will be paid from a pledge of all property tax proceeds attributable to the assessed valuation of real property in the Allocation Areas in excess of the assessed valuation described in IC 36-7-14-39(b)(1), as such statutory provision exists on the date of issuance of the Bonds, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, minus Annual Fees (each as defined in the Indenture), for so long as the Bonds remain outstanding (the "TIF Revenues");

WHEREAS, bonds and leases payable from TIF Revenues may be issued in the future;

WHEREAS, to induce the City to issue the Bonds by providing additional security for the payment of debt service on the Bonds, the Taxpayer is willing to pay the hereinafter defined Deficiency Payments; and

[WHEREAS, to further induce the City to issue the Bonds to provide funds to construct and complete the Project, the Taxpayer has agreed to develop the Project in accordance with certain conceptual plans and renderings depicting the elevations of the Project and describing the exterior building materials to be used in constructing the Project];

WHEREAS, the Bond Ordinance, resolutions of the Commission and the Act authorize the City and the Commission to enter into this Agreement; and

WHEREAS, the Taxpayer has the authority to enter into this Agreement;

WHEREAS, the Taxpayer acknowledges that holders of bonds or other obligations payable from TIF Revenues or from leases payable from TIF Revenues (such bonds or other obligations, "Bonds" and such holders, "Bondholders") will receive a copy of this Taxpayer Agreement;

NOW, THEREFORE, in consideration of the foregoing recitals and the agreements contained below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, the Commission and the Taxpayer agree as follows:

Section 1. Determination of Deficiency Payment, If Any. (a) Beginning with the January 1, 2023 assessment for taxes payable in 2024, to the extent the actual semiannual installment of real property taxes paid on the Project ("Actual Semiannual Taxes Paid") is less than $150,000 ("Semiannual Minimum Tax Payment"), the Taxpayer shall pay to the Controller the difference between the Semiannual Minimum Tax Payment and the Actual Semiannual Taxes Paid, excluding any special assessment fees and charges, penalties or interest, and property taxes paid that are applicable to a tax levy applied as a result of a successful referendum project (the "Deficiency Amount"). If a Deficiency Amount is calculated, Baker Tilly Municipal Advisors, LLC shall notify both the City and the Commission who shall in turn notify the Controller and the Taxpayer on or before the next January 5 and July 5, respectively, of the Deficiency Amount. The Taxpayer shall be liable for and pay the entire amount of each and every Deficiency Amount until payment in full of all Deficiency Amounts in accordance with Section 2 and the other provisions of this Agreement. The notice shall be in the form set forth in Exhibit C.

Section 2. Payment of Deficiency Payment, If Any; Upon receipt of the notice described in Section 1, the Taxpayer shall pay the Deficiency Amount to the Controller by the next January 10 or July 10, respectively; provided, however, if the notice is not received by January 5 or July 5, respectively, the Deficiency Amount shall be due within three (3) business days of receipt, but in no event later than the later of (i) one business day after receipt or (ii) the immediately succeeding July 31 or January 31, respectively. The obligation of the Taxpayer to pay the Deficiency Amounts shall be absolute and unconditional and shall not be subject to diminution by setoff, counterclaim, abatement or otherwise.

Section 3. City and Commission Representations. (a) The City and the Commission have the authority to execute, deliver and perform this Taxpayer Agreement.

(b) The City and the Commission agree to follow the provisions of the Bond Ordinance and this Taxpayer Agreement.

Section 4. Taxpayer Covenants, Warranties and Representations. (a) The Taxpayer is a limited liability company duly qualified to do business in the State of Indiana and has the authority to execute, deliver and perform this Agreement.

(b) This Agreement is duly authorized, has been validly executed and delivered, and is legal, valid, binding and enforceable against the Taxpayer in accordance with its terms.

(c) The Taxpayer will pay all property tax bills for the real and personal property in the Allocation Areas owned by the Taxpayer, its affiliates and its subsidiaries before the tax bills are delinquent.

(d) The Taxpayer expressly acknowledges that this Taxpayer Agreement touches and concerns the Real Estate and that this Taxpayer Agreement is intended to be and shall be a covenant running with the Real Estate, binding upon and enforceable against the Taxpayer, its successors and assigns and all persons claiming under or through Taxpayer.

(e) Taxpayer acknowledges that the projections prepared by the Commission have been used as the basis for determining the property taxes and assessments to be collected in the Allocation Areas. The Taxpayer shall not have the right to contest or appeal any such tax or assessment.

(f) Taxpayer acknowledges that Bondholders will rely on these covenants, warranties and representations.

(g) The Taxpayer expressly agrees that its obligation to pay each Deficiency Payment under this Taxpayer Agreement includes its obligations to pay interest on delinquent payments and costs of collection, including all expenses which may be paid or incurred by or on behalf of the Commission in connection with the foreclosure of any lien for unpaid property taxes, such as reasonable attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs of procuring all title searches, policies and examinations and similar data and assurances with respect to title as the Commission reasonably may deem necessary to prosecute such suit. As permitted by IC 36-7-25-6, any Deficiency Payment shall constitute a lien against the Real Estate in the same priority as the real estate property tax lien and shall be treated in the same manner as property taxes for purposes of IC 6-1.1-22-13.

(h) [The Taxpayer further agrees to complete the Project in accordance with the elevation drawings and renderings (the "Concept Plan"), attached as Exhibit A to the Financing Agreement, dated as of [_____], 2020, between the Taxpayer and the City (the "Financing Agreement"). As provided in the Financing Agreement, the proceeds of the Bonds shall serve as the last tranche of financing for the Project and shall not be disbursed until all other funds made available to the Taxpayer, whether in the form of third party financing, equity or otherwise, have been applied to pay the costs of the Project. In addition, proceeds of the bonds shall only be disbursed so long as the Project is constructed in accordance with the Concept Plan.]

Section 5. Termination. The Taxpayer's limitations and obligations under this Taxpayer Agreement shall terminate and be deemed fully performed and all liability hereunder shall cease after the first to occur of: (a) payment in full of the Bonds; or (b) a period of twenty-five (25) years ("Maximum Term"), beginning on the date of issuance of the Bonds. This Taxpayer Agreement shall run with the Real Estate; accordingly, the limitations and obligations under this Taxpayer Agreement shall continue and remain enforceable against subsequent owners of the Real Estate if the Taxpayer, sells or otherwise conveys all or any portion of the Real Estate.

Section 6. Defaults and Remedies. The Taxpayer's failure to comply the covenants herein and/or the Taxpayer's failure to pay when due any Deficiency Payment that the Taxpayer is obligated to pay hereunder, shall constitute an event of default by the Taxpayer under this Taxpayer Agreement. The Commission and the City may pursue any available remedy at law or in equity to enforce this Agreement and to enforce payment of such Deficiency Payment.

(a) The Commission may place a property tax lien in the amount of any unpaid Deficiency Payment on the Real Estate to the extent permitted by law.

(b) If any Deficiency Amount owed by the Taxpayer is not paid in full by the Taxpayer when due, any unpaid amount shall bear interest at the rate of twelve percent (12%) per annum from its due date until paid.

(c) The remedies of the Commission under this Taxpayer Agreement are cumulative and the exercise of any one or more of the remedies shall not be construed as a waiver of any of the other remedies of such party unless specifically so provided.

(d) All payments due by the Taxpayer hereunder shall be due without relief from valuation and appraisement laws and subject to collection fees and reasonable attorneys' fees and expenses in the event of default.

(e) The Taxpayer waives presentment for payment, protest, notice of protest and notice of nonpayment of the Deficiency Payment due under this Agreement.

Section 7. Amendment. Subject to the following sentence, this Taxpayer Agreement may be amended only after the adoption of a resolution of the Commission and the Common Council of the City approving the amendment, as provided by law, and upon the execution of the amendment by the Parties or their successors in interest.

Section 8. No Other Agreements. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter of this Agreement and is a full integration of the agreement of the Parties.

Section 9. Mutual Assistance. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be necessary or appropriate to carry out the terms, provisions and intent of this Agreement. The Parties have entered into this Agreement in reliance upon their respective representations and agreements herein, the performance by the Parties of their respective obligations hereunder, both as of the date hereof and as of the date of issuance and sale of the Bonds issued by the City to finance the Project ("Closing"), and the opinions of counsel to the City, the Commission and the Taxpayer.

Section 10. Closing Requirements. At or prior to the Closing, the City shall receive the following documents, in each case satisfactory in form and substance to it and its counsel ("Redevelopment Counsel"):

(i) the opinion of the Redevelopment Counsel, dated the date of Closing, addressed to the Commission, as to the enforceability of this Agreement against the Commission in accordance with its terms;

(ii) the opinion of _____, Counsel to the Taxpayer, addressed to the City, as to the enforceability of this Agreement against the Taxpayer, in form and substance satisfactory to the City Attorney;

(iii) a certificate of the City and the Commission as to due authorization, validity, binding nature and enforceability of this Agreement against the City and the Commission;

(iv) a certificate of the Taxpayer as to due authorization, validity, binding nature and enforceability of this Agreement against the Taxpayer;

(v) an executed copy of this Agreement; and

(vi) such additional legal opinions, certificates, proceedings, instruments and other documents as Bond Counsel, Redevelopment Counsel or Counsel to the Taxpayer, may reasonably request to evidence compliance by the City, the Commission or the Taxpayer with legal requirements, the truth and accuracy, as of the time of Closing, of the representations contained herein and the due performance or satisfaction by the City, the Commission or the Taxpayer, at or prior to such time, of all agreements then to be performed and all conditions then to be satisfied.

Section 11. Disclaimer. Nothing contained in this Agreement nor any act of the City or Commission shall be deemed or construed by any of the Parties, or by third persons, to create any relationship of third party beneficiary, of principal or agent, of limited or general partnership, of joint venture, or of any association or relationship involving the City or the Commission.

Section 12. Notices. All notices, certificates, approvals, consents or other communications desired or required to be given under this Agreement shall be in writing and shall be sufficiently given on the day of personal delivery by messenger or courier service, or on the second day following the day on which the same shall have been mailed by registered or certified mail, postage and fees prepaid, return receipt requested addressed as follows:

If to the City: City of Lafayette, Indiana
20 North 6th Street
Lafayette, IN 47901
Attention: Clerk

with a copy to :

Redevelopment Counsel: _____
_____
_____
_____

If to the Commission: Lafayette Redevelopment Commission
20 North 6th Street
Lafayette, IN 47901
Attention: President

with a copy to :

Redevelopment Counsel: _____
_____
_____
_____

If to the Taxpayer: _____
_____
_____
Attention: _____

With copy to: _____
_____
_____

The Parties by notice given under this Agreement, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent.

Section 13. Paragraph Headings. The paragraph headings and references are for the convenience of the Parties and are not intended to limit, vary, define or expand the terms and provisions contained in this Agreement and shall not be used to interpret or construe the terms and provisions of this Agreement.

Section 14. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

Section 15. Successors and Assignees. The terms and conditions of this Agreement are to apply to and bind the successors and assigns of the City and the Commission and the successors and assigns of the Taxpayer. However, neither the City nor the Commission may assign this Agreement to any party without the prior written consent of the Taxpayer, and the Taxpayer may not assign this Agreement to any party without the prior written consent of the City and the Commission; provided that: (a) the foregoing is not intended to limit the ability of Taxpayer to sell or otherwise convey the Real Estate to another party; and (b) no assignment of this Agreement shall be deemed to have occurred if the Taxpayer sells or otherwise conveys the Real Estate to another party, notwithstanding that the party acquiring the Real Estate will be bound by the terms

and conditions of this Agreement by virtue of the fact that this Agreement runs with the Real Estate.

Section 16. Severability. If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held invalid, the remainder of the Agreement shall be construed as if such invalid part were never included herein and the Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

Section 17. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Indiana. Any action to enforce or remedy a breach of this Agreement shall be brought in or venued to a court of competent jurisdiction in the State of Indiana, and the Parties, on their behalf and on behalf of their successors and assigns, consent to personal jurisdiction in the State of Indiana.

IN WITNESS WHEREOF, the City, the Commission and the Taxpayer have caused this Agreement to be executed as of the day and year first written above.

REBAR COMPANIES, LLC

BY: _____

_____, _____

DBG Draft
5/13/20

LAFAYETTE REDEVELOPMENT COMMISSION

_____
PRESIDENT

ATTEST:

_____
SECRETARY

CITY OF LAFAYETTE, INDIANA

_____
MAYOR

ATTEST:

_____ _____
CLERK CONTROLLER

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for this County and State, personally appeared _____, _____ of Rebar Companies, LLC d/b/a Rebar Development, who executed this Agreement on behalf of said Corporation.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

SIGNATURE: _____

PRINTED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COUNTY OF RESIDENCE:

_____ _____

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for this County and State, personally appeared _____, President of the Lafayette Redevelopment Commission, who executed this Agreement and _____, the Secretary of the Lafayette Redevelopment Commission, who acknowledged the execution of the foregoing Agreement on behalf of said Commission.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

SIGNATURE: _____

PRINTED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COUNTY OF RESIDENCE:

_____ _____

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for this County and State, personally appeared Tony Roswarski, Mayor of the City of Lafayette, Indiana, Tim Clary, Controller of the City of Lafayette, each, who executed this Agreement and Cindy Murray, the Clerk of the City of Lafayette, Indiana, who acknowledged the execution of the foregoing Agreement on behalf of said Commission.

Witness my hand and Notarial Seal this _____ day of _____ day of _____, 2020.

SIGNATURE: _____

PRINTED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COUNTY OF RESIDENCE:

_____ _____

THIS INSTRUMENT WAS PREPARED BY HANS STECK, ATTORNEY AT LAW, DENTONS BINGHAM GREENEBAUM LLP, 2700 MARKET TOWER, 10 WEST MARKET STREET, INDIANAPOLIS, INDIANA 46204.

EXHIBIT A

Description of Real Estate

[To be provided]

EXHIBIT B

Project Description

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 and equipment, to be located at approximately 450 - 499 South Street in the City, in or physically connected to the Consolidated / Creasy Central Economic Development Area, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing.

EXHIBIT C

Notice of Deficiency Payment Due

To: City of Lafayette, Indiana Controller
Rebar Companies, LLC d/b/a Rebar Development

From: City of Lafayette, Indiana; Lafayette Redevelopment Commission

Attached hereto is the calculation that a Deficiency Amount of $_____ is due on [January/July] 10, 20____ under the terms of the Taxpayer Agreement ("Taxpayer Agreement"), by and between the City of Lafayette, Indiana, the Lafayette Redevelopment Commission and Rebar Companies, Rebar Companies, LLC ("Taxpayer"). The calculation of the Deficiency Amount is attached.

Under the terms of the Taxpayer Agreement the Taxpayer is required to pay the Deficiency Amount to the Lafayette Controller on or before _____, 20____ .

Capitalized terms not defined herein shall have the meanings set forth in the Taxpayer Agreement.

LAFAYETTE REDEVELOPMENT COMMISSION

_____
President

ATTEST:

_____
Secretary

CITY OF LAFAYETTE, INDIANA

_____
Mayor

ATTEST:

_____
Clerk

_____
Controller

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

EXHIBIT A-1

Calculation of Deficiency Payment

Annual Minimum Tax Payment	$	
Divided by:	÷	
Semiannual Minimum Tax Payment	$	
Less:		
Actual Semiannual Taxes Paid[1]	$_____	
Minus taxes applicable to referendum	-_____	
Applicable Semiannual Taxes Paid	=_____	
Less Applicable Semiannual Taxes Paid		-_____
TOTAL Deficiency Payment Due		$_____

[1] Excluding special assessment fees and charges, penalties and interest

TRUST INDENTURE

BETWEEN

CITY OF LAFAYETTE, INDIANA

AND

OLD NATIONAL WEALTH MANAGEMENT,
as Trustee

[$_____]
CITY OF LAFAYETTE, INDIANA
TAXABLE ECONOMIC DEVELOPMENT SUBORDINATE REVENUE BONDS OF 20___
(ELLSWORTH PROJECT)

Dated as of _____ 1, 20__

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TRUST INDENTURE

THIS TRUST INDENTURE dated as of the 1st day of _____, 20__, by and between the CITY OF LAFAYETTE, INDIANA (the "Issuer"), a municipal corporation organized and existing under the laws of the State of Indiana and Old National Wealth Management (the "Trustee");

WITNESSETH:

WHEREAS, Indiana Code 36-7-11.9 and 12, as supplemented and amended (the "Act"), authorizes and empowers the City to issue revenue bonds and to use the proceeds therefrom for the purpose of financing economic development facilities and vests such City with powers that may be necessary to enable it to accomplish such purposes; and

WHEREAS, in accordance with the provisions of the Act, the Issuer has induced Rebar Companies, LLC d/b/a Rebar Development (the "Company"), to proceed with the Project, the Company has asked the City to provide financial assistance, by issuing its Taxable Economic Development Subordinate Revenue Bonds of 20___ (Ellsworth Project) in the aggregate principal amount of $_____ (the "Bonds"), pursuant to and in accordance with this Trust Indenture and the Act, and to provide the proceeds thereof to reimburse the Company or provide funds thereto pursuant to the Financing Agreement of even date herewith (the "Financing Agreement") as approved by the City for the purpose of reimbursing the Company or providing funds for paying the costs of the Project (as defined herein); and

WHEREAS, the execution and delivery of this Indenture and the issuance of revenue bonds under the Act as herein provided have been in all respects duly and validly authorized by proceedings duly passed on and approved by the City; and

WHEREAS, after giving notice in accordance with the Act and Indiana Code 5-3-1-4, the Lafayette Economic Development Commission held a public hearing on behalf of the City, and upon finding that the Project and the proposed financing thereof (i) will create or retain employment opportunities in and near the City of Lafayette, Indiana; (ii) will benefit the health and general welfare of the citizens of the City of Lafayette, Indiana, and the State of Indiana; and (iii) will comply with the purposes and provisions of the Act, adopted a resolution approving the proposed financing; and

WHEREAS, the Act provides that such Bonds may be secured by a trust indenture between the City and a corporate trustee; and

WHEREAS, the Financing Agreement provides for the use of the proceeds of the Bonds by the Company to complete the Project, and, pursuant to this Indenture, the City will assign certain of its rights under the Financing Agreement to the Trustee, upon consent of the Company pursuant to Section 6.1 of the Financing Agreement; and

WHEREAS, Indiana Code 36-7-14 provides that a redevelopment commission of a city may pledge certain incremental property taxes to pay, in whole or in part, amounts due on the Bonds; and

WHEREAS, the Lafayette Redevelopment Commission ("Redevelopment Commission") has, by resolution, dedicated and pledged to the City to the repayment of the Bonds the TIF Revenues (as defined herein), on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations and Taxpayer Payments (each as defined herein) to the Issuer; and

WHEREAS, pursuant to the Financing Agreement and this Indenture, the Bonds are payable solely and only out of: (i) TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations; (ii) the funds and accounts created under Article IV of the Indenture; and (iii) Bond proceeds, except that the Redevelopment Commission will enter into a taxpayer agreement executed by and among the Redevelopment Commission, the Issuer and the Company ("Taxpayer Agreement") providing that the Taxpayer Payments will be made under certain circumstances if the property taxes paid by the Project are less that the tax payment required under the Taxpayer Agreement; and

WHEREAS, the Bonds and the Trustee's certificate of authentication to be endorsed thereon are all to be substantially in the form provided in this Indenture; and

WHEREAS, the execution and delivery of this Trust Indenture, and the issuance of the Bonds hereunder, have been in all respects duly and validly authorized by an ordinance duly passed and approved by the City; and

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That in order to secure the payment of the principal of and interest on the Bonds to be issued under this Indenture according to their tenor, purport and effect, and in order to secure the performance and observance of all the covenants and conditions herein and in said Bonds contained, and in order to declare the terms and conditions upon which the Bonds are issued, authenticated, delivered, secured and accepted by all persons who shall from time to time be or become holders thereof, and for and in consideration of the mutual covenants herein contained, of the acceptance by the Trustee of the trust hereby created, and of the purchase and acceptance of the Bonds by the holders or obligees thereof, the Issuer has executed and delivered this Indenture, and by these presents does hereby convey, grant, assign, pledge and grant a security interest in, unto the Trustee, its successor or successors and its or their assigns forever, with power of sale, all and singular, the property, real and personal hereinafter described (the "Trust Estate"):

GRANTING CLAUSES

DIVISION I

All right, title and interest of the Issuer in and to the Financing Agreement (except the rights reserved to the Issuer therein);

DIVISION II

All right, title and interest of the Issuer in and to the TIF Revenues (such pledge to be effective as set forth in Indiana Code 5-1-14-4 and Indiana Code 36-7-14-39 without filing or recording of this Indenture or any other instrument) and the Taxpayer Payments, deposited with the Trustee hereunder.

DIVISION III

All moneys and securities from time to time held by the Trustee under the terms of this Indenture (except Qualified Investments deposited with the Trustee pursuant to Section 11.1 hereof) and any and all other real or personal property of every name and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned, or transferred as and for additional security hereunder by the Issuer or by anyone in its behalf, or with their written consent to the Trustee which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same subject to the terms hereof;

TO HAVE AND TO HOLD the same unto the Trustee, and its successor or successors and its or their assigns forever;

IN TRUST, NEVERTHELESS, upon the terms and trusts herein set forth, to secure the payment of the Bonds to be issued hereunder and the interest payable thereon, and to secure also the observance and performance of all the terms, provisions, covenants and conditions of this Indenture, and for the equal and ratable benefit and security of all and singular the holders of all Bonds issued hereunder, without preference, priority or distinction as to lien or otherwise, except as otherwise hereinafter provided, of any one Bond or as between principal and interest, and it is hereby mutually covenanted and agreed that the terms and conditions upon which the Bonds are to be issued, authenticated, delivered, secured and accepted by all persons who shall from time to time be or become the holders thereof, are as follows:

ARTICLE I.

DEFINITIONS

Section 1.1. Terms Defined

. In addition to the words and terms elsewhere defined in this Indenture, the following words and terms as used in this Indenture shall have the following meanings unless the context or use indicates another or different meaning or intent:

"Act" means, collectively, Indiana Code 36-7-11.9 and 36-7-12.

"Additional Bonds" shall have the meaning assigned in Section 2.8 of this Indenture.

"Affiliate" means, solely with respect to the Project, an entity which directly or indirectly controls, is controlled by or is under common control with, Company. For purposes of this provision, "control" (including the terms "controls", "controlled by" and "under common control with") means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting securities, by contract, or otherwise.

"Annual Fees" means annual Trustee Fees and annual fees related to monitoring TIF Revenues.

"Authorized Representative" means, (i) with respect to the Issuer, the Mayor and the Controller of the Issuer, and (ii) with respect to the Company, any officer designated in writing by the Company to the Trustee.

"Bondholders" means registered owners of the Bonds.

"Bond Fund" means the Bond Fund established by Section 4.2 of this Indenture.

"Bond Ordinance" means Ordinance No. _____, adopted by the Common Council of the Issuer of Lafayette on _____, 20_____, authorizing and approving the issuance and sale of the Bonds, and approving the Financing Agreement, this Indenture and related matters.

"Bonds" means the Taxable Economic Development Subordinate Revenue Bonds of 20___ (Ellsworth Project) in the aggregate principal amount of $_____.

"Company" means Rebar Companies, LLC d/b/a Rebar Development, or any affiliate or successor thereto under the Financing Agreement..

"Issuer" means the City of Lafayette, Indiana, a municipal corporation organized and validly existing under the laws of the State or any successor to its rights and obligations under the Financing Agreement and the Indenture.

"Consolidated Central Allocation Area" means the Consolidated Central Allocation Area as previously created and expanded by the Redevelopment Commission.

"Consolidated Creasy Lane Allocation Area" means the Consolidated Creasy Lane Allocation area as previously created and expanded by the Redevelopment Commission

"Consolidated Area" means the Consolidated Creasy/Central Economic Development Area, as created, expanded and consolidated by the Redevelopment Commission.

["Debt Service Reserve Fund means the Debt Service Reserve Fund established by Section 4.5 of the Indenture.]

"Economic Development Commission" means the Lafayette Economic Development Commission.

"Event of Default" means those events of default specified in and defined by Section 7.1 hereof.

"Financing Agreement" means the Financing Agreement, dated as of _____, 2020, from the Company to the Issuer and all amendments and supplements thereto.

"Government Obligations" means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the timely payment of the principal of and the interest on which are fully and unconditionally guaranteed by, the United States of America or any agency or instrumentally thereof when such obligations are backed by the full faith and credit of the United States of America.

"Indenture" means this instrument as originally executed or as it may from time to time be amended or supplemented pursuant to Article IX.

"Interest Payment Date" on the Bonds means each February 1 and August 1, commencing February 1, 2021.

"Redevelopment Commission" means the Lafayette Redevelopment Commission.

"Outstanding Parity Obligations" means, collectively, the: (i) lease rentals which arc pledged to pay principal of and interest on bonds of the Lafayette Redevelopment Authority ("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; (i i) principal or and interest on bonds of the Redevelopment 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; (iii) principal of and interest on bonds of the Redevelopment 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; Taxable 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; and (iv) the principal and interest on bonds of the Redevelopment Commission designated as the "Taxable

Economic Development Subordinate Revenue Bonds of 2020 (Nova Project)," in an amount not to exceed $1,900,000 that the City anticipates issuing later in 2020.

"Outstanding Senior Obligations" means, collectively, the: (i) lease rentals which are pledged to pay principal of and interest on bonds of the 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; (ii) principal of and interest on bonds of the Redevelopment 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 I, 2025; and (iii) lease rentals which arc 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.

"Project Costs" means the following categorical costs of providing for "economic development facilities" as defined and set forth in the Act:

(i) the "Bond Issuance Costs", namely the costs, fees and expenses incurred or to be incurred by the Issuer and the Developer in connection with the issuance and sale of the Bonds, including placement or other financing fees (including applicable counsel fees), the fees and disbursements of bond counsel, fees of the Issuer's municipal advisor, the acceptance fee of the Trustee and the first year of the Trustee's fees hereunder, application fees and expenses, publication costs, the filing and recording fees in connection with any filings or recording necessary under the Indenture or to perfect the lien thereof, the out-of-pocket costs of the Issuer, the costs of preparing or printing the Bonds and the documentation supporting the issuance of the Bonds, the costs of reproducing documents, and any other costs of a similar nature reasonably incurred;

(ii) the "Capitalized Interest Costs", namely a portion of the interest on the Bonds from the date of their original delivery through and including _____, 20____;

(iii) the cost of insurance of all kinds that may be required or necessary in connection with the construction of the Project;

(iv) all costs and expenses which Issuer or Company shall be required to pay, or advance under the terms of any contract or contracts (including the architectural and engineering, development, and legal services with respect thereto), for the construction of the Project; and

(v) any sums required to reimburse the Issuer or Developer for advances made by either of them subsequent to the date of inducement by the Issuer for any of the above items or for any other costs incurred and for work done by either of them which are properly chargeable to the Project.

"Project Fund" means the Project Fund for the Bonds established in Section 4.3 of this Indenture.

"Project" means, collectively, (i) 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 and equipment, to be located at approximately 450 - 499 South Street in the City, (ii) capitalized interest, if any, (iii) a debt service reserve, if necessary, and (iv) costs of issuance related to the financing.

"Qualified Investments" shall mean any of the following to the extent permitted by law: (i) Government Obligations; (ii) money market funds, which may be funds of the Trustee, the assets of which are obligations of or guaranteed by the United States of America and which funds are rated at the time of purchase "AAAm-G" or higher by Standard & Poor's Ratings Service, Inc. and/or "Aaa" by Moody's Investors Service, Inc.; (iii) bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following federal agencies: Export-Import Bank, Farmers Home Administration, Federal Financing Bank, Federal Housing Administration, Government National Mortgage Association, Maritime Administration and Farm Credit Banks; (iv) certificates of deposit, savings accounts, deposit accounts or depository receipts of a bank, savings and loan associations and mutual savings banks, including the Trustee, each fully insured by the Federal Deposit Insurance Corporation; (v) bankers' acceptances or certificates of deposit of commercial banks or savings and loan associations, including the Trustee, which mature not more than one year after the date of purchase; provided the banks or savings and loan associations (as opposed to their holding companies) are rated for unsecured debt at the time of purchase of the investments in the single highest full classification established by Moody's Investors Service, Inc. and Standard & Poor's Ratings Service, Inc.; (vi) commercial paper rated at the time of purchase in the single highest full classification by Moody's Investors Service, Inc. and Standard & Poor's Ratings Service, Inc. and which matures not more than 270 days after the date of purchase (including the Trustee and its affiliates); (vii) any guaranteed investment contract or investment agreement of a financial institution which is rated in one of the two highest rating categories by Standard & Poor's Ratings Services; (vii) or U.S. dollar denominated deposits constituting an obligation of a bank, as defined by the Indiana Banking Act (including the Trustee and its affiliates), whose outstanding unsecured long-term Issuer rating is rated at the time of such deposit in any of the three highest rating categories by any Rating Agency (Ratings on holding companies are considered as the rating of the bank). and (ix) repurchase agreements with any bank or trust company organized under the laws of any state of the United States of America or any national banking association (including the Trustee) or government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York, which agreement is secured by any one or more of the securities described in clauses (i), (iii) or (iv) above; provided, underlying securities are required by the repurchase agreement to be continuously maintained at a market value not less than the amount so invested.

"Record Date" means the fifteenth day immediately preceding any Interest Payment Date.

"Requisite Bondholders" means the holders of [66-2/3%][51%] in aggregate principal amount of Bonds.

["Reserve Requirement" means, with respect to the Bonds, $_____.]

"Responsible Officer" means, when used with respect to the Trustee, any officer within the corporate trust department of the Trustee, including any vice president, assistant vice president,

assistant secretary, assistant treasurer, trust officer or any other officer of the Trustee who customarily performs functions similar to those performed by the persons who at the time shall be such officers, respectively, or to whom any corporate trust matter is referred because of such person's knowledge of and familiarity with the particular subject and who shall have direct responsibility for the administration of this Indenture.

"State" means the State of Indiana.

"Tax Increment" means, collectively, the property tax proceeds from the assessed valuation of real property in the Consolidated Central Allocation Area and in the Consolidated Creasy Lane Allocation Area in excess of the assessed valuation described in Indiana Code 36-7-14-39(b)(l), allocated and deposited in the allocation funds established under Indiana Code 36-7-14-39(b)(3), as such statutory provisions exist on the date of the issuance of the Bonds. "

"Taxpayer Payments" means the payments due from the Company pursuant to that certain Taxpayer Agreement executed by and among the Redevelopment Commission, the Issuer and the Company, dated as of _____, 20____.

"TIF Pledge Resolution" means Resolution No. _____ adopted by the Redevelopment Commission on _____, 20_____, pledging Revenues to the repayment of principal of and interest on the Bonds.

"TIF Revenues" means all of Tax Increment, minus Annual Fees, received by the Redevelopment Commission and pledged to the Issuer for payment of the principal and interest on the Bonds, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, received by the Commission to the Issuer.

"Trust Estate" shall have the meaning ascribed to such term in the Granting Clauses of this Indenture.

"Trustee" means Old National Wealth Management, as trustee, and any successor trustee or co-trustee.

Section 1.2. Rules of Interpretation

. For all purposes of this Indenture, except as otherwise expressly provided or unless the context otherwise requires:

(1) "This Indenture" means this instrument as originally executed and as it may from time to time be supplemented or amended pursuant to the applicable provisions hereof.

(2) All references in this instrument to designated "Articles," "Sections" and other subdivisions are to the designated Articles, Sections and other subdivisions of this instrument as originally executed. The words "herein," "hereof" and "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or other subdivision.

(3) The terms defined in this Article have the meanings assigned to them in this Article and include the plural as well as the singular and the singular as well as the plural.

(4) All accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles as consistently applied.

(5) Any terms not defined herein but defined in the Financing Agreement shall have the same meaning herein.

(6) The terms defined elsewhere in this Indenture shall have the meanings therein prescribed for them.

Section 1.3. Exhibits

. The following Exhibits are attached to and by reference made a part of this Indenture:

Exhibit A: Costs of Issuance
Exhibit B: Disbursement Request Form

(End of Article I)

ARTICLE II.

THE BONDS

Section 2.1. Authorized Amount of Bonds

. No Bonds may be issued under the provisions of this Indenture except in accordance with this Article. The principal amount of the Bonds (other than Bonds issued in substitution therefor pursuant to Section 2.9 hereof) that may be issued is hereby expressly limited to $_____(the "Authorized Amount").

Section 2.2. Issuance of the Bonds

. (a) The Bonds shall be designated "City of Lafayette, Indiana, Taxable Economic Development Subordinate Revenue Bonds of 20__ (Ellsworth Project)," and lettered and numbered R-1 and upward. The Bonds shall be originally issuable as fully registered Bonds without coupons in denominations of [$1,000 and any integral multiple thereof][$100,000 and any $1,000 integral multiples thereof][$5,000 and any integral multiple thereof].

(b) [The Bonds shall mature on February 1 and August 1, in the amounts with interest at the rates per annum as follows:

Date	Amount	Interest Rate]

(c) [The Bonds maturing on _____, 20_____ shall be subject to mandatory sinking fund redemption as set forth in Section _____.]

(d) The interest on the Bonds shall be payable on each February 1 and August 1 commencing February 1, 2021. The Bonds shall bear interest from the Interest Payment Date next preceding the date of authentication thereof, unless such date of authentication shall be subsequent to a Record Date in which case they shall bear interest from the Interest Payment Date with respect to such Record Date. Interest shall be computed on the basis of a three hundred sixty (360) day year consisting of twelve (12) thirty (30) day months.

(e) Interest on Bonds shall be paid to the owners of such Bonds determined as of the close of business of the Record Date next preceding each Interest Payment Date at the registered addresses of such owners as they shall appear on the registration books of the Trustee, as registrar for the Bonds, notwithstanding the cancellation of any such Bonds upon any exchange or transfer thereof subsequent to the Record Date and prior to such Interest Payment Date. Payment of interest to the holders of all Bonds shall be by check mailed to such holder of the Bonds on each Interest Payment Date. The Bonds shall be dated as of the date of their delivery.

Section 2.3. Payment on the Bonds

. The principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of public and private debts. The principal of the Bonds shall be payable upon surrender thereof at the principal corporate trust office of the Trustee. Principal payments in connection with mandatory sinking fund redemption hereunder shall not require presentation for payment. All payments of interest on the Bonds shall be made to the person appearing on the Bond registration books of the Trustee as the registered owner of the Bonds by check mailed to the Registered Owner thereof as shown on the registration books of the Trustee, as registrar for the Bonds. Each registered owner of [$500,000][$1,000,000] or more in principal amount of Bonds shall be entitled to receive interest payments by wire transfer [by providing written wire instructions to the Trustee at least thirty (30) days before the Record Date for such payment.] [The Trustee shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so that such payments are received at the depository by 2:30 p.m. (New York City time).] If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day.

Section 2.4. Execution: Limited Obligation

. The Bonds shall be executed on behalf of the City with the manual or facsimile signature of its Mayor and attested with the manual or the facsimile signature of its Clerk, and shall have impressed or printed thereon the corporate seal of the City. Such facsimiles shall have the same force and effect as if such officer had manually signed each of said Bonds. In case any officer whose signature or facsimile signature shall appear on the Bonds shall cease to be such officer before the delivery of such Bonds, such signature or such facsimile shall, nevertheless, be valid and sufficient for all purposes, the same as if he had remained in office until delivery.

The Bonds, and the interest payable thereon, do not and shall not represent or constitute a debt of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof within the meaning of the provisions of the constitution or statutes of the State of Indiana or a pledge of the faith and credit of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof. The Bonds, as to both principal and interest, are not an obligation or liability of the Issuer, the State of Indiana, or of any political subdivision or taxing authority thereof, but are a special limited obligation of the Issuer and are payable solely and only from the Trust Estate consisting of the funds and accounts held under the Indenture, the TIF Revenues and the Taxpayer Payments, pledged and assigned for their payment in accordance with the Indenture. Neither the faith and credit nor the taxing power of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof is pledged to the payment of the principal of or the interest on the Bonds. The Bonds do not grant the owners or holders thereof any right to have the Issuer, the State of Indiana or its General Assembly, or any political subdivision or taxing authority of the State of Indiana, levy any taxes or appropriate any funds for the payment of the principal of or interest on the Bonds. The Issuer has no taxing power with respect to the Bonds. No covenant or agreement contained in the Bonds or the Indenture shall be deemed to be a covenant or agreement of any member, director, officer, agent, attorney or employee of the Economic Development Commission, the Redevelopment Commission or the Issuer in his or her individual capacity, and no member, director, officer, agent, attorney or employee of the Economic Development Commission, the Redevelopment Commission, or the Issuer executing the Bonds shall be liable personally on the

Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

Section 2.5. Authentication

. No Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Indenture unless and until the certificate of authentication on such Bond substantially in the form hereinafter set forth shall have been duly executed by the Trustee, and such executed certificate of the Trustee upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Indenture. The Trustee's certificate of authentication on any Bond shall be deemed to have been executed by it if signed by an authorized officer of the Trustee, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bonds issued hereunder.

Section 2.6. Form of the Bonds

. The Bonds issued under this Indenture shall be substantially in the form set forth below with such appropriate variations, omissions and insertions as are permitted or required by this Indenture or deemed necessary by the Trustee:

(Form of Bond)

[Unless this bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the City of Lafayette, Indiana or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.]

UNITED STATES OF AMERICA

R-1

CITY OF LAFAYETTE, INDIANA
TAXABLE ECONOMIC DEVELOPMENT SUBORDINATE REVENUE BONDS OF 20__
(ELLSWORTH PROJECT)

INTEREST RATE	MATURITY DATE	ORIGINAL DATE	AUTHENTICATION DATE	[CUSIP]

PRINCIPAL AMOUNT: $

REGISTERED OWNER:

The City of Lafayette, Indiana (the "Issuer"), a municipal corporation organized and existing under the laws of the State of Indiana, for value received, hereby promises to pay in lawful money of the United States of America to the Registered Owner listed above, but solely from the payments of TIF Revenues hereinafter referred to pledged and assigned for the payment hereof, the Principal Amount set forth above on the Maturity Date, unless this Bond shall have previously been called for redemption and payment of the redemption price made or provided for, and to pay interest on the unpaid principal amount hereof in like money, but solely from said payments, at the Interest Rate specified above per annum payable on February 1, 2021, and on each February 1 and August 1 thereafter (each an "Interest Payment Date") until the Principal Amount is paid in full. Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication thereof (the "Interest Date"), except that: (i) if this Bond is authenticated on or prior to _____1, 20__, the Interest Date shall be _____1, 20___; (ii) if this Bond is authenticated on or after the fifteenth day immediately preceding an Interest Payment Date (the "Record Date"), the Interest Date shall be such Interest Payment Date; and (iii) if interest on this Bond is in default, the Interest Date shall be the day after the date to which interest hereon has been paid in full. Interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Pursuant to its Resolution No. _____, the Lafayette Redevelopment Commission ("Redevelopment Commission"), has irrevocably pledged to the payment of the Bonds the TIF Revenues (as defined in the hereinafter defined Indenture) collected within the Consolidated Central Allocation Area and the Consolidated Creasy Lane Allocation Area, as established by the Redevelopment Commission and more particularly described in the Indenture.

The principal of this Bond is payable upon surrender thereof at the corporate trust office of _____, as trustee (the "Trustee"), in _____, or at the principal corporate trust office of any successor trustee. Principal payments in connection with mandatory sinking fund redemption hereunder shall not require presentation for payment. All payments of interest hereon will be made by the Trustee by check mailed on each Interest Payment Date to the Registered Owner hereof at the address shown on the registration books of the Trustee as maintained by the Trustee, as registrar, determined on the Record Date next preceding such Interest Payment Date. Each registered owner of $1,000,000 or more in principal amount of Bonds shall be entitled to receive interest payments by wire transfer by providing written wire instructions to the Trustee before the Record Date for such payment.

This Bond is [one of] [the only one] of the Issuer's Taxable Economic Development Subordinate Revenue Bonds of 20__ (Ellsworth Project) (hereinbefore and hereinafter the "Bonds") which are being issued under the hereinafter described Indenture in the aggregate principal amount of $_____. The Bonds are being issued for the purpose of providing funds to (i) finance a portion of the costs of 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 and equipment, to be located at approximately 450 - 499 South Street in the City, in, physically connected to or benefitting the Consolidated Creasy/Central Economic Development Area, to be constructed by Rebar Companies, LLC d/b/a Rebar Development (the "Company"), (ii) pay capitalized interest, if any, (iii) fund a debt service reserve, if necessary and (iv) pay costs of issuance related to the financing (collectively, the "Project"), by providing such funds to the Company pursuant to the Financing Agreement, dated as of _____ 1, 2020 (the "Financing Agreement") between the Company and the Issuer, which prescribes the terms and conditions under which the Company shall use such proceeds for the Project.

The Bonds are issued under and entitled to the security of a Trust Indenture dated as of _____ 1, 2020 (hereinafter referred to as the "Indenture") duly executed and delivered by the Issuer to Old National Wealth Management, as trustee (the term "Trustee" where used herein referring to said Trustee or its successors), pursuant to which Indenture the (i) TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, (ii) funds

and accounts created under the Indenture and (iii) Taxpayer Payments (each as defined in the Indenture), and all rights of the Issuer under the Financing Agreement, except certain rights to payment for expenses and indemnity rights and rights to perform certain discretionary acts set forth in the Financing Agreement, are pledged and assigned by the Issuer to the Trustee as security for the Bonds. The Bonds are issued pursuant to and in full compliance with the Constitution and laws of the State of Indiana, particularly Indiana Code, Title 36, Article 7, Chapters 11.9 and 12 (the "Act"), and by appropriate action duly taken by the Issuer which authorizes the execution and delivery of the Indenture. The Bonds have been issued in conformity with the provisions, restrictions and limitations of the Act. REFERENCE IS HEREBY MADE TO THE INDENTURE FOR A DESCRIPTION OF THE REVENUES SECURITY THE BONDS, THE RIGHTS UNDER THE INDENTURE OF THE ISSUER, THE OWNERS OF THE BONDS AND THE TRUSTEE, TO ALL OF WHICH THE OWNERS OF THIS BOND, BY THE ACCEPTANCE OF THIS BOND, AGREE.

The Bonds are issuable in registered form without coupons in the denominations of [$1,000 and any integral multiple thereof][$100,000 and any $1,000 integral multiples thereof] [$5,000 and any integral multiple thereof]. This Bond is transferable by the registered holder hereof in person or by his attorney duly authorized in writing at the corporate trust office of the Trustee, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture and upon surrender and cancellation of this Bond. Upon such transfer a new registered Bond will be issued to the transferee in exchange therefor.

The Issuer and the Trustee may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the Issuer nor the Trustee shall be affected by any notice to the contrary.

[The Bonds of this issue maturing on or after February 1, 2031 may be redeemed prior to maturity at the option of the Issuer, in whole or in part, in such order of maturity as the Issuer shall direct and by lot within maturities, on August 1, 2030, or any date thereafter from any moneys made available for that purpose, at face value, plus in each case accrued interest to the date fixed for redemption, with no premium.]

[The Bonds maturing on are subject to mandatory sinking fund redemption prior to maturity at a redemption price equal to the principal amount thereof plus accrued interest, on the dates and in the amounts set forth below:

Date	Amount

*Final Maturity]

[The Trustee shall credit against the mandatory sinking fund requirement for the Term Bonds, and corresponding mandatory redemption obligation, in the order determined by the Issuer, any Term Bonds which have previously been redeemed (otherwise than as a result of a previous mandatory redemption requirement) or delivered to the Trustee for cancellation or purchased for cancellation by the Trustee and not theretofore applied as a credit against any redemption obligation. Each Term Bond so delivered or canceled shall be credited by the Trustee at 100% of the principal amount thereof against the mandatory sinking fund obligation on such mandatory redemption date, and any excess of such amount shall be credited on future redemption obligations, and the principal amount of bonds to be redeemed by operation of the mandatory sinking fund requirement shall be accordingly reduced; provided, however, the Trustee shall only credit such Term Bonds to the extent received on or before forty-five (45) days preceding the applicable mandatory redemption date and stated above.]

Each _____Thousand Dollars ($__,000) principal amount shall be considered a separate bond for purposes of optional and mandatory redemption. If not less than an entire maturity is called for redemption, the bonds to be redeemed shall be selected by lot by the Registrar. If some bonds are to be redeemed by optional redemption and mandatory sinking fund redemption on the same date, the Registrar shall select by lot the bonds for optional redemption before selecting the bonds by lot for the mandatory sinking fund redemption.

If fewer than all of the Bonds at the time outstanding are to be called for redemption, the maturities of Bonds or portions thereof to be redeemed shall be selected by the Trustee at the direction of the Issuer. If fewer than all of the Bonds within a maturity are to be redeemed, the Trustee shall apply moneys available for redemption on a pro rata basis, based on the respective portion of the principal amount of Bonds held by the respective owners of the Bonds within such maturity that shall be redeemed.

In the event any of the Bonds are called for redemption as aforesaid, notice thereof identifying the Bonds to be redeemed will be given by mailing a copy of the redemption notice by first class mail not less than [thirty (30) days nor more than forty-five (45) days prior to the date fixed for redemption to the Registered Owner of the Bonds to be redeemed at the address shown on the registration books; provided, however, that failure to give such notice by mailing, or any defect therein with respect to any registered Bond, shall not affect the validity of any proceedings for the redemption of other Bonds.

All Bonds so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption are on deposit at the place of payment at that time, and shall no longer be protected by the Indenture and shall not be deemed to be outstanding under the provisions of the Indenture.

The Bonds, and the interest payable thereon, do not and shall not represent or constitute a debt of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof within the meaning of the provisions of the constitution or statutes of the State of Indiana or a pledge of the faith and credit of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof. The Bonds, as to both principal and interest, are not an obligation or liability of the Issuer, the State of Indiana, or of any political subdivision or taxing authority thereof, but are a special limited obligation of the Issuer and are payable solely and only from the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, the funds and accounts created under the Indenture and the Taxpayer Payments, pledged and assigned for their payment in accordance with the Indenture. Neither the faith and credit nor the taxing power of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof is pledged to the payment of the principal of or the interest on the Bonds. The Bonds do not grant the owners or holders thereof any right to have the Issuer, the State of Indiana or its General Assembly, or any political subdivision or taxing authority of the State of Indiana, levy any taxes or appropriate any funds for the payment of the principal of or interest on the Bonds. The Issuer has no taxing power with respect to the Bonds. No covenant or agreement contained in the Bonds or the Indenture shall be deemed to be a covenant or agreement of the Lafayette Economic Development Commission, the Redevelopment Commission, the Issuer or of any member, director, officer, agent, attorney or employee of the Lafayette Economic Development Commission, the Redevelopment Commission or the Issuer in his or her individual capacity, and neither the Lafayette Economic Development Commission, the Redevelopment Commission, the Issuer nor any member, director, officer, agent, attorney or employee of the Lafayette Economic Development Commission, the Redevelopment Commission, or the Issuer executing the Bonds shall be liable personally for the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

The holder of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, except as

provided in the Indenture. Modifications or alterations of the Indenture, or of any supplements thereto, may be made to the extent and in the circumstances permitted by the Indenture.

This Bond is transferable [in accordance with the Book-Entry System or, if no such system is in effect,] [by the Registered Owner hereof] at the principal corporate trust office of the Trustee upon surrender and cancellation of this bond and on presentation of a duly executed written instrument of transfer and thereupon a new bond or bonds of the same aggregate principal amount and maturity and in authorized denominations will be issued to the transferee or transferees in exchange therefor.

It is hereby certified that all conditions, acts and things required to exist, happen and be performed under the laws of the State of Indiana and under the Indenture precedent to and in the issuance of this Bond exist, have happened and have been performed, and that the issuance, authentication and delivery of this Bond have been duly authorized by the Issuer.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Indenture until the certificate of authentication hereon shall have been duly executed by the Trustee.

IN WITNESS WHEREOF, the City of Lafayette, Indiana, has caused this Bond to be executed in its name and on its behalf by the manual or facsimile signature of the Mayor and its corporate seal to be hereunto affixed manually or by facsimile and attested to by the manual or facsimile signature of its Clerk.

CITY OF LAFAYETTE, INDIANA

By:_____
_____, Mayor

(Seal)

Attest:

_____
_____, Clerk

Countersigned:

By: _____
_____, Controller

(FORM OF TRUSTEE'S CERTIFICATE OF AUTHENTICATION)

This Bond is one of the Bonds described in the within mentioned Trust Indenture.

OLD NATIONAL WEALTH MANAGEMEMT,
as Trustee

By_____
Authorized Officer

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ _____ (Please Print or Typewrite Name and Address) the within Series ____ Bond and all rights, title and interest thereon, and hereby irrevocably constitutes and appoints _____ _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

_____
Dated:

SIGNATURE GUARANTEED:

_____
NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating registered
in a Securities Transfer Association of a recognized signature guarantee program.

_____
NOTICE: The signature to this assignment must correspond with the name of the

owner as it appears upon the face of the within the Bonds in every particular, without alteration or enlargement or any change whatever.

The following abbreviations, when used in the inscription on the face of this certificate, shall be construed as though they were written out in full according to applicable laws or regulations:

UNIF TRAN MIN ACT --_____Custodian _____
(Cust) (Minor)

under Uniform Transfers to Minors Act

_____
(State)

TEN COM -- as tenants in common
JT TEN -- as joint tenants with right of survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.

(End of Bond Form)

Section 2.7. Delivery of Bonds

. The Trustee shall authenticate the Bonds and deliver them to the purchasers thereof upon receipt of a copy, duly certified by the Clerk of the Issuer, of the Bond Ordinance authorizing the execution and delivery of the Financing Agreement and this Indenture and the issuance of the Bonds, and delivery of the following.

(1) An executed counterpart of the Financing Agreement and this Indenture.

(2) A written request of the Issuer to the Trustee requesting the Trustee to authenticate, or cause to be authenticated, and deliver the Bonds in the Authorized Amount to the purchasers thereof.

(3) A copy of (a) the ordinance adopted by the Common Council of the Issuer approving the execution and delivery of the Financing Agreement and the Indenture, (b) the Pledge Resolution and (c) such other documents as the Trustee shall be notified in writing by bond counsel or the Issuer to be required to be delivered to the Trustee.

The proceeds of the Bonds shall be paid over to the Trustee and deposited as hereinafter provided under Section 3.1 hereof.

Section 2.8. Additional Bonds. Additional bonds may be issued on a parity with the original bonds subject to the terms and limitations of this section. Additional bonds may be issued: (i) to refund all or a portion of one or more series of bonds outstanding hereunder, if such bonds may otherwise be refunded and (ii) financing the cost or estimated cost of completing the Project or of acquiring and/or constructing additional improvements to the Project, and, in each case, obtaining additional funds to pay the costs to be incurred in connection with the issuance of such Additional Bonds, to establish reserves with respect thereto and to pay interest during the estimated construction period of completing the additional improvements, if any.

Prior to the delivery by the Issuer of any such Additional Bonds there shall be filed with the Trustee:

(a) A supplement to this Indenture executed by the Issuer and the Trustee authorizing the issuance of such Additional Bonds, specifying the terms thereof, pledging and assigning the Additional Note being then currently issued as security therefor and providing for the disposition of the proceeds of the sale thereof.

(b) Any supplement or amendment to the Financing Agreement.

(c) If Additional Bonds are payable from TIF Revenues, a report or a certificate prepared by an independent certified public accountant or an independent financial advisor selected by the Issuer, supported by appropriate calculations, stating that the requirements for such additional obligations contained in any resolution or ordinance pledging the TIF Revenues shall have been met.

(d) A copy, duly certified by the Controller of the Issuer, of the Bond Ordinance theretofore adopted and approved by the Issuer authorizing the execution and delivery of such supplemental indenture and the issuance of such Additional Bonds.

(e) A written request of the Issuer to the Trustee to authenticate and deliver such Additional Bonds.

(f) An opinion of bond counsel selected by the Issuer to the effect that (i) such supplement to this Indenture has been duly executed by the Issuer and constitutes the valid and binding obligation of the Issuer enforceable against the Issuer in accordance with its terms; and (ii) the Additional Bonds have been duly and validly authorized and issued by the Issuer and constitute the valid and binding limited obligations of the Issuer enforceable against the Issuer in accordance with their terms. The opinion of bond counsel may be qualified as to such matters as are acceptable to the Issuer, and include, without limitation, customary exceptions as to

bankruptcy, insolvency and other laws affecting creditors' rights generally and customary exceptions as to principles of equity.

Any Additional Bonds issued in accordance with the terms of this Section 2.8 shall be secured by this Indenture, but such Additional Bonds may bear such date or dates, such interest rate or rates, and with such maturities, redemption dates and premiums as may be agreed upon by the Issuer and the purchaser of such Additional Bonds.

Section 2.9. Mutilated, Lost, Stolen or Destroyed Bonds

. In the event any Bond is mutilated, lost, stolen or destroyed, then, in the absence of notice to the Trustee that such Certificate has been acquired by a bona fide purchaser, the Issuer, through the Trustee, may execute and the Trustee may authenticate a new Bond of like date, maturity and denomination as that mutilated, lost, stolen or destroyed; provided that, in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Issuer, and in the case of any lost, stolen or destroyed Bond, there shall be first furnished to the Trustee evidence of such loss, theft or destruction satisfactory to the Trustee, together with indemnity satisfactory to it.

In the event any such Bond shall have matured, instead of issuing a duplicate Bond the Issuer may pay the same without surrender thereof; provided, however, that in the case of a lost, stolen or destroyed Bond, there shall be first furnished to the Trustee evidence of such loss, theft or destruction satisfactory to the Trustee; together with indemnity satisfactory to it. The Trustee may charge the holder or owner of such Bond with their reasonable fees and expenses in this connection. Any Bond issued pursuant to this Section 2.9 shall be deemed part of the original series of Bonds in respect of which it was issued and an original additional contractual obligation of the Issuer.

Section 2.10. Registration and Exchange of Bonds: Persons Treated as Owners

. The Issuer shall cause books for the registration and for the transfer of the Bonds as provided in this Indenture to be kept by the Trustee which is hereby constituted and appointed the registrar of the Issuer. Upon surrender for transfer of any fully registered Bond at the corporate trust office of the Trustee, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Trustee and duly executed by the registered owner or his attorney duly authorized in writing, the Issuer shall execute and the Trustee shall authenticate and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same series and the same maturity for a like aggregate principal amount. The execution by the Issuer of any fully registered Bond without coupons of any denomination shall constitute full and due authorization of such denomination, and the Trustee shall thereby be authorized to authenticate and deliver such registered Bond. The costs of such transfer or exchange shall be borne by the Issuer. The Trustee shall not be required to transfer or exchange any fully registered Bond during the period between the Record Date and any interest payment date of such Bond, nor to transfer or exchange any Bond after the mailing of notice calling such Bond for redemption has been made, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

Section 2.11. Registered Owners of Bonds; Book-Entry. As to any fully registered Bond without coupons, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of principal or interest thereon, shall be made only to or upon the order of the registered owner thereof or his legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

[In the event the Issuer determines that if is beneficial to have the Bonds held by a central depository system pursuant to an agreement between the Issuer and The Depository Trust Company and have transfers of the bonds affected by book-entry on the books of the central depository system, then the bonds shall be initially issued in the form of a separate single authenticated fully registered bond for the aggregate principal amount of each separate maturity of the bonds. Upon initial issuance, the ownership of such bonds shall be registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of The Depository Trust Company.

With respect to the bonds registered in the register kept by the Paying Agent in the name of CEDE & CO., as nominee of The Depository Trust Company, the Issuer and the Paying Agent shall have no responsibility or obligation to any other holders or owners (including any beneficial owner ("Beneficial Owner") of the bond with respect to (i) the accuracy of the records of The Depository Trust Company, CEDE & CO., or any Beneficial Owner with respect to ownership questions, (ii) the delivery to any bondholder (including any Beneficial Owner) or any other person, other than The Depository Trust Company, of any notice with respect to the bond including any notice of redemption, or (iii) the payment to any bondholder (including any Beneficial Owner) or any other person, other than The Depository Trust Company, of any amount with respect to the principal of, or premium, if any, or interest on the bond except as otherwise provided herein.

No person other than The Depository Trust Company shall receive an authenticated bond evidencing an obligation of the Issuer to make payments of the principal of and premium, if any, and interest on the bond pursuant to the Indenture. The Issuer and the Registrar and Paying Agent may treat as and deem The Depository Trust Company or CEDE & CO. to be the absolute bondholder of each of the bonds for the purpose of (i) payment of the principal of and premium, if any, and interest on such bond; (ii) giving notices of redemption and other notices permitted to be given to bondholders with respect to such bond; (iii) registering transfers with respect to such bond; (iv) obtaining any consent or other action required or permitted to be taken of or by bondholders; (v) voting; and (vi) for all other purposes whatsoever. The Paying Agent shall pay all principal of and premium, if any, and interest on the bond only to or upon the order of The Depository Trust Company, and all such payments shall be valid and effective fully to satisfy and discharge the Issuer's and the Paying Agent's obligations with respect to principal of and premium, if any, and interest on the bond to the extent of the sum or sums so paid. Upon delivery by The Depository Trust Company to the Issuer of written notice to the effect that The Depository Trust Company has determined to substitute a new nominee in place of CEDE & CO., and subject to the provisions herein with respect to consents, the words "CEDE & CO." in this Indenture shall refer to such new nominee of The Depository Trust Company. Notwithstanding any other provision hereof to the contrary, so long as any bond is registered in the name of CEDE & CO as nominee of The Depository Trust Company, all payments with respect to the principal of and premium, if any, and interest on such bond and all notices with respect to such bond shall be made and given,

respectively, to The Depository Trust Company as provided in a representation letter from the Issuer to The Depository Trust Company.

Upon receipt by the Issuer of written notice from The Depository Trust Company to the effect that The Depository Trust Company is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of The Depository Trust Company hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, then the bond shall no longer be restricted to being registered in the register of the Issuer kept by the Registrar in the name of CEDE & CO., as nominee of The Depository Trust Company, but may be registered in whatever name or names the bondholders transferring or exchanging bond shall designate, in accordance with the provisions of the Indenture.

If the Issuer determines that it is in the best interest of the bondholders that they be able to obtain certificates for the fully registered bond, the Issuer may notify The Depository Trust Company and the Registrar, whereupon The Depository Trust Company will notify the Beneficial Owners of the availability through The Depository Trust Company of certificates for the bond. In such event, the Registrar shall prepare, authenticate, transfer and exchange certificates for the bond as requested by The Depository Trust Company and any Beneficial Owners in appropriate amounts, and whenever The Depository Trust Company requests the Issuer and the Registrar to do so, the Registrar and the Issuer will cooperate with The Depository Trust Company by taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the fully registered bond of any Beneficial Owner's Depository Trust Company account or (ii) to arrange for another securities depository to maintain custody of certificates for and evidencing the bond.

If the bond shall no longer be restricted to being registered in the name of a depository trust company, the Registrar shall cause the bond to be printed in blank in such number as the Registrar shall determine to be necessary or customary; provided, however, that the Registrar shall not be required to have such bond printed until it shall have received from the Issuer indemnification for all costs and expenses associated with such printing.

In connection with any notice or other communication to be provided to bondholders by the Issuer or the Registrar with respect to any consent or other action to be taken by bondholders, the Issuer or the Registrar, as the case may be, shall establish a record date for such consent or other action and give The Depository Trust Company notice of such record date not less than fifteen (15) calendar days in advance of such record date to the extent possible.

So long as the bonds are registered in the name of The Depository Trust Company or CEDE & CO. or any substitute nominee, the Issuer and the Registrar and Paying Agent shall be entitled to request and to rely upon a certificate or other written representation from the Beneficial Owners of the bond or from The Depository Trust Company on behalf of such Beneficial Owners stating the amount of their respective beneficial ownership interests in the bond and setting forth the consent, advice, direction, demand or vote of the Beneficial Owners as of a record date selected by the Registrar and The Depository Trust Company, to the same extent as if such consent, advice, direction, demand or vote were made by the bondholders for purposes of this Indenture and the Issuer and the Registrar and Paying Agent shall for such purposes treat the Beneficial Owners as the bondholders. Along with any such certificate or representation, the Registrar may request The

Depository Trust Company to deliver, or cause to be delivered, to the Registrar a list of all Beneficial Owners of the bond, together with the dollar amount of each Beneficial Owner's interest in the bond and the current addresses of such Beneficial Owners.

If the Book-Entry System is no longer in effect, registered owners of bonds may, upon surrender thereof at the principal corporate trust office of the Trustee with a written instrument of transfer satisfactory to the Trustee, exchange a bond or bonds for a bond or Bonds of equal aggregate principal amount of the same maturity and interest rate of any authorized denominations. For every exchange or transfer of bonds, the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. The cost of preparing each new bond upon each exchange or transfer, and any other expenses of the Trustee incurred in connection therewith (except any applicable tax, fee or other governmental charge) shall be paid by the Issuer. The Trustee shall not be obliged to make any transfer or exchange of any bond called for redemption within thirty days of the redemption date.]

(End of Article II)

ARTICLE III.

APPLICATION OF THE BOND PROCEEDS

Section 3.1. Deposit of Bond Funds

. The Issuer shall deposit all proceeds from the sale of the Bonds in a separate fund to be known as the "City of Lafayette, Indiana – Ellsworth Project Fund." Disbursements from the Project Fund will be used to pay for costs of the Project, and are to be made in accordance with the provisions of Article IV of this Indenture.

[The Issuer shall deposit with the Trustee proceeds from the sale of the Bonds[, less any underwriters' discount] as follows: (i) funds in the amount of $_____ shall be deposited in the Bond Issuance Expense Account of the Project Fund; (ii) funds in the amount of $_____ shall be deposited in the Capitalized Interest Account of the Project Fund; (iii) funds in the amount of $_____ shall be deposited in the Debt Service Reserve Fund; and (iv) remaining funds of $_____ shall be deposited in the Construction Account of the Project Fund.]

(End of Article III)

ARTICLE IV.

REVENUE AND FUNDS

Section 4.1. Source of Payment of the Bonds

. The Bonds herein authorized and all payments to be made by the Issuer hereunder are not general obligations of the Issuer but are limited obligations payable solely from Trust Estate as authorized by the Act and as provided herein. No covenant or agreement contained in the Bonds or this Indenture shall be deemed to be a covenant or agreement of any member, director, officer, agent, attorney or employee of the Issuer in his or her individual capacity, and no member, director, officer, agent, attorney, or employee of the Issuer executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

Section 4.2. Bond Fund.

(a) The Trustee shall establish and maintain, so long as any of the Bonds are outstanding, a separate fund to be known as the "City of Lafayette, Indiana—Ellsworth Bond Fund" (the "Bond Fund").

(b) On or before each February 1 and August 1, following the issuance of the Bonds, there shall be deposited in the Bond Fund, as and when received, pledged TIF Revenues in an amount sufficient to first (i) pay any interest currently due and outstanding, plus Trustee fees coming due within the next six (6) months with respect to the Bonds and (ii) pay as much principal as possible due on the Bonds on the next February 1 or August 1. The Issuer hereby covenants and agrees that so long as any of the Bonds issued hereunder are outstanding it will deposit, or cause to be paid to the Trustee for deposit in the Bond Fund for its account, sufficient sums from revenues and receipts derived from the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, and Taxpayer Payments, promptly to meet and pay the principal of and interest on the Bonds as the same become due and payable together with such Trustee fees. Nothing herein should be construed as requiring the Issuer to deposit or cause to be paid to Trustee for deposit in the Bond Fund funds from any source other than receipts derived from the TIF Revenues and Taxpayer Payments.

(c) The Controller of the Issuer shall set aside immediately upon receipt the TIF Revenues into the Allocation Fund created under Indiana Code 36-7-14 and the Taxpayer Payments and transfer the TIF Revenues and Taxpayer Payments in the amount thereof specified in subsection (b) above to the Trustee for application in accordance with this Indenture. The Trustee is hereby directed to deposit such TIF Revenues and Taxpayer Payments into the Bond Fund in the manner prescribed in this Section 4.2 and in Section 4.4. Moneys in the Bond Fund shall be used by the Trustee to pay the interest on and principal of the Bonds as the same becomes due together with the Trustee fees described in subsection (a). Taxpayer Payments shall be applied to the payment of debt service due on the Bonds on the next payment date. Any amounts of

principal and interest on the Bonds not paid due to insufficient TIF Revenues shall not be deemed an Event of Default.

Section 4.3. Project Fund

. The Issuer shall establish and maintain a separate fund to be known as the "Ellsworth Project Fund" (the "Project Fund") in the custody of the Trustee, to the credit of which deposits are to be made as required by the provisions of Section 3.1 hereof. The Project Fund shall consist of [the Capitalized Interest Account,] the Bond Issuance Expense Account and the Construction Account.

(a) The Trustee shall deposit the amount provided in Section____ in the Bond Issuance Expense Account. On the date of closing, the costs of issuance set forth in Exhibit A shall be wire transferred at closing, from the Issuance Expense Account of the Project Fund, to the entities listed as authorized by the Mayor and the Controller or Deputy Controller. Execution of this Indenture shall be authorization for these payments.

(b) [The Trustee shall, without other or further authority than is hereby given, use all of the proceeds of the Bonds from the Capitalized Interest Account, or if the Capitalized Interest Account is not sufficient, then from the Construction Account, to fully pay interest accruing on the Bonds through and including _____1, 20___.]

(c) Except as set for in subparagraph (a) of this Section 4.3, moneys on deposit in the Construction Account shall be disbursed by the Trustee in accordance with the provisions of this Section 4.3 to pay the costs of the Project. Subject to the provisions below and to any applicable representations, warranties and covenants contained in the Indenture or the Financing Agreement, disbursements from the Project Fund shall be made only to pay (or to reimburse the Company for payment of) Project Costs described below, upon receipt by the Trustee of the written request in the form attached hereto as Exhibit B and signed by the Authorized Representative of the Company [and approved by an Authorized Representative of the Issuer] (the "Disbursement Request"). Each such written request shall be consecutively numbered and accompanied by invoices or other documentation supporting the payments or reimbursements requested.

Any disbursements from the Construction Account described above to pay such fees, costs or expenses (or to reimburse the Company for the payment of such fees, costs or expenses) will be made by the Trustee only upon receipt of the Disbursement Request of an Authorized Representative of the Company [and approved by an Authorized Representative of the Issuer]. The Trustee will not make any disbursements from the Construction Account without such a written request.

The Trustee shall cause to be kept and maintained accurate records pertaining to the Project Fund and all disbursements therefrom. If requested by the Company or the Issuer, the Trustee shall file copies of the records pertaining to the Project Fund and all disbursements from such fund with the Issuer and the Company.

(d) Following the completion of the Project, the Issuer will file a written completion certificate with the Trustee along with a certificate of the Authorized Representative of the Company, within fifteen (15) days after the completion of the Project, stating:

(i) that the Project has been constructed and/or acquired, delivered and installed on the Project site and the date of completion;

(ii) that the Company has made such investigation of such sources of information as are deemed by the Company to be necessary and is of the opinion that the Project has been fully paid for and that no claim or claims exist against the Company or the Issuer or against the properties of either out of which a lien based on furnishing labor or material for the Project exists or might ripen; provided, however, there may be excepted from the foregoing statement any claim or claims out of which a lien exists or might ripen in the event that the Company or the Issuer intends to contest such claim or claims, in which event such claim or claims shall be described; provided, further, however, that it shall be stated that funds are on deposit in the Project Fund sufficient to make payment of the full amount which might in any event be payable in order to satisfy such claim or claims.

If such certificate shall state that there is a claim or claims in controversy which create or might ripen into a lien, there shall be filed with the Issuer and the Trustee a certificate of the Company or Issuer when and as such claim or claims shall have been fully paid.

If, after payment of all costs of the Project requested by the Company, there shall remain any balance of moneys in the Project Fund, the Issuer shall transfer all moneys then in such Project Fund to the Bond Fund. The Company shall provide the Trustee with written notice when all costs of the Project payable from the Project Fund have been paid.

Section 4.4. TIF Revenues

. On or before each February 1 and August 1, commencing _____, 20___, the Trustee shall deposit into the Bond Fund the TIF Revenues deposited with it by the Issuer pursuant to Section 4.2(b) and (c) hereof for the payment of the principal of and interest on the Bonds on the immediately succeeding February 1 or August 1 (taking into consideration any amounts currently deposited therein) together with Trustee fees coming due within the next six (6) months ("Annual Fees"). On or before January 15 and July 15, the Controller shall deposit with the Trustee any Taxpayer Payments received. Other than the deposit of any Taxpayer Payments,

Section 4.5. [Debt Service Reserve Fund

. There is hereby established and created a fund designated as the "Debt Service Reserve Fund." On the date of delivery of the Bonds, the Issuer will deposit proceeds of the bonds in the amount of $_____ to satisfy the Reserve Requirement, and will invest such funds pursuant to the Indenture. The Trustee shall maintain the Debt Service Reserve Fund and shall disburse the funds held in the Debt Service Reserve Fund solely for the timely payment of interest on and principal of the bonds, and only if moneys in the Bond Fund are insufficient to pay principal of and interest on the bonds after taking into account available funds on deposit in the Bond Fund

and after making all transfers required to be made under the Indenture. Such disbursement shall be on the date which is two (2) business days prior to the next preceding Interest Payment Date.

On any interest payment date, if the balance of the Debt Service Reserve Fund exceeds the Reserve Requirement, the Trustee will transfer the cash or any investments in excess of the Reserve Requirement from the Debt Service Reserve Fund to the Project Fund or the Bond Fund, as directed by the Issuer.]

Section 4.6. Trust Funds

. All moneys and securities received by the Trustee under the provisions of this Indenture, shall be trust funds under the terms hereof and shall not be subject to lien or attachment of any creditor of the Issuer or of the Company. Such moneys shall be held in trust and applied in accordance with the provisions of this Indenture.

Section 4.7. Investment

. Moneys on deposit in the Funds established in this Article IV hereof shall be invested as provided in Section 6.7 hereof.

(End of Article IV)

ARTICLE V.

REDEMPTION OF BONDS BEFORE MATURITY

Section 5.1. Redemption Dates and Prices

. The Bonds are redeemable at the option of the Issuer, but no sooner than one (1) year after the date of their issuance, and thereafter on any date, upon thirty (30) days' notice, in whole or in part, in order of maturity determined by Issuer and by lot within maturities, at face value, plus accrued interest to the date fixed for redemption, and without any premium, plus in each case accrued interest to the date fixed for redemption. The exact redemption dates shall be established by the City, with the advice of the City's municipal advisor, prior to the sale of the Bonds.

If fewer than all of the Bonds at the time outstanding are to be called for redemption, the maturities of Bonds or portions thereof to be redeemed shall be selected by the Trustee at the direction of the Issuer. If fewer than all of the Bonds within a maturity are to be redeemed, the Trustee shall apply moneys available for redemption on a pro rata basis, based on the respective portion of the principal amount of Bonds held by the respective owners of the Bonds within such maturity that shall be redeemed.

[The Bonds maturing on _____ are subject to mandatory sinking fund redemption prior to maturity as set forth in Section 2.2 hereof.]

Section 5.2. Notice of Redemption

. In the case of redemption of Bonds pursuant to Section 5.1 hereof, notice of the call for any such redemption identifying the Bonds, or portions of fully registered Bonds, to be redeemed shall be given by mailing a copy of the redemption notice by first class mail not less than thirty (30) days nor more than forty-five (45) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books. Such notice of redemption shall specify, in the event of a partial redemption, the Bond numbers and called amounts of each Bond, the redemption date, redemption price, interest rate, maturity date and the name and address of the Trustee; provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any such registered Bond shall not affect the validity of any proceedings for the redemption of other Bonds. With respect to any notice provided in accordance with this Section 5.2, such notice may state that such redemption shall be conditional upon the receipt by the Trustee, on or prior to the date fixed for such redemption, of moneys sufficient to pay the principal of, and premium, if any, and interest on, such Bonds to be redeemed, and that if such moneys shall not have been so received said notice shall be of no further force and effect and the Issuer shall not be required to redeem such Bonds. In the event that such notice of redemption contains such a condition and such moneys are not so received, the redemption shall not be made and the Trustee shall promptly thereafter give notice to such holders, in the manner in which the notice of redemption was given, that such moneys were not so received.

On and after the redemption date specified in the aforesaid notice, such Bonds, or portions thereof, thus called shall not bear interest, shall no longer be protected by this Indenture and shall

not be deemed to be outstanding under the provisions of this Indenture, and the holders thereof shall have the right only to receive the redemption price thereof plus accrued interest thereon to the date fixed for redemption.

Section 5.3. Cancellation

. All Bonds which have been redeemed in whole shall be canceled and cremated or otherwise destroyed by the Trustee and shall not be reissued and a counterpart of the certificate of cremation or other destruction evidencing such cremation or other destruction shall, upon request, be furnished by the Trustee to the Issuer.

Section 5.4. Redemption Payments

. Prior to the date fixed for redemption in whole, funds shall be deposited with Trustee to pay, and Trustee is hereby authorized and directed to apply such funds to the payment of the Bonds or portions thereof called, together with accrued interest thereon to the redemption date. Upon the giving of notice and the deposit of funds for redemption, interest on the Bonds thus called shall no longer accrue after the date fixed for redemption. No payment shall be made by the Trustee upon any Bond until such Bond shall have been delivered for payment or cancellation or the Trustee shall have received the items required by Section 2.8 hereof with respect to any mutilated, lost, stolen or destroyed Bond.

Section 5.5. Partial Redemption of Bonds

. If fewer than all of the Bonds at the time outstanding are to be called for redemption, the maturities of Bonds or portions thereof to be redeemed shall be selected by the Trustee at the direction of the Issuer. If fewer than all of the Bonds within a maturity are to be redeemed, the Trustee shall apply moneys available for redemption on a pro rata basis, based on the respective portion of the principal amount of Bonds held by the respective owners of the Bonds within such maturity that shall be redeemed. The Trustee shall call for redemption in accordance with the foregoing provisions as many Bonds or portions thereof as will, as nearly as practicable; exhaust the moneys available therefor.

If less than the entire principal amount of any registered Bond then outstanding is called for redemption, then upon notice of redemption given as provided in Section 5.2 hereof, the owner of such registered Bond shall forthwith surrender such Bond to the Trustee in exchange for (a) payment of the redemption price of, plus accrued interest on the principal amount called for redemption and (b) a new Bond or Bonds of like series in an aggregate principal amount equal to the unredeemed balance of the principal amount of such registered Bond, which shall be issued without charge therefor.

(End of Article V)

ARTICLE VI.

GENERAL COVENANTS

Section 6.1. Payment of Principal and Interest

. The Issuer covenants that it will promptly pay the principal of and interest on every Bond issued under this Indenture at the place, on the dates and in the manner provided herein and in said Bonds according to the true intent and meaning thereof. The principal of and interest on the Bonds are payable solely and only from the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligation and Taxpayer Payments, which payments are specifically pledged and assigned to the payment thereof in the manner and to the extent herein specified, and nothing in the Bonds or in this Indenture should be considered as pledging any other funds or assets of the Issuer. The Bonds, and the interest payable thereon, do not and shall not represent or constitute a debt of the Issuer, the State of Indiana, or any political subdivision or taxing authority thereof within the meaning of the provisions of the constitution or statutes of the State of Indiana or a pledge of the faith and credit of the Issuer, the State of Indiana, or any political subdivision or taxing authority thereof. The Bonds, as to both principal and interest, are not an obligation or liability of the Issuer, the State of Indiana, or of any political subdivision or taxing authority thereof, but are special limited obligations of the Issuer and are payable solely and only from the Trust Estate consisting of funds and accounts held under the Indenture, the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, and the Taxpayer Payments. Neither the faith and credit nor the taxing power of the Issuer, the State of Indiana or any political subdivision or taxing authority thereof is pledged to the payment of the principal of or the interest on the Bonds. The Bonds do not grant the owners or holders thereof any right to have the Issuer, the State of Indiana or its General Assembly, or any political subdivision or taxing authority of the State of Indiana, levy any taxes or appropriate any funds for the payment of the principal of or interest on the Bonds. The Issuer has no taxing power with respect to the Bonds. No covenant or agreement contained in the Bonds, Company Notes or the Indenture shall be deemed to be a covenant or agreement of any member, director, officer, agent, attorney or employee of the Economic Development Commission, the Redevelopment Commission or the Issuer in his or her individual capacity, and no member, director, officer, agent, attorney or employee of the Economic Development Commission, the Redevelopment Commission or the Issuer executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

Section 6.2. Performance of Covenants

. The Issuer covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Indenture, in any and every Bond executed, authenticated and delivered hereunder and in all proceedings of its members pertaining thereto. The Issuer represents that it is duly authorized under the constitution and laws of the State of Indiana to issue the Bonds authorized hereby and to execute this Indenture, pledge the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, and the Taxpayer Payments in the manner and to the extent herein

set forth; that all action on its part for the issuance of the Bonds and the execution and delivery of this Indenture has been duly and effectively taken, and that the Bonds in the hands of the holders and owners thereof are and will be valid and enforceable obligations of the Issuer according to the import thereof.

Section 6.3. Filing of Indenture and Security Instruments

. The Issuer shall cause this Indenture and all supplements thereto as well as such other security instruments, financing statements and all supplements thereto and other instruments as may be required from time to time to be filed in such manner and in such places as may be required by law in order to fully preserve and protect the lien hereof and the security of the holders and owners of the Bonds and the rights of the Trustee hereunder. This Section 6.3 shall impose no duty to record or file the instruments noted above where filing or recordation is not required by law in order to perfect a security interest. Continuation of financing statements may be filed without consent of the debtor parties thereto.

Section 6.4. Inspection of Books. The Issuer covenants and agrees that all books and documents in its possession relating to the Project shall at all times be open to inspection by such accountants or other agents as the Trustee may from time to time designate.

Section 6.5. List of Bondholders

. The Trustee will keep on file at the principal office of the Trustee a list of names and addresses of the holders of all Bonds. At reasonable times and under reasonable regulations established by the Trustee, said list may be inspected and copied by the holders and/or owners (or a designated representative thereof) of [25%] or more in principal amount of Bonds then outstanding, such ownership and the authority of any such designated representative to be evidenced to the satisfaction of the Trustee.

Section 6.6. Rights Under Financing Agreement

. The Issuer agrees that the Trustee in its name or in the name of the Issuer may enforce all rights of the Issuer and all obligations of the Company under and pursuant to the Financing Agreement (except the rights reserved to the Issuer therein) for and on behalf of the Bondholders, whether or not the Issuer is in default hereunder.

Section 6.7. Investment of Funds

. With respect to any moneys held by the Trustee under any Fund established hereunder, the funds may be invested in Qualified Investments at the written direction of the Issuer. In the absence of such direction from the Issuer, the Trustee shall hold such amounts uninvested in cash, with no liability for interest. The Trustee may conclusively rely upon the Issuer's written instructions as to both the suitability and legality of the directed investments and such written direction shall be deemed to be a certification that such directed investments constitute Qualified Investments. The Trustee has no investment discretion. Ratings of Qualified Investments shall be determined at the time of initial purchase of such Qualified Investments and without regard to ratings subcategories and the Trustee shall have no shall have no responsibility to monitor the ratings of Qualified Investments after the initial purchase of such Qualified Investments, including

at the time of reinvestment of earnings thereof. With respect to any moneys held by the Issuer under any Fund established by this Indenture, the Issuer may invest such moneys in Qualified Investments as it deems appropriate. Investments of moneys in the Bond Fund shall mature or be redeemable at the option of the Trustee at the times and in the amounts necessary to provide moneys to pay the principal of and interest on the Bonds by redemption or otherwise. All income derived from the investment of moneys on deposit in such Fund shall be deposited in or credited to and any loss resulting from such investment will be charged to the corresponding Fund from which such investment was made.

The Trustee is hereby authorized to trade with itself in the purchase and sale of securities for investments. Neither the Trustee nor the Issuer shall be liable or responsible for any loss resulting from any investment. All such investments shall be held by or under the control of the Trustee or the Issuer, as applicable, and any income resulting therefrom shall be applied in the manner specified in this Indenture.

Although the Company and the Issuer each recognize that they may obtain a broker confirmation or written statement containing comparable information at no additional cost, the Company and the Issuer each hereby agree that confirmations of investments are not required to be issued by the Trustee for each month in which a monthly statement is rendered. Unless otherwise requested by the Company or the Issuer, as the case may be, no statement need be rendered for any fund or account if no activity occurred in such fund or account during such month

The Trustee may elect, but shall not be obligated, to credit the funds and accounts held by it with moneys representing income or principal payments due on, or sales proceeds due in respect of, Qualified Investments in such funds and accounts, or to credit to Qualified Investments intended to be purchased with such moneys, in each case before actually receiving the requisite moneys from the payment source, or to otherwise advance funds for account transactions. The Company and the Issuer each acknowledge that the legal obligation to pay the purchase price of any Qualified Investments arises immediately at the time of the purchase. Notwithstanding anything else in this Indenture, (i) any such crediting of funds or assets shall be provisional in nature, and the Trustee shall be authorized to reverse any such transactions or advances of funds in the event that it does not receive good funds with respect thereto, and (ii) nothing in this Indenture shall constitute a waiver of any of the Trustee's rights as a securities intermediary under Uniform Commercial Code §9-206.

Section 6.8. Non-presentment of Bonds

. In the event any Bond shall not be presented for payment when the principal thereof becomes due, either at maturity, or at the date fixed for redemption thereof (other than in connection with a mandatory sinking fund payment), or otherwise, if funds sufficient to pay any such Bond shall have been made available to Trustee for the benefit of the holder or holders thereof, all liability of Issuer to the holder thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of Trustee to hold such funds for four (4) years without liability for interest thereon; for the benefit of the holder of such Bond, who shall thereafter be restricted exclusively to such funds, for any claim of whatever nature on his part under this Indenture or on, or with respect to, such Bond.

Any moneys so deposited with and held by the Trustee not so applied to the payment of Bonds within four (4) years after the date on which the same shall become due shall be repaid by Trustee to the Issuer and thereafter Bondholders shall be entitled to look only to the Issuer for payment, and then only to the extent of the amount so repaid.

(End of Article VI)

ARTICLE VII.

DEFAULTS AND REMEDIES

Section 7.1. Events of Default

. Each of the following events is hereby declared an "event of default," that is to say, if

(i) payment of any amount payable on the Bonds shall not be made when the same is due and payable; or

(ii) any event of default as defined in the Financing Agreement shall occur and be continuing; or

(iii) the Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in this Indenture or any agreement supplemental hereof on the part of the Issuer to be performed, and such default shall continue for thirty (30) days after written notice specifying such default and requiring the same to be remedied shall have been given to the Issuer and the Company by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the holders of all of the Bonds then outstanding hereunder; or

(iv) the Issuer shall fail to apply collected TIF Revenues as required by Article IV of this Indenture.

Section 7.2. Remedies: Rights of Bondholders

.

(i) If an event of default occurs, the Trustee may pursue any available remedy by suit at law or in equity to enforce the payment of the principal of and interest on the Bonds then outstanding, and to enforce any obligations of the Issuer hereunder.

(ii) Upon the occurrence of an event of default, and if directed so to do by the Requisite Bondholders and indemnified as provided in Section 8.1 hereof, the Trustee shall be obliged to exercise one or more of the rights and powers conferred by this Article as the Trustee, being advised by counsel, shall deem most expedient in the interests of the Bondholders.

(iii) No remedy by the terms of this Indenture conferred upon or reserved to the Trustee (or to the Bondholders) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Trustee or to the Bondholders hereunder or now or hereafter existing at law or in equity or by statute.

(iv) No delay or omission to exercise any right or power accruing upon any event of default shall impair any such right or power or shall be construed to be a waiver of any event of default or acquiescence therein, and every such right and power may be exercised from time to time as may be deemed expedient.

(v) No waiver of any event of default hereunder, whether by the Trustee or by the Bondholders, shall extend to or shall affect any subsequent event of default or shall impair any rights or remedies consequent thereon.

Section 7.3. Right of Bondholders to Direct Proceedings

. The Requisite Bondholders shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the time, the method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Indenture, or for the appointment of a receiver or any other proceedings hereunder; provided, that such direction shall not be otherwise than in accordance with the provisions of law and of this Indenture.

Section 7.4. Application of Moneys

. All moneys received by the Trustee pursuant to any right given or action taken under the provisions of this Article and any other moneys held as part of the Trust Estate shall, after payment of the cost and expenses of the proceedings resulting in the collection of such moneys and of the expenses, liabilities and advances incurred or made by the Trustee or the Issuer, and the creation of a reasonable reserve for anticipated fees, costs and expenses, be deposited in the Bond Fund and all moneys in the Bond Fund shall be applied as follows:

First: To the payment to the persons entitled thereto of all installments of interest then due on the Bonds, in the order of the maturity of the installments of such interest, and if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereof, without any discriminations or privilege; and

Second: To the payment to the persons entitled thereto of the unpaid principal of the Bonds which shall have become due (other than Bonds called for redemption for the payment of which moneys are held pursuant to the provisions of this Indenture), in the order of their due dates, with interest on such Bonds from the respective dates upon which they become due, and if the amount available shall not be sufficient to pay in full Bonds due on any particular date, together with such interest, then to the payment ratably, according to the amount of principal due on such date, to the persons entitled thereto without any discrimination or privilege.

Third: To the payment of the balance, if any, to the Issuer or to whomsoever may be lawfully entitled to receive the same upon its written request, or as any court of competent jurisdiction may direct.

Whenever moneys are to be applied pursuant to the provisions of this Section, such moneys shall be applied at such times, and from time to time, as the Trustee shall determine, having due regard to the amount of such moneys available for application and the likelihood of additional moneys becoming available for such application in the future. Whenever the Trustee shall apply such funds, it shall fix the date (which shall be an interest payment date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such dates shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the deposit with it of any such moneys and of the fixing of

any such date and shall not be required to make payment to the holder of any Bond until such Bond shall be presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

Section 7.5. Remedies Vested In Trustee

. All rights of action (including the right to file proof of claims) under this Indenture or under any of the Bonds may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceedings relating thereto, and any such suit or proceeding instituted by the Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any holders of the Bonds, and any recovery of judgment shall, subject to the provisions of Section 7.4 hereof, be for the equal benefit of the holders of the outstanding Bonds.

Section 7.6. Rights and Remedies of Bondholders

. No holder of any Bond shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Indenture or for the execution of any trust thereof or for the appointment of a receiver or any other remedy hereunder, unless a default has occurred of which the Trustee has been notified as provided in subsection (g) of Section 8.1, or of which by said subsection it is deemed to have notice, nor unless also such default shall have become an event of default and the Requisite Bondholders shall have made written request to the Trustee and shall have offered reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, nor unless also they have offered to the Trustee indemnity as provided in Section 8.1 hereof, nor unless the Trustee shall thereafter fail or refuse to exercise the powers hereinbefore granted, or to institute such action, suit or proceeding in its, his, or their own name or names. Such notification, request and offer of indemnity are hereby declared in every case at the option of the Trustee to be conditions precedent to the execution of the powers and trusts of this Indenture, and to any action or cause of action for the enforcement of this Indenture, or for the appointment of a receiver or for any other remedy hereunder; it being understood and intended that no one or more holders of the Bonds shall have any right in any manner whatsoever to affect, disturb or prejudice the lien of this Indenture by its, his or their action or to enforce any right hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal benefit of the holders of all Bonds then outstanding. Nothing in this Indenture contained shall, however, affect or impair the right of any Bondholder to enforce the covenants of the Issuer to pay the principal of and interest on each of the Bonds issued hereunder to the respective holders thereof at the time, place, from the source and in the manner in said Bonds expressed.

Section 7.7. Termination of Proceedings

. In case the Trustee shall have proceeded to enforce any right under this Indenture by the appointment of a receiver, or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case the Issuer, the Company and the Trustee shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 7.8. Waivers of Events of Default

. The Trustee may in its discretion waive any event of default hereunder and its consequences and rescind any declaration of maturity of principal of and interest on the Bonds, and shall do so upon the written request of the holders of (1) all the Bonds then outstanding in respect of which default in the payment of principal or interest exists, or (2) all Bonds then outstanding in the case of any other default; provided, however, that there shall not be waived without the consent of all Bondholders (a) any event of default in the payment of the principal of any outstanding Bonds at the date of maturity specified therein, or (b) any default in the payment when due of the interest on any such Bonds unless prior to such waiver or rescission, arrears of interest, with interest (to the extent permitted by law) at the rate borne by the Bonds in respect of which such default shall have occurred on overdue installments of interest or all arrears of payments of principal when due, as the case may be, and all expenses of the Trustee in connection with such default (including extraordinary services) shall have been paid or provided for, and in case of any such waiver or rescission, or in case any proceeding taken by the Trustee on account of any such default shall have been discontinued or abandoned or determined adversely, then and in every such case the Issuer, the Trustee and the Bondholders shall be restored to their former positions and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other default, or impair any right consequent thereon.

(End of Article VII)

ARTICLE VIII.

THE TRUSTEE

Section 8.1. Acceptance of the Trusts

. The Trustee hereby accepts the trusts imposed upon it by this Indenture, and agrees to perform such duties and only such duties as are specifically set forth in this Indenture and no implied covenants or obligation shall be read into this Indenture against the Trustee. If any event of default under this Indenture shall have occurred and be continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture and shall use the same degree of care as a prudent person would exercise or use in the circumstance in the conduct of such person's own affairs.

(a) The Trustee may execute any of the trusts or powers hereof and perform any of its duties by or if appointed through attorneys, agents, receivers or employees but shall not be answerable for the conduct of the same in accordance with the standard specified above, and shall be entitled to advice of counsel concerning all matters of trusts hereof and the duties hereunder, and may in all cases pay such reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the trusts hereof. The Trustee may act upon the opinion or advice of any attorney (who may be the attorney or attorneys for the Issuer or the Company). The Trustee shall not be responsible for any loss or damage resulting from any action or non-action in good faith in reliance upon such opinion or advice.

(b) The Trustee shall not be responsible for any recital herein, or in the Bonds (except in respect to the certificate of the Trustee endorsed on the Bonds), or for insuring the property herein conveyed or collecting any insurance moneys, or for the validity of the execution by the Issuer of this Indenture or of any supplements thereto or instruments of further assurance, or for the sufficiency of the security for the Bonds issued hereunder or intended to be secured hereby, or for the value or title of the property herein conveyed or otherwise as to the maintenance of the security hereof; and the Trustee shall not be bound to ascertain or inquire as to the performance or observance of any covenants, conditions or agreements on the part of the Issuer or on the part of the Company under the Financing Agreement; but the Trustee may require of the Issuer or the Company full information and advice as to the performance of the covenants, conditions and agreements aforesaid as to the condition of the property herein conveyed. The Trustee shall have no obligation to perform any of the duties of the Issuer under the Financing Agreement, and the Trustee shall not be responsible or liable for any loss suffered in connection with any investment of funds made by it in accordance with the provisions of this Indenture.

(c) The Trustee shall not be accountable for the use of any Bonds authenticated by it or delivered hereunder. The Trustee may become the owner of Bonds secured hereby with the same rights which it would have if not Trustee.

(d) The Trustee shall be protected in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram or other paper or document believed to be genuine and correct and to have been signed or sent by the proper person or persons. Any action taken by the

Trustee pursuant to this Indenture upon the request or authority or consent of any person who at the time of making such request or giving such authority or consent is the owner of any Bonds, shall be conclusive and binding upon all future owners of the same Bond and upon Bonds issued in exchange therefor or in place thereof.

(e) As to the existence or non-existence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, the Trustee shall be entitled to rely upon a certificate signed on behalf of the Issuer or the Company by its duly authorized officers as sufficient evidence of the facts therein contained and prior to the occurrence of a default of which the Trustee has been notified as provided in subsection (g) of this Section, or of which said subsection it is deemed to have notice, shall also be at liberty to accept a similar certificate to the effect that any particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed necessary or advisable, but shall in no case be bound to secure the same. The Trustee may accept a certificate of the Issuer or the Company under its seal to the effect that an ordinance or resolution in the form therein set forth has been adopted by the Issuer or the Company as conclusive evidence that such ordinance or resolution has been duly adopted, and is in full force and effect.

(f) The duties and obligations of the Trustee shall be determined solely by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture, and no implied covenants or obligations shall be read into this Indenture against the Trustee.

(g) The Trustee shall not be required to take notice or be deemed to have notice of any event of default hereunder (other than payment of the principal and interest on the Bonds) unless a Responsible Officer of the Trustee shall be specifically notified in writing of such default by the Issuer or by the holders of at least [twenty-five percent (25%)] in aggregate principal amount of all Bonds then outstanding and all notices or other instruments required by this Indenture to be delivered to the Trustee must, in order to be effective, be delivered at the principal corporate trust office of the Trustee, and in the absence of such notice so delivered, the Trustee may conclusively assume there is no default except as aforesaid.

(h) At any and all reasonable times and upon reasonable prior written notice, the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect the Project, and to take such memoranda from and in regard thereto as may be desired.

(i) The Trustee shall not be required to give any Bonds or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

(j) Notwithstanding anything elsewhere in this Indenture contained, the Trustee shall have the right, but shall not be required, to demand, in respect of the authentication of any Bonds, the withdrawal of any cash, the release of any property, or any action whatsoever within the purview of this Indenture, any showings, certificates, opinions, appraisals or other information, or corporate action or evidence thereof, in addition to that by the terms hereof required as a condition of such action by the Trustee, deemed desirable for the authentication of any Bonds, the withdrawal of any cash, or the taking of any other action by the Trustee.

(k) Before taking any action under this Section 8.1 the Trustee may require that a satisfactory indemnity bond be furnished for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from its gross negligence or willful misconduct in connection with any action so taken. Such indemnity shall survive the termination of this Indenture.

(l) All moneys received by the Trustee shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received but need not be segregated from other funds except to the extent required by law. The Trustee shall not be under any liability for interest on any moneys received hereunder.

Section 8.2. Fees, Charges and Expenses of the Trustee

. The Trustee shall be entitled to payment and/or reimbursement for reasonable fees for its services rendered hereunder (which compensation shall not be limited by any provision of law in regard to the compensation of a trustee of an express trust) and all advances, counsel fees and other expenses reasonably and necessarily made or incurred by the Trustee in connection with such services and, in the event that it should become necessary for the Trustee to perform extraordinary services, the Trustee shall be entitled to reasonable additional compensation therefor and to reimbursement for reasonable and necessary extraordinary expenses in connection therewith (including without limitation attorney's fees and expenses); provided that if such extraordinary services or extraordinary expenses are occasioned by the gross negligence or willful misconduct of the Trustee it shall not be entitled to compensation or reimbursement therefor. Upon an event of default, but only upon an event of default, the Trustee shall have a right of payment prior to payment on account of interest on or principal of any Bond for the foregoing advances, fees, costs and expenses incurred.

Section 8.3. Notice to Bondholders if Default Occurs

. If an event of default occurs of which the Trustee is by subsection (g) of Section 8.1 hereof required to take notice or if notice of an event of default be given as in said subsection (g) provided, then the Trustee shall give written notice thereof by registered or certified mail to the last known holders of all Bonds then outstanding shown by the list of Bondholders required by the terms of this Indenture to be kept at the office of the Trustee.

Section 8.4. Intervention by Trustee

. In any judicial proceeding to which the Issuer is a party and which in the reasonable judgment of the Trustee and its counsel has a substantial bearing on the interests of holders of the Bonds, the Trustee may intervene on behalf of Bondholders and, subject to the provisions of Section 8.1(k), shall do so if requested in writing by the Requisite Bondholders. The rights and obligations of the Trustee under this Section are subject to the approval of a court of competent jurisdiction.

Section 8.5. Successor Trustee

. Any corporation or association into which the Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its municipal corporate trust

business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, ipso facto, shall be and become successor Trustee hereunder and vested with all of the title to the whole property or trust estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 8.6. Resignation by the Trustee

. The Trustee and any successor Trustee may at any time resign from the trusts hereby created by giving thirty days' written notice to the Issuer and the Company and by registered or certified mail to each registered owner of Bonds then outstanding and to each holder of Bonds as shown by the list of Bondholders required by this Indenture to be kept at the office of the Trustee, and such resignation shall take effect at the end of such thirty (30) days, or upon the earlier appointment of a successor Trustee by the Bondholders or by the Issuer. Such notice to the Issuer and the Company may be served personally or sent by registered or certified mail.

Section 8.7. Removal of the Trustee

. The Trustee may be removed at any time upon thirty days' written notice by an instrument or concurrent instruments in writing delivered to the Trustee and to the Issuer and signed by all the Bondholders.

Section 8.8. Appointment of Successor Trustee by the Bondholders; Temporary Trustee

. In case the Trustee hereunder shall resign or be removed, or be dissolved, or shall be in course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case it shall be taken under control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the owners of a majority in aggregate principal amount of Bonds then outstanding, by an instrument or concurrent instruments in writing signed by such owners, or by their attorneys-in-fact, duly authorized; provided, nevertheless, that in case of such vacancy, the Issuer, by an instrument executed by one of its duly authorized officers, may appoint a temporary Trustee to fill such vacancy until a successor Trustee shall be appointed by the Bondholders in the manner above provided; and any such temporary Trustee so appointed by the Issuer shall immediately and without further act be superseded by the Trustee so appointed by such Bondholders. Every such Trustee appointed pursuant to the provisions of this Section shall be a trust company or Bank, having a reported capital and surplus of not less than Fifty Million Dollars ($50,000,000) if there be such an institution willing, qualified and able to accept the trust upon reasonable or customary terms.

Section 8.9. Concerning Any Successor Trustees

. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the Issuer and the Company an instrument in writing accepting such appointment hereunder, and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request

of the Issuer, or of its successor, execute and deliver an instrument transferring to such successor Trustee all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Trustee shall deliver all securities and moneys held by it as Trustee hereunder to its successor. Should any instrument in writing from the Issuer be required by any successor Trustee for more fully and certainly vesting in such successor the estate, rights, powers and duties hereby vested or intended to be vested in the predecessor any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Issuer. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all other instruments provided for in this Article shall be filed by the successor Trustee in each office, if any, where the Indenture shall have been filed.

Section 8.10. Trustee Protected in Relying Upon Resolutions, etc.

Subject to the conditions contained herein, the resolutions, ordinances, opinions, certificates and other instruments provided for in this Indenture may be accepted by the Trustee as conclusive evidence of the facts and conclusions stated therein and shall be full warrant, protection and authority to the Trustee for the release of property and the withdrawal of cash hereunder.

(End of Article VIII)

ARTICLE IX.

SUPPLEMENTAL INDENTURES

Section 9.1. Supplemental Indentures Not Requiring Consent of Bondholders

. The Issuer and the Trustee may without the consent of, or notice to, any of the Bondholders, enter into an indenture or indentures supplemental to this Indenture; as shall not be inconsistent with the terms and provisions hereof, for any one or more of the following purposes:

(a) To cure any ambiguity or formal defect or omission in this Indenture;

(b) To grant to or confer upon the Trustee for the benefit of the Bondholders any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Bondholders or the Trustee or any of them;

(c) To subject to this Indenture additional revenues, properties or collateral;

(d) To make any other change in this Indenture which is not to the prejudice of the Issuer or the holders of the Bonds or, in the judgment of the Trustee, is not to the prejudice of the Trustee;

(e) To modify, amend or supplement the Indenture in such manner as required to permit the qualification thereof under the Trust Indenture Act of 1939, as amended, or any similar Federal statute hereafter in effect, and, if they so determine, to add to the Indenture such other terms, conditions and provisions as may be required by said Trust Indenture Act of 1939, as amended, or similar federal statute; or

(f) To issue Additional Bonds in accordance with the provisions of Section 2.8 hereof.

Section 9.2. Supplemental Indentures Requiring Consent of Bondholders

. Exclusive of supplemental indentures covered by Section 9.1 hereof, and subject to the terms and provisions contained in this Section, and not otherwise, the Requisite Bondholders shall have the right, from time to time, anything contained in this Indenture to the contrary notwithstanding, to consent to and approve the execution by the Issuer and the Trustee of such other indenture or indentures supplemental hereto as shall be deemed necessary and desirable by the Issuer for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture or in any supplemental indenture; provided however, that nothing in this section contained shall permit or be construed as permitting (except as otherwise permitted in this Indenture) (a) an extension of the stated maturity or reduction in the principal amount of, or reduction in the rate or extension of the time of paying of interest on, any Bonds, without the consent of the holder of such Bond, or (b) a reduction in the amount or extension of the time of any payment required by any sinking fund applicable to any Bonds without the consent of the holders of all the Bonds which would be affected by the action to be taken, or (c) a reduction in the aforesaid aggregate principal amount of Bonds the holders of which are required to consent to any such supplemental indenture, without the consent of the

holders of all the Bonds at the time outstanding which would be affected by the action to be taken, or (d) a modification of the rights, duties or immunities of the Trustee, without the written consent of the Trustee, or (e) a privilege or priority of any Bond over any other Bonds, or (f) deprive the owners of any Bonds then outstanding of the lien thereby created.

Anything herein to the contrary notwithstanding, a supplemental indenture under this Article which affects any rights of the Company shall not become effective unless and until the Company shall have consented in writing to the execution and delivery of such supplemental indenture. In this regard, the Trustee shall cause notice of the proposed execution and delivery of any such supplemental indenture together with a copy of the proposed supplemental indenture to be mailed by certified or registered mail to the Company at least fifteen (15) days prior to the proposed date of execution and delivery of any such supplemental indenture.

Section 9.3. Opinion with Respect to Supplemental Indentures. The Trustee shall be provided with, and shall be fully protected in relying upon, the opinion of any counsel approved by it who may be counsel for the Company, as conclusive evidence that any proposed supplemental indenture complies with the provisions of this Indenture, and that it is proper for the Trustee, under the provisions of this Article, to join in the execution of such supplemental indenture.

(End of Article IX)

ARTICLE X.

AMENDMENTS TO THE FINANCING AGREEMENT

Section 10.1. Amendments etc., to Financing Agreement Not Requiring Consent of Bondholders

. The Issuer and the Company, and in accordance with Section 5.1 of the Financing Agreement, shall, without the consent of or notice to the Bondholders consent to any amendment, change or modification of the Financing Agreement as may be required (i) by the provisions of the Financing Agreement and this Indenture, or (ii) for the purpose of curing any ambiguity or formal defect or omission therein, or (iii) in connection with any other change therein which is not to the prejudice of the Issuer or the holders of the Bonds; or, in the judgment of the Trustee, is not to the prejudice of the Trustee.

Section 10.2. Amendments etc., to Financing Agreement Requiring Consent of Bondholders

. Except for the amendments, changes or modifications as provided in Section 10.1 hereof, neither the Issuer nor the Trustee shall consent to any other amendment, change or modification of the Financing Agreement without the written approval or consent of the Requisite Bondholders given and procured as provided in Section 9.2 hereof.

(End of Article X)

ARTICLE XI.

MISCELLANEOUS

Section 11.1. Satisfaction and Discharge

. All rights and obligations of the Issuer and the Company under this Indenture shall terminate, and such instruments shall cease to be of further effect, and the Trustee shall execute and deliver all appropriate instruments evidencing and acknowledging the satisfaction of this Indenture, and shall assign and deliver to the Company any moneys and investments in the Project Fund and shall assign and deliver to the Issuer any moneys and investments held in any other Fund under this Indenture when:

(a) all fees and expenses of the Trustee shall have been paid;

(b) the Issuer shall have performed all of its covenants and promises in this Indenture; and

(c) all Bonds theretofore authenticated and delivered (i) have become due and payable, or (ii) are to be retired or called for redemption under arrangements satisfactory to the Trustee for the giving of notice of redemption by the Trustee at the expense of the Issuer, or (iii) have been delivered to the Trustee canceled or for cancellation; and, in the case of (i) and (ii) above, there shall have been deposited with the Trustee either cash in an amount which shall be sufficient, or investments (but only to the extent that the full faith and credit of the United States of America are pledged to the timely payment thereof) the principal of and the interest on which when due will provide moneys which, together with the moneys, if any, deposited with the Trustee, shall be sufficient, to pay when due the principal or redemption price, if applicable, and interest due and to become due on the Bonds and prior to the redemption date or maturity date thereof, as the case may be.

Section 11.2. Defeasance. Any bond shall be deemed to be paid and no longer outstanding within the meaning of this Article and for all purposes of this Indenture when (a) payment of the principal and interest of and premium, if any, on such Bond either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for by irrevocably depositing with the Trustee in trust and irrevocably set aside exclusively for such payment, (1) cash sufficient to make such payment, (2) Government Obligations, maturing as to principal and interest in such amounts and at such times as will insure the availability of sufficient moneys to make such payment, or (3) a combination of cash and such Government Obligations, and (b) all necessary and proper fees, compensation, indemnities and expenses of the Trustee and the Issuer pertaining to the Bonds with respect to which such deposit is made shall have been paid or the payment thereof provided for. At such time as a Bond shall be deemed to be paid hereunder, as aforesaid, such Bond shall no longer be secured by or entitled to the benefits of this Indenture, except for the purposes of any such payment from such moneys or Government Obligations.

Notwithstanding the foregoing, no deposit under clause (a)(ii) of the immediately preceding paragraph shall be deemed payment of such bonds as aforesaid until (a) proper notice of redemption of such bonds shall have been previously given in accordance with Section 4.4 of this Indenture, or if the Bonds are not by their terms subject to redemption within the next succeeding sixty (60) days, until the Issuer shall have given the Trustee in form satisfactory to the Trustee irrevocable instructions to notify, as soon as practicable, the owners of the bonds then outstanding, that the deposit required by the preceding paragraph has been made with the Trustee and that the Bonds are deemed to have been paid in accordance with this Section 11.2 and stating the maturity or redemption date upon which moneys are to be available for the payment of the principal of and the applicable redemption premium, if any, on said Bonds, plus interest thereon to the due date thereof; or (b) the maturity of such Bonds.

All moneys so deposited with the Trustee as provided in this Section 11.2 may also be invested and reinvested, at the written direction of the Issuer, in Government Obligations, maturing in the amounts and at the times as hereinbefore set forth, and all income from all Government Obligations in the hands of the Trustee pursuant to this Section 11.2 which is not required for the payment of principal of the Bonds and interest and premium, if any, thereon with respect to which such moneys shall have been so deposited shall be deposited in the Bond Fund as and when realized and collected for use and application as are other moneys deposited in the Bond Fund.

Notwithstanding any provision of any other Article of this Indenture which may be contrary to the provisions of this Section 11.2, all moneys or Government Obligations set aside and held in trust pursuant to the provisions of this Section 11.2 for the payment of Bonds (including premium thereon, if any) shall be applied to and used solely for the payment of the particular Bonds (including the premium thereon, if any) with respect to which such moneys or Government Obligations have been so set aside in trust.

Anything in Article 9 hereof to the contrary notwithstanding, if moneys or Government Obligations have been deposited or set aside with the Trustee pursuant to this Section 11.2 for the payment of Bonds and such Bonds shall not have in fact been actually paid in full, no amendment to the provisions of this Section 11.2 shall be made without the consent of the owner of each Bond affected thereby.

The right to register the transfer of or to exchange Bonds shall survive the discharge of this Indenture.

Section 11.3. Application of Trust Money

. All money or investments deposited with or held by the Trustee pursuant to Section 11.1 shall be held in trust for the holders of the Bonds, and applied by it, in accordance with the provisions of the Bonds and this Indenture, to the payment, either directly or through the Trustee, to the persons entitled thereto, of the principal and interest for whose payment such money has been deposited with the Trustee; but such money or obligations need not be segregated from other funds except to the extent required by law.

Section 11.4. Consents, etc., of Bondholders

. Any consent, request, direction, approval, objection or other instrument required by this Indenture to be executed by the Bondholders may be in any number of concurrent writings of similar tenor and may be executed by such Bondholders in person or by agent appointed in writing. Provided, however, that wherever this Indenture requires that any such consent or other action be taken by the holders of a specified percentage, fraction or majority of the Bonds outstanding, any such Bonds held by or for the account of the Issuer shall not be deemed to be outstanding hereunder for the purpose of determining whether such requirement has been met. Proof of the execution of any such consent, request, direction, approval, objection or other instrument or of the writing appointing any such agent and of the ownership of Bonds; if made in the following manner, shall be sufficient for any of the purposes of this Indenture, and shall be conclusive in favor of the Trustee with regard to any action taken under such request or other instrument, namely:

(a) The fact and date of the execution by any person of any such writing may be proved by the certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such writing acknowledged before him the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of the holding by any person of Bonds transferable by delivery and the amounts and numbers of such Bonds, and the date of the holding of the same, may be proved by a certificate executed by any trust company, Bank or Bankers, wherever situated, stating that at the date thereof the party named therein did exhibit to an officer of such trust company or Bank or to such Banker, as the property of such party, the Bonds therein mentioned if such certificate shall be deemed by the Trustee to be satisfactory. The Trustee may, in its discretion, require evidence that such Bonds have been deposited with a Bank, Bankers or trust company, before taking any action based on such ownership. In lieu of the foregoing, the Trustee may accept other proofs of the foregoing as it shall deem appropriate.

For all purposes of this Indenture and of the proceedings for the enforcement hereof, such person shall be deemed to continue to be the holder of such Bonds until the Trustee shall have received notice in writing to the contrary.

Section 11.5. Limitation of Rights

. With the exception of rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Indenture, or the Bonds is intended or shall be construed to give to any person other than the parties hereto, and the Company, and the holders of the Bonds, any legal or equitable right, remedy or claim under or in respect to this Indenture or any covenants, conditions and provisions herein contained, this Indenture and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto and the Company and the holders of the Bonds as herein provided.

Section 11.6. Severability

. If any provision of this Indenture shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such

circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever.

The invalidity of any one or more phrases, sentences, clauses or Sections in this Indenture contained, shall not affect the remaining portions of this Indenture, or any part thereof.

Section 11.7. Notices

. All notices, demands, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, with proper address as indicated below. The Issuer, the Company, and the Trustee may, by written notice given by each to the others, designate any address or addresses to which notices, demands, certificates or other communications to them shall be sent when required as contemplated by this Indenture. Until otherwise provided by the respective parties, all notices, demands, certificates and communications to each of them shall be addressed as follows:

To the Company: Rebar Companies, LLC
_____
_____
_____

To the Issuer: City of Lafayette, Indiana
20 North 6th Street
Lafayette, IN 47901
Attention: Controller

To the Trustee: Old National Wealth Management_____
One Main Street
Evansville, IN 47708
Attn: _____

Section 11.8. Counterparts

. This Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.9. Applicable Law

. This Indenture shall be governed exclusively by the applicable laws of the State of Indiana.

Section 11.10. Immunity of Officers and Directors

. No recourse shall be had for the payment of the principal of or interest on any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement in this

Indenture contained against any past, present or future members, officer, directors, agents, attorneys or employees of the Issuer, or any incorporator, member, officer, director, agents, attorneys, employees or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, members, officers, directors, agents, attorneys; employees or trustees as such is hereby expressly waived and released as a condition of and consideration for the execution of this Indenture and issuance of such Bonds.

Section 11.11. Holidays

. If any date for the payment of principal or interest on the Bonds is not a business day then such payment shall be due on the first business day thereafter.

(End of Article XI)

IN WITNESS WHEREOF, the City of Lafayette, Indiana, has caused these presents to be signed in its name and behalf by its Mayor and its corporate seal to be hereunto affixed and attested by its Clerk, and to evidence its acceptance of the trusts hereby created, Old National Wealth Management has caused these presents to be signed in its name and behalf by, and the same to be attested by, its duly authorized officers, all as of the day and year first above written.

CITY OF LAFAYETTE, INDIANA

By:_____
Mayor

Attest:

_____
Clerk

SEAL:

OLD NATIONAL WEALTH MANAGEMENT,
as Trustee

By: _____

Printed: _____

Title: _____

Attest:

By: _____

Printed: _____

Title: _____

[SIGNATURE PAGE OF THE TRUST INDENTURE]

EXHIBIT A

Cost of Issuance Paid at Closing

EXHIBIT B

STATEMENT NO. ____ REQUESTING DISBURSEMENT OF FUNDS FROM PROJECT FUND PURSUANT TO SECTION 4.3 OF THE TRUST INDENTURE BETWEEN THE CITY OF LAFAYETTE, INDIANA AND OLD NATIONAL WEALTH MANAGEMENT, AND THE FINANCING AGREEMENT BETWEEN THE CITY OF LAFAYETTE, INDIANA AND REBAR COMPANIES, LLC D/B/A REBAR DEVELOPMENT

Pursuant to Section 4.3 of the Trust Indenture (the "Indenture") dated as of _____1, 20___, between the City of Lafayette, Indiana (the "City") and Old National Wealth Management (the "Trustee") and the Financing Agreement (the "Agreement") between the City and Rebar Companies, LLC d/b/a Rebar Development (the "Company"), dated as of _____ 1, 20___, the undersigned, as the Authorized Representative (as defined in the Indenture) of the Company, hereby requests and authorizes the Trustee, as depository of the Project Fund created by and as defined in the Indenture, to pay to the Company or to the person(s) listed on the Disbursement Schedule attached hereto, out of the moneys on deposit in the Project Fund, the aggregate sum of $_____, to pay such person(s) or to reimburse the Company in full, as indicated in the Disbursement Schedule, for Project costs, made by it in connection with the items listed in the Disbursement Schedule.

In connection with the foregoing request and authorization, the undersigned hereby certifies that:

(a) The costs set forth in the attached Disbursement Request have been made or incurred and were necessary for the construction of the Project and were made or incurred in accordance with the construction contracts, plans and specifications, or purchase contracts therefor then in effect or are for allowable Project costs;

(b) No part of the attached Disbursement Schedule was included in any written request previously filed with the Trustee;

(c) The costs set forth in the attached Disbursement Scheduled are appropriate for the expenditure of proceeds of the Bonds under the Act (as defined in the Indenture).

(d) The statements made herein and all exhibits hereto, including the Disbursement Schedule, shall be conclusive evidence of the facts and statements set forth herein and shall constitute full warrant, protection and authority to the Trustee for its actions taken pursuant hereto; and

(e) This statement constitutes the approval of the Company of each disbursement hereby requested and authorized.

IN WITNESS WHEREOF, the authorized representative of the Company has set his hand as of the _____ day of _____, 20_____.

REBAR COMPANIES, LLC,
an Indiana limited liability company,

By: _____

(attach Disbursement Schedule)

FINANCING AGREEMENT

This FINANCING AGREEMENT, dated as of _____, 20____ ("Financing Agreement") between REBAR COMPANIES, LLC D/B/A REBAR DEVELOPMENT, an Indiana limited liability company (the "Company") and the CITY OF LAFAYETTE, INDIANA (the "Issuer" or "City"), a municipal corporation duly organized and validly existing under the laws of the State of Indiana (the "State").

RECITALS

WHEREAS, Indiana Code, Title 36, Article 7, Chapters 11.9 and 12, as supplemented and amended (collectively, "Act"), authorizes and empowers the Issuer to issue revenue bonds and enter into agreements with companies to allow companies to construct economic development facilities and vests the Issuer with powers that may be necessary to enable it to accomplish such purposes; and

WHEREAS, after giving notice in accordance with the Act and Indiana Code 5-3-1, the City of Lafayette Economic Development Commission ("Commission") held a public hearing regarding the Project (as defined herein), and, upon finding that the Development and the proposed financing of the acquisition, construction, equipping, installation and improvement thereof (i) will create or retain employment opportunities in the City, (ii) will benefit the health and general welfare of the citizens of the City and the State, and (iii) will comply with the purposes and provisions of the Act, the Commission adopted a resolution, and the Common Council of the Issuer adopted an ordinance, approving the proposed financing for the Project; and

WHEREAS, the Issuer intends to issue its City of Lafayette, Indiana, Taxable Economic Development Subordinate Revenue Bonds of 2020 (Ellsworth Project), in the aggregate principal amount not to exceed $4,500,000 ("Bonds"), pursuant to a Trust Indenture, dated as of the first day of the month in which the bonds are issued (or such other date as may be determined by the Issuer) (the "Indenture"), by and between the Issuer and Old National Wealth Management, as trustee ("Trustee"), the proceeds of which shall be made available to the Company pursuant to the provisions of this Financing Agreement for the purpose of financing the Project; and

WHEREAS, this Financing Agreement provides for the payment of amounts due on the Bonds from: (i) TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations (each as defined in the Indenture); and (ii) Bond proceeds; except, that the Redevelopment Commission will enter into a Taxpayer Agreement, providing Taxpayer Payments will be made under certain circumstances (each as defined herein).

WHEREAS, pursuant to the Indenture, the Issuer will pledge and assign certain of its rights under this Financing Agreement to the Trustee as security for the Bonds; and

In consideration of the premises, the representations, warranties and commitments given by the Company to the Issuer, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Company and the Issuer hereby further covenant and agree as follows:

This Financing Agreement is executed upon the express condition that if the Company shall keep, perform and observe all and singular the covenants and promises expressed in this Financing Agreement to be kept, performed and observed by the Company, then this Financing Agreement and the rights hereby granted shall cease, determine and be void; otherwise to remain in full force and effect.

ARTICLE I

DEFINITIONS AND EXHIBITS

Section 1.1. Terms Defined. Capitalized terms used in this Financing Agreement that are not otherwise defined herein, shall have the meanings provided for such terms in the Indenture. As used in this Financing Agreement, the following terms shall have the following meanings unless the context clearly otherwise requires:

"Act" means, collectively, Indiana Code 36-7-11.9 and 36-7-12.

"Allocation Areas" means, collectively, the Consolidated Central Allocation Area and the Consolidated Creasy Lane Allocation Area, each as further described and defined in the Indenture.

"Bonds" means the Issuer's Taxable Economic Development Subordinate Revenue Bonds of 2020 (Ellsworth Project).

"Commission" means the Lafayette Economic Development Commission.

"Company" means Rebar Companies, LLC d/b/a Rebar Development, or any successors thereto permitted under Section 9.4 hereof.

"Concept Plan" means the illustrative drawings attached hereto as Exhibit A which show the Project's conceptual and architectural illustrations of the quality and character of the exterior elevations of the buildings, including a description of the exterior materials.

"Indenture" means the Trust Indenture, to be dated as of _____1, 20__, by and between the Issuer and the Trustee, authorizing and securing the Bonds.

"Issuer" means the City of Lafayette, Indiana, a municipal corporation duly organized and validly existing under the laws of the State.

"Project" means, collectively, (i) 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 and equipment, to be located at approximately

450 - 499 South Street in the City, (ii) capitalized interest, if any, (iii) a debt service reserve, if necessary, and (iv) costs of issuance related to the financing.

"Project Costs" means the following categorical costs of providing for "economic development facilities" as defined and set forth in the Act:

(i) the bond issuance costs, namely the costs, fees and expenses incurred or to be incurred by the Issuer and the Developer in connection with the issuance and sale of the Bonds, including placement or other financing fees (including applicable counsel fees), the fees and disbursements of bond counsel, fees of the Issuer's municipal advisor, the acceptance fee of the Trustee and the first year of the Trustee's fees hereunder, application fees and expenses, publication costs, the filing and recording fees in connection with any filings or recording necessary under the Indenture or to perfect the lien thereof, the out-of-pocket costs of the Issuer, the costs of preparing or printing the Bonds and the documentation supporting the issuance of the Bonds, the costs of reproducing documents, and any other costs of a similar nature reasonably incurred in connection with the issuance and delivery of the Bonds;

(ii) the "Capitalized Interest Costs", namely a portion of the interest on the Bonds from the date of their original delivery through and including _____, 20____;

(iii) the cost of insurance of all kinds that may be required or necessary in connection with the construction of the Project;

(iv) all costs and expenses which Issuer or Company shall be required to pay, or advance under the terms of any contract or contracts (including the architectural and engineering, development, and legal services with respect thereto), for the construction of the Project; and

(v) any sums required to reimburse the Issuer or Developer for advances made by either of them subsequent to the date of inducement by the Issuer for any of the above items or for any other costs incurred and for work done by either of them which are properly chargeable to the Project.

"Project Fund" means the Project Fund for the Bonds established in Section 4.3 of the Indenture.

"Qualified Investments" means Qualified Investments as defined in the Indenture.

"Redevelopment Commission" means the Lebanon Redevelopment Commission.

"State" means the State of Indiana.

"Tax Increment" means, collectively, the property tax proceeds from the assessed valuation of real property in the Consolidated Central Allocation Area and in the Consolidated Creasy Lane Allocation Area in excess of the assessed valuation described in Indiana Code 36-7-14-39(b)(l), allocated and deposited in the allocation funds established under Indiana Code 36-7-14-39(b)(3), as such statutory provisions exist on the date of the issuance of the Bonds. "

"Taxpayer Payments" means the payments due from the Company pursuant to that certain Taxpayer Agreement executed by and among the Redevelopment Commission, the Issuer and the Company, dated as of _____, 20____.

"TIF Pledge Resolution" means Resolution No. _____ adopted by the Redevelopment Commission on _____, 20_____, pledging Revenues to the repayment of principal of and interest on the Bonds.

"TIF Revenues" means all of Tax Increment collected in the Allocation Areas, and received by the Redevelopment Commission, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, minus Annual Fees (each as defined in the Indenture) and pledged to the Issuer for payment of the Bonds pursuant to the TIF Pledge Resolution.

"Trustee" means the trustee serving as such under the Indenture.

Section 1.2. Rules of Interpretation. For all purposes of this Financing Agreement, except as expressly provided herein or unless the context otherwise requires:

(a) "This Financing Agreement" means this instrument as originally executed and as it may from time to time be supplemented or amended pursuant to the applicable provisions hereof.

(b) All references in this instrument to designated "Articles," "Sections" and other subdivisions are to the designated Articles, Sections and other subdivisions of this instrument as originally executed. The words "herein," "hereof and "hereunder" and other words of similar import refer to this Financing Agreement as a whole and not to any particular Article, Section or other subdivision.

(c) The terms defined in this Article have the meanings assigned to them in this Article and include the plural as well as the singular and the singular as well as the plural.

(d) All accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles as consistently applied.

(e) Any terms not defined herein but defined in the Indenture shall have the same meaning herein.

(f) The terms defined elsewhere in this Financing Agreement shall have the meanings therein prescribed for them.

ARTICLE II

REPRESENTATIONS; USE OF BOND PROCEEDS

Section 2.1. Representations by Issuer. The Issuer represents and warrants that:

(a) The Issuer is a municipal corporation organized and existing under the laws of the State. Under the provisions of the Act, the Issuer is authorized to enter into the transaction contemplated by this Financing Agreement and to carry out its obligations hereunder. The Issuer has been duly authorized to execute and deliver this Financing Agreement. The Issuer agrees that it will do or cause to be done all things within its control and necessary to preserve and keep in full force and effect its existence.

(b) The Issuer shall issue its Bonds in an amount not to exceed $4,500,000 to provide funds for construction of the Project, subject to the execution and delivery of this Financing Agreement, all for the benefit of the holders of the Bonds, to create or retain employment opportunities in the City and benefiting the health and general welfare of the citizens of the City and the State, and to secure the Bonds by pledging certain of its rights and interests in this Financing Agreement.

(c) This Financing Agreement has been duly executed and delivered by the Issuer and, assuming due execution by the Company, constitutes the legal, valid and binding agreement of the Issuer, enforceable against the Issuer in accordance with its terms, except as may be limited by bankruptcy, insolvency or other similar laws affecting the enforcement of creditors' rights in general.

Section 2.2. Representations by Company. The Company represents and warrants that:

(a) It is an Indiana limited liability company validly existing under the laws of the State and authorized to transact business in the State, is not in any violation of its Articles of Organization or Operating Agreement, is not in violation of any laws in any manner material to its ability to perform its obligations under this Financing Agreement, and has full power to enter into and by proper action has duly authorized the execution and delivery of this Financing Agreement.

(b) The Project is of the type authorized and permitted by the Act and the Company intends to operate or cause the Project to be operated until the expiration or earlier termination of this Financing Agreement as provided herein.

(c) All of the proceeds from the Bonds (including any income earned on the investment of such proceeds) made available under Section 3.1 of the Indenture will be used only for costs of the Project.

(d) The provision of financial assistance to be made available to it under this Financing Agreement from the proceeds of the Bonds, and the commitments therefor made by

the Issuer, have induced the Company to undertake the Project, and such Project is expected to create and preserve jobs and employment opportunities within the boundaries of the City.

(e) Neither the execution and delivery of this Financing Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Financing Agreement, conflicts with or results in a breach of the terms, conditions or provisions of the Company's Articles of Organization or Operating Agreement, or any restriction or any agreement or instrument to which the Company is now a party or by which it is bound or to which any of its property or assets is subject or (except in such manner as will not materially impair the ability of the Company to perform its obligations hereunder) or any statute, order, rule or regulation of any court or governmental agency or body having jurisdiction over the Company or its property, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the Company under the terms of any instrument or agreement, except as may be set forth in this Financing Agreement.

(f) There are no actions, suits or proceedings pending, or, to the knowledge of the Company, threatened, before any court, administrative agency or arbitrator which, individually or in the aggregate, might result in any material adverse change in the financial condition of the Company or might impair the ability of the Company to perform its obligations under this Financing Agreement.

(g) No event has occurred and is continuing which with the lapse of time or the giving of notice would constitute an event of default under this Financing Agreement.

(h) The Company estimates that it will complete the Project by _____, 20___.

(j) The Company agrees to perform all matters provided by the Taxpayer Agreement to be performed by the Company and to comply with all provisions of the Taxpayer Agreement to be complied with by the Company, including, but not limited to, payment of the Taxpayer Payments

(k) The execution and delivery by Developer of this Financing Agreement does not require the consent or approval of, the giving of notice to, the registration with, or the taking of any other action in respect of, any federal, state or other governmental authority or agency, not previously obtained or performed.

(l) This Financing Agreement has been duly executed and delivered by Company and constitutes the legal, valid and binding agreement of Company, enforceable against the Company in accordance with its terms, except as may be limited by bankruptcy, insolvency or other similar laws affecting the enforcement of creditors' rights in general. The enforceability of this Financing Agreement is subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding at law or in equity).

Section 2.3. Use of Bond Proceeds by Issuer. Concurrently with the execution and delivery of this Financing Agreement hereof, the Issuer is issuing the Bonds and is providing the

proceeds from the sale thereof to the Company for construction of the Project by making the deposits and payments specified in Section 3.1 and Section 4.3 of the Indenture.

(End of Article II)

ARTICLE III

PARTICULAR COVENANTS OF THE ISSUER AND COMPANY

Section 3.1. Consents to Assignments to Trustee. The Company acknowledges and consents to the pledge and assignment of the Issuer's rights hereunder to the Trustee pursuant to the Indenture and agrees that the Trustee may enforce the rights, remedies and privileges granted to the Issuer hereunder, to receive payments under Section 3.5, 3.7 and 3.8 hereof and to execute and deliver supplements and amendments to this Financing agreement pursuant to Section 7.1 hereof.

Section 3.2. Payment of Principal and Interest. (a) Payment of all principal of, premium, if any and interest on the Bonds are payable solely from the TIF Revenues, the Taxpayer Payments and the funds and accounts created under the Indenture. The Issuer covenants to apply the TIF Revenues and the Taxpayer Payments in the manner required by Section 4.2 of the Indenture. The Issuer covenants that it will timely pay, or cause the Redevelopment Commission to timely pay, the TIF Revenues, on a parity with the Outstanding Parity Obligations and junior and subordinate to the Outstanding Senior Obligations, and Taxpayer Payments, to the Trustee as provided in Section 4.4 of the Indenture, except that the Issuer shall have no other obligation with respect to the Bonds other than as set forth in this Financing Agreement or the Indenture.

(b) The Company covenants and agrees with and for the express benefit of the Issuer, the Trustee and the owners of the Bonds, that the Company shall perform all of its other obligations, covenants and agreements hereunder, without notice or demand (except as provided herein), and without abatement, deduction, reduction, diminution, waiver, abrogation, set-off, counterclaim, recoupment, defense or other modification or any right of termination or cancellation arising from any circumstance whatsoever, whether now existing or hereafter arising, and regardless of any act of God, contingency, event or cause whatsoever, and irrespective (without limitation) of whether the Project or the Company's title to the Project or any part thereof is defective or nonexistent, or whether the Company's revenues are sufficient to make such payments, and notwithstanding any damage to, or loss, theft or destruction of, the Project or any part thereof, expiration of this Financing Agreement, any failure of consideration or frustration of purpose, the taking by eminent domain or otherwise of title to or of the right of temporary use of, all or any part of the Project, legal curtailment of the Company's use thereof, or whether with or without the approval of the Issuer, any change in the tax or other laws of the United States of America, the State, or any political subdivision of either thereof, any change in the Issuer's legal organization or status, or any default of the Issuer hereunder, and regardless of the invalidity of any portion of this Financing Agreement; and the Company hereby waives the provisions of any statute or other law now or hereafter in effect impairing or conflicting with any of its obligations, covenants or agreements under this Financing Agreement or which releases or purports to release the Company therefrom. Nothing in this Financing Agreement shall be construed as a waiver by the Company of any rights or claims the Company may have against the Issuer under this Financing Agreement or otherwise, but any recovery upon such rights and claims shall be had from the Issuer separately, it being the intent of this Financing Agreement that the Company shall be unconditionally and absolutely obligated without right of set-off or

abatement, to perform fully all of its obligations, agreements and covenants under this Financing Agreement for the benefit of the holders of the Bonds.

(c) The obligations of the Company to perform and observe its obligations set forth in any agreement relating to the Bonds or the Project shall be absolute and unconditional, irrespective of any defense or any rights of set-off, recoupment or counterclaim it might otherwise have against the Issuer, and the Company shall pay absolutely during the term of this Financing Agreement all payments required thereunder free of any deductions and without abatement, diminution or set-off; and until such time as the principal of and interest on the Bonds shall have been fully paid, or provision for the payment thereof shall have been made in accordance with the Indenture, the Company: (i) will perform and observe all of its agreements contained in this Financing Agreement; and (ii) will not terminate this Financing Agreement for any cause, including, without limiting the generality of the foregoing, failure of the Company to complete the Project, the occurrence of any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, destruction of or damage to the Project, commercial frustration of purpose, any change in the tax laws of the United States of America or of the State or any political subdivision of either thereof, or any failure of the Issuer or the Trustee to perform and observe any agreement, whether express or implied, or any duty, liability or obligation arising out of or connected with this Financing Agreement or the Indenture.

Section 3.3. Maintenance of Corporate Existence. The Company agrees that it will maintain its existence as an Indiana limited liability company, will not, prior to the completion of the Project, dissolve or otherwise dispose of all or substantially all of its assets, will not consolidate with or merge into another entity, or permit one or more other entities to consolidate or merge with it, and will not sell or transfer any ownership interests in the Company in any manner that would result in a change of control of the Company, without the express written consent of the Issuer, which consent may not be unreasonably withheld; except that, the Company agrees that is shall be reasonable for the City to withhold such consent if, after reviewing the financial resources of the entity which proposes to acquire a controlling ownership interests in the Company and the experience and results of the proposed entity with respect to projects substantially similar to the Project, the City concludes that the assumption of the Company's rights and obligations under this Financing Agreement by the proposed entity poses a substantial risk of delay or non-completion of the Project. For purposes of this section, "control" (including the terms "controlling") means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of the Company, whether through the ownership of voting securities, by contract, or by other means.

Section 3.4. Company Duties Under Indenture. Company agrees to perform all matters provided by the Indenture to be performed by the Company and to comply with all provisions of the Indenture applicable to the Company.

Section 3.5. Indemnity. The Company will pay, and protect, indemnify and save the Issuer (including members, directors, officials, officers, agents, attorneys and employees thereof), the holders of the Bonds and the Trustee harmless from and against, all liabilities, losses, damages, costs, expenses (including attorneys' fees and expenses of the Issuer and the

Trustee), causes of actions, suits, claims, demands and judgments of any nature arising from or relating to:

(a) Violation by the Company of any agreement or condition of this Financing Agreement;

(b) Violation of any contract, agreement or restriction by the Company relating to the Project, or a part thereof;

(c) Violation of any law, ordinance or regulation by the Company arising out of the ownership, occupancy or use of the Project, or a part thereof;

(d) Any act, failure to act, or misrepresentation by the Company, or any of the Company's agents, contractors, servants, employees or licensees; and

(e) The provision of any information or certification furnished by the Company to the holders of the Bonds in connection with the issuance and sale of the Bonds or the Project.

The Company hereby further agrees to indemnify and hold harmless the Trustee from and against any and all costs, claims, liabilities, losses or damages whatsoever (including reasonable costs and fees of counsel, auditors or other asserted), asserted or arising out of or in connection with the acceptance or administration of the trusts established pursuant to the Indenture, except costs, claims, liabilities, losses or damages resulting from the gross negligence or willful misconduct of the Trustee, including the reasonable costs and expenses (including the reasonable fees and expenses of its counsel) of defending itself against any such claim or liability in connection with its exercise or performance of any of its duties hereunder and of enforcing this indemnification provision. The indemnifications set forth herein shall survive the termination of the Indenture and/or the resignation or removal of the trustee for so long as the Bonds are outstanding.

The foregoing shall not be construed to prohibit the Company from pursuing its remedies against either the Issuer or the Trustee for damages to the Company resulting from personal injury or property damage caused by the intentional misrepresentation or misconduct of either the Issuer or the Trustee.

Section 3.6. Payment of Costs of Issuance of Bonds, Other Fees and Expenses. The Issuer shall pay from the proceeds of the sale of the Bonds, as necessary, the costs of issuance of the Bonds. The Company is not obligated to pay any costs of issuance of the Bonds or any related costs, fees or expenses in connection with the issuance, sale or offering of the Bonds; nor is the Company obligated to pay any fees, charges or expenses in connection with or related to the Bonds after the Bonds have been issued, which fees, charges and expenses include financial advisory and/or accounting fees, charges and expenses, Trustee and other fiduciary fees and expenses and Issuer fees and expenses (including in each instance legal fees and expenses), all of which are obligations of the Issuer.

Section 3.7. Completion and Use of Project.

(a) The Company agrees that it will make, execute, acknowledge and deliver (or cause to be made, executed, acknowledged and delivered) any contracts, orders, receipts, writings and instructions with any other persons, firms or corporations and in general do all things reasonably within its power which may be requisite or proper for the substantial completion (as certified by the Company) of the construction of the Project by _____, 20____. In the event the Company does not proceed with due diligence to complete the Project or refuses to complete the Project on the terms and conditions described in the Agreement, it shall be considered an event of default under Article V of this Agreement. Upon failure to complete the Project, the Issuer may contract for and expend funds in the Project Fund to complete the Project.

(b) The Issuer shall deposit all proceeds from the sale of the Bonds in the manner specified in Section 3.1 of the Indenture, and the Trustee shall maintain such proceeds and funds in the manner specified in Article IV of the Indenture. Under the Indenture, the Trustee, on behalf of the Issuer, is authorized and directed to make payments from the Project Fund to pay for Project Costs or to reimburse the Company for any Project Costs, with any such disbursements to be made by the Trustee in accordance with the terms and conditions of the Indenture, except that such disbursements are expressly limited to the funds deposited in the Project Fund in the amount of $_____. The Company agrees to direct such requisitions to the Trustee as may be necessary to effect payments out of the Project Fund for Project Costs, all in accordance with Section 4.3 of the Indenture.

(c) The Company agrees that the proceeds of the Bonds made available in the Project Fund as described above and under Section 3.1 and 4.3 of the Indenture shall be the last tranche of financing to construct the Project. The Company will expend all other financing made available to the Company for the costs of the Project, whether by third party financing, equity or otherwise before submitting the Disbursement Request described under Section 4.3 of the Indenture.

(d) The Company agrees that the Project will be constructed in accordance with the Concept Plan attached hereto as Exhibit A.

(e) The Company agrees, for the benefit of the Issuer and the Bondholders and in order to fulfill the purposes of the Act, to complete the construction of the Project and to pay from other funds of the Company that portion of the costs therefor as may be in excess of the moneys available therefor in the Project Fund. The Issuer does not make any warranty, either express or implied, that the moneys, which will be paid into the Project Fund and which under the provisions of this Financing Agreement will be available for payment of the costs of the construction of the Project, will be sufficient to pay all the costs which will be incurred in that connection. The Company shall not be entitled to any reimbursement therefor from the Issuer, the Trustee, or the holders of any of the Bonds.

(f) The Company shall provide a completion certificate with respect to the Project in the manner provided by Section 4.3(d) of the Indenture. Any moneys remaining in the Project Fund after completion of the Project shall be transferred and applied in the manner provided therein.

(g) The Company hereby acknowledges receipt of a copy of the Indenture.

Section 3.8. Investments. The Company and the Issuer agree that all moneys in any fund established by the Indenture may, at the written direction of the Issuer, be invested in Qualified Investments. The Trustee may conclusively rely upon the Issuer's written instructions as to both the suitability and legality of the directed investments and such written direction shall be deemed to be a certification that such directed investments constitute Qualified Investments. The Trustee is hereby authorized to trade with itself in the purchase and sale of securities for such investments. The Trustee shall not be liable or responsible for any loss resulting from any such investment. All such investments shall be held by or under the control of the Trustee and any income resulting therefrom shall be applied in the manner specified in the Indenture.

Section 3.9. Fees and Expenses of Company. The Company hereby covenants and agrees to pay any and all fees, charges and expenses, including legal counsel and financial advisory fees, of the Company incurred in connection with this Financing Agreement to the extent that any such fees, charges and expenses of the Company are not paid or provided for out of the proceeds of the Bonds.

Section 3.10. Property Taxes. As long as the Bonds are outstanding, the Company covenants to pay all property tax bills for the economic development facilities before the tax bills are delinquent. The Company agrees not to contest or appeal any determinations of assessed value on the property where the Project is located or request any deductions from assessed valuation with respect to any redevelopment or rehabilitation on the property where the Project is located as permitted by Indiana Code 6-1.1-12.1 while the Bonds are outstanding.

Section 3.11. Sale, Substitution or Lease of the Project. The Company may sell, lease or transfer or otherwise dispose of the Project or any portion thereof only if the sale, lease or transfer or other disposition shall not relieve the Company from liability from the performance of all of the obligations of this Financing Agreement, except as permitted by Section 3.3 hereof, unless the transferee accepts, agrees and assumes in writing to pay and perform all of the obligations of the Company herein and be bound by all of the agreements of the Company.

Section 3.12. Use of Local Suppliers and Contractors for the Project and Local Person to Fill Positions Created by the Project. The Company agrees to make a meaningful, good-faith effort to use local suppliers, local contractors and/or prevailing wage 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. Additionally, the Company agrees to make a meaningful, good-faith effort to hire qualified individuals who are residents of the City for the new positions that will be created by the Project.

Section 3.13. Share in Reduction in Project Costs and Profit Share of the Project. The Company shall enter into a certain Participation Agreement with the City, pursuant to which the Company agrees to (a) make a payment to the City that represents ninety percent (90%) of the difference between the expected costs of the Project and the total Project Costs, minus any

moneys remaining in the Project Fund after completion of the Project and transferred and applied to the benefit of the City in accordance with the Indenture (the "Reduction Amount"), and (b) make annual payments to the City for the longer of either (i) twenty (20) years; or (ii) until final maturity of the Bonds (the "Profit Share Payments"), which Profit Share Payments shall be based upon the profitability of the Project as calculated in the manner and payable to the City as set forth in the Participation Agreement. Specifically, the Participation Agreement shall set forth the method and timing for such Profit Share Payments which shall ensure the City receives twenty percent (20%) of all net operating income in excess of the Participation Net Operating Income as further defined in the Participation Agreement. The Participation Agreement shall also provide for the method and timing in which the City may receive certified accounting reports that calculate the Reduction Amount and the Profit Share Payments.

(End of Article III)

ARTICLE IV

[RESERVED]

ARTICLE V

EVENTS OF DEFAULT AND REMEDIES THEREFOR

Section 5.1. Events of Default. (a) The occurrence and continuance of any of the following events shall constitute an "event of default" hereunder:

(i) failure of the Company to observe and perform any covenant, condition or provision hereof and to remedy such default within 30 days after written notice thereof from the Trustee to the Company, unless the holders of the Bonds shall have consented thereto;

(ii) the entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Company in an involuntary case under any applicable bankruptcy, insolvency or similar law now or hereafter in effect, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or other similar official) of the Company or for any substantial part of its property, or ordering the windup or liquidation of its affairs; or the filing and pendency for thirty days without dismissal of a petition initiating an involuntary case under any other bankruptcy, insolvency or similar law; or

(iii) the commencement by the Company of any voluntary case under an applicable bankruptcy, insolvency or other similar law now or hereafter in effect, whether consent by it to an entry to an order for relief in an involuntary case and under any such law or to the appointment of or the taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the Company or of any substantial part of its property, or the making of it by any general assignment for the benefit of creditors, or the failure of the Company generally to pay its debts as such debts become due, or the taking of corporate action by the Company in furtherance of any of the foregoing; or

(iv) Any event of default under Section 7.1 of the Indenture.

(b) During the occurrence and continuance of any event of default hereunder, the Trustee, as assignee of the Issuer pursuant to the Indenture, shall have the rights and remedies hereinafter set forth, in addition to any other remedies herein or provided by law.

(c) Upon the occurrence of an event of default described in this Section 5.1:

(i) Right to Bring Suit, Etc. The Trustee, with or without entry, personally or by attorney, may in its discretion, proceed to protect and enforce its rights by a suit or suits in equity or at law, whether for damages or for the specific performance of any covenant or agreement contained in this Financing Agreement or in aid of the execution of any power herein granted, or for any foreclosure hereunder, or for the enforcement of any other appropriate legal or equitable remedy, as the Trustee shall deem most effectual to protect and enforce any of its rights or duties hereunder;

provided, however that all costs incurred by the Trustee and the Issuer under this Article shall be paid to the Issuer and the Trustee by the Company on demand.

(ii) Waiver of Events of Default. If after any event of default occurs and prior to the Trustee exercising any of the remedies provided in this Financing Agreement, the Company will have completely cured such default, then in every case such default will be waived, rescinded and annulled by the Trustee by written notice given to the Company.

Section 5.2. Remedies Cumulative. No remedy herein conferred upon or reserved to the Trustee is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

Section 5.3. Delay or Omission Not a Waiver. No delay or omission of the Trustee to exercise any right or power accruing upon any event of default shall impair any such right or power, or shall be construed to be a waiver of any such event of default or an acquiescence therein; and every power and remedy given by this Financing Agreement to the Trustee may be exercised from time to time and as often as may be deemed expedient by the Trustee.

Section 5.4. Waiver of Extension, Appraisement or Stay Laws. To the extent permitted by law, the Company will not during the continuance of any event of default hereunder insist upon, or plead, or in any manner whatever claim or take any benefit or advantage of, any stay or extension law wherever enacted, now or at any time hereafter in force, which may affect the covenants and terms of performance of this Financing Agreement; and the Company hereby expressly waives all benefits or advantage of any such law or laws and covenants not to hinder, delay or impede the execution of any power herein granted or delegated to the Trustee, but to suffer and permit the execution of every power as though no such law or laws had been made or enacted.

Section 5.5. Remedies Subject to Provisions of Law. All rights, remedies and powers provided by this Article may be exercised only to the extent that the exercise thereof does not violate any applicable provision of law in the premises, and all the provisions of this Article are intended to be subject to all applicable mandatory provisions of law which may be controlling in the premises and to be limited to the extent necessary so that they will not render this Financing Agreement invalid or unenforceable under the provisions of any applicable law.

(End of Article V)

ARTICLE VI

IMMUNITY

Section 6.1. Extent of Covenants of Issuer; No Personal Liability. No recourse shall be had for the payment of the principal of or interest on any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement contained in the Bonds, the Indenture or this Financing Agreement against any past, present or future member, director, officer, agent, attorney or employee of the Commission, the Redevelopment Commission or the Issuer, or any incorporator, member, director, officer, employee, agent, attorney or trustee of any successor thereto, as such, either directly or through the Commission, the Redevelopment Commission or the Issuer or any successor thereto, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, member, director, officer, employee, agent, attorney or trustee as such is hereby expressly waived and released as a condition of and consideration for the execution of the Indenture and this Financing Agreement (and any other agreement entered into by the Commission, the Redevelopment Commission or the Issuer with respect thereto) and the issuance of the Bonds.

Section 6.2. Liability of Issuer. Any and all obligations of the Issuer under this Financing Agreement are special, limited obligations of the Issuer, payable solely out of the Lease Rentals pledged and assigned under the Lease Rental Assignment Agreement and as otherwise provided under this Financing Agreement and the Indenture. The obligations of the Issuer hereunder shall not be deemed to constitute an indebtedness or an obligation of the Issuer, the State or any political subdivision or taxing authority thereof within the purview of any constitution limitation or provision, or a pledge of the faith and credit or a charge against the credit or general taxing powers, if any, of the Issuer, the State or any political subdivision or taxing authority thereof.

(End of Article VI)

ARTICLE VII

SUPPLEMENTS AND AMENDMENTS TO THIS FINANCING AGREEMENT

Section 7.1. Supplements and Amendments to this Financing Agreement. Subject to the provision of Article X of the Indenture, the Company and the Issuer may from time to time enter into such supplements and amendments to this Financing Agreement as to them may seem necessary or desirable to effectuate the purposes or intent hereof.

ARTICLE VIII

DEFEASANCE

Section 8.1. Defeasance. If provision shall have been made for the satisfaction and discharge of the Indenture as provided therein, then and in that case, the Financing Agreement, and the covenants of the Company contained herein, shall be discharged and the Issuer and the Trustee in such case on demand of the Company and at its cost and expense, shall execute and deliver to the Company a proper instrument or proper instruments acknowledging the satisfaction and termination of this Financing Agreement.

(End of Article VIII)

ARTICLE IX

MISCELLANEOUS PROVISIONS

Section 9.1. Financing Agreement for Benefit of Parties Hereto. Nothing in this Financing Agreement, express or implied, is intended or shall be construed to confer upon, or to give to, any person other than the parties hereto, their successors and assigns, any right, remedy or claim under or by reason of this Financing Agreement or any covenant, condition or stipulation hereof; and the covenants, stipulations and agreements in this Financing Agreement contained are and shall be for the sole and exclusive benefit of the parties hereto, and their successors and assigns. Notwithstanding anything in this Financing Agreement to the contrary, the Trustee under the Indenture is not a party to this Financing Agreement, nor is the Trustee entitled to any right, remedy or claim under or by reason of this Financing Agreement or any covenant, condition or stipulation hereof. The Issuer will not assign this Financing Agreement to the Trustee or any other person or entity without the prior written consent of the Company.

Section 9.2. Severability. In case any one or more of the provisions contained in this Financing Agreement shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein and therein shall not in any way be affected or impaired thereby.

Section 9.3. Addresses for Notice and Demands. All notices, demands, certificates or other communications hereunder shall be sufficiently given when received or your first refusal thereof and mailed by certified mail, postage prepaid, or sent by nationally recognized overnight courier with proper address as indicated below. The Issuer and the Company may, by written notice given by each to the others, designate any address or addresses to which notices, demands, certificates or other communications to them shall be sent when required as contemplated by this Financing Agreement. Until otherwise provided by the respective parties, all notices, demands, certificates and communications to each of them shall be addressed as follows:

To the Issuer:	City of Lafayette, Indiana 20 North 6th Street Lafayette, IN 47901 Attention: Clerk
To the Company:	Rebar Companies, LLC
To the Trustee:	_____ _____ _____

Section 9.4. Successors and Assigns.

(a) Subject to Section 9.1 hereof, whenever in this Financing Agreement any of the parties hereto is named or referred to, the successors and assigns of such party shall be deemed to be included and all the covenants, promises and agreements in this Financing Agreement contained by or on behalf of the Company, or by or on behalf of the Issuer, shall bind and inure to the benefit of the respective successors and assigns, whether so expressed or not.

(b) The Company may assign this Financing Agreement or any of its rights or obligations under this Financing Agreement only upon the same terms and conditions governing the assignment of the EDA in accordance therewith; provided, however, that no such assignment will prejudice the holders of the Bonds.

Section 9.5. Counterparts. This Financing Agreement is being executed in any number of counterparts, each of which is an original and all of which are identical. Each counterpart of this Financing Agreement is to be deemed an original hereof and all counterparts collectively are to be deemed but one instrument.

Section 9.6. Governing Law. It is the intention of the parties hereto that this Financing Agreement and the rights and obligations of the parties hereunder shall be governed by and construed and enforced in accordance with, the laws of Indiana.

(End of Article IX)

IN WITNESS WHEREOF, the Issuer and the Company have caused this Financing Agreement to be executed in their respective names, and the Issuer and the Company have caused their corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

"COMPANY"

REBAR COMPANIES, LLC

By: _____

Printed: _____

Title: _____

"ISSUER"

CITY OF LAFAYETTE, INDIANA

_____
Mayor

Attest:

_____
Clerk

FILED
CITY CLERK

2020 MAY 26 Z-27899

CINDY MURRAY

ORDINANCE NO. 2020-16

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R2 TO NBU

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

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

See attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from R2U to NBU.

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

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS DAY OF_____, 20___.

_____
_____, Presiding Officer

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the_____day of _____, 20___.

_____
Cindy Murray City Clerk

This Ordinance approved and signed by me on the_____day of_____, 20____.

ATTEST:

_____
Tony Roswarski, Mayor

_____
Cindy Murray, City Clerk

EXHIBIT A

Lot numbered Thirty-two (32) in the L.B. Stocktons Second Addition to the City of Lafayette, Indiana as platted upon part of the Southwest Quarter of Section Twenty-one (21) Township Twenty-three (23) North, Range Four (4) West, Located in Fairfield Township, Tippecanoe County, Indiana

THE Area Plan Commission of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-115

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

CERTIFICATION

RE: Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U to NBU):
Petitioners are requesting rezoning of one lot located on the east side of N. 13th Street between Union and Elizabeth Streets, specifically, 723 N. 13th Street, Lafayette, Fairfield 21 (SW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from R2U to NBU. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

Sallie Dell Fahey

Sallie Dell Fahey
Executive Director

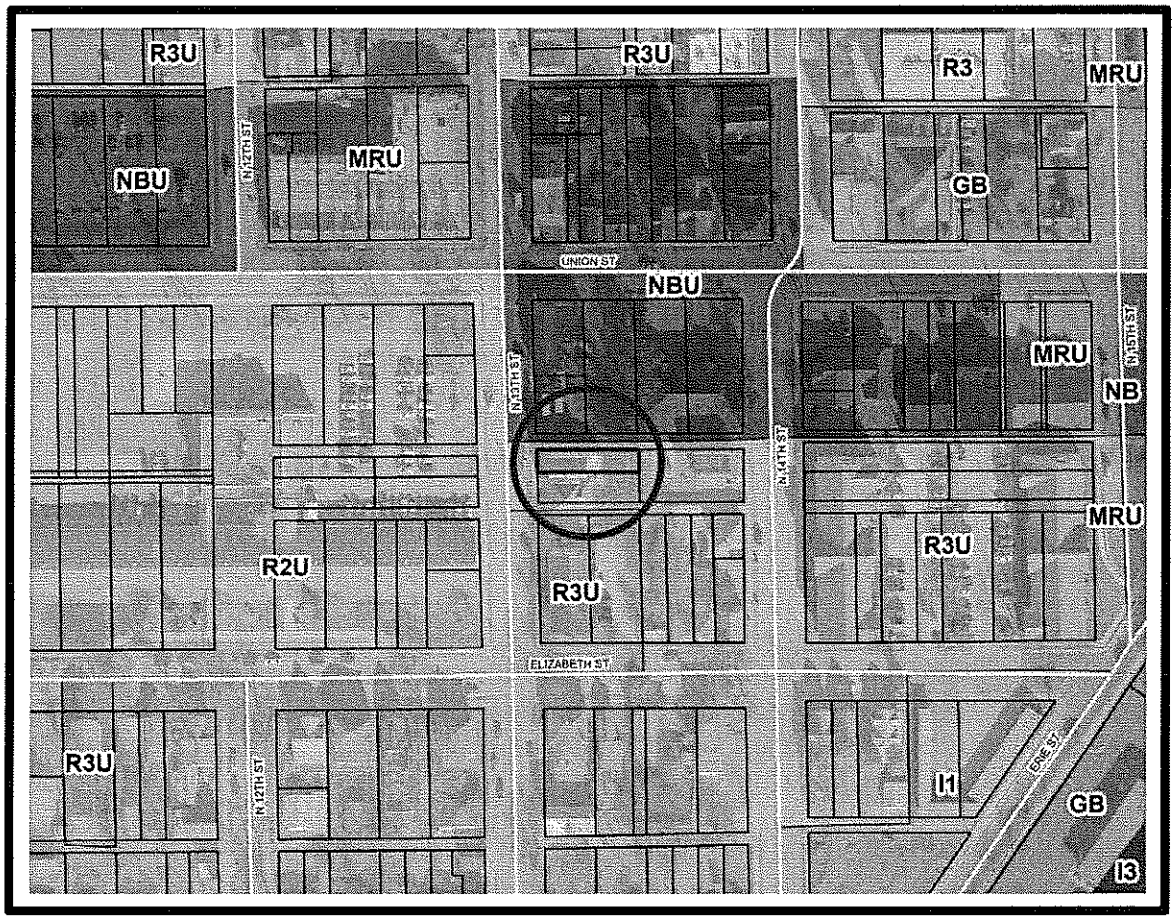
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Thomas and Susan Riehle
Tyler Ochs, Ball Eggleston, PC
Jeromy Grenard, Lafayette City Engineer

Z-2784
THOMAS C. AND SUSAN L. RIEHLE
(R2U to NBU)

STAFF REPORT
February 13, 2020



Z-2784
THOMAS C. RIEHLE AND SUSAN L. RIEHLE
R2U to NBU

Staff Report
February 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who own the property and are represented by attorney Tyler Ochs of Ball Law, are requesting a rezoning from R2U to NBU. If rezoned, petitioners plan to add a commercial kitchen to the first floor of the single-family home on site and retain an apartment on the second floor. The kitchen would be used to prepare food that is catered off-site on food trucks. This site is commonly known as 723 North 13th Street, Lafayette, Fairfield 21(SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property is zoned R2U; the earliest zoning maps show this property with R3 zoning, which was changed to R2U with the adoption of an overall neighborhood rezone for Historic Jeff in 2000 (Z-2046).

Property adjacent to the south and west across 13th is also zoned R2U. A few areas of R3U can be found in the neighborhood, with the closest being south at the northeast corner of Elizabeth and 13th Streets. NBU zoning can be found adjacent to the north of the property in question across the alley on lots fronting Union Street.

AREA LAND USE PATTERNS:

The site in question (only 22' wide) contains a single-family home and a small backyard. Land to the north is used commercially and land to the south is used residentially. West across 13th is the former Washington Elementary school, now utilized by LARA (Lafayette Adult Resource Academy).

TRAFFIC AND TRANSPORTATION:

The site is located on North 13th Street, classified as an urban local road in *The Thoroughfare Plan*. Parking required for the proposed use will be accommodated off-site by way of a recorded off-site parking agreement as approved by the Administrative Officer for Lafayette.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. No buffer yard is required if rezoned.

The County Health Department will need to inspect any new commercial kitchen. Compliance with The Indiana State Health Department's "Retail Food Establishment Sanitation Requirements" will need to be met as well as all state and local building codes.

STAFF COMMENTS:
Petitioners plan to convert the first floor of this older home into a commissary for their mobile food truck business while retaining an apartment on the second floor. Currently, the tavern just north of the subject property contains a small kitchen that is used for the food trucks, but the business has outgrown this space.

The alley that borders the northern lot line of the property in this request serves as the boundary between residential and commercial zoning. To the north is property in the *Union/Salem Corridor* plan and to the south is land in the *Historic Jeff Neighborhood Plan*, both adopted as part of *The Comprehensive Plan.* The neighborhood plan recommends commercial areas to remain along the periphery of the neighborhood as they have historically. Based on staff experience, allowing this one small lot to be rezoned commercially will likely lead to a series of other commercial rezones into the interior and can drastically alter the character of the neighborhood. Additionally, staff has concerns about the small size of the lot, 22' wide and 100' deep, and its proximity to adjacent residences if rezoned.

STAFF RECOMMENDATION:
Denial

Z-FILED
CITY CLERK

2020 MAY 26 P 1:28

CINDY MURRAY

ORDINANCE NO. 2020-17

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM GB TO I2

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

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

See Attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from GB to I2.

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

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS____DAY OF_____, 2020.

_____

Nancy Nargi, Presiding Officer

ATTEST:

_____

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the_____day of _____, 2020.

_____

Cindy Murray City Clerk

This Ordinance approved and signed by me on the_____day of_____, 2020.

_____

Tony Roswarski, Mayor

ATTEST:

_____

Cindy Murray, City Clerk

EXHIBIT A

PARCEL I

Part of a certain tract of five (5) acres out of the southwest corner of Longlois Reservation, situated in Township 23 North, Range 4 West, as described in deed recorded in Deed Record No. 35 on page 320, in the Office of the Recorder of Tippecanoe County, Indiana, said part being particularly described as follows, to-wit: Beginning at a point where the west line of said five acre tract (and of said reservation) intersects the southerly line of the Linnwood and Wildcat Gravel Road (now known as Schuyler Avenue); thence South along the said west line of said five acre tract a distance of 250 feet; thence East at right angles with said west line of said five acre tract a distance of 147 feet, more or less, to the east line of said five acre tract; thence North along the said east line of said five acre tract to the center line of the Linnwood and Wildcat Gravel Road (now known as Schuyler Avenue); thence Southwesterly along the center line of said road to a point where the center line of said road intersects the west line of said five acre tract; thence South along the west line of said five acre tract to the place of beginning.

PARCEL II

A strip of ground five (5) feet of even width, immediately East of, and adjoining, the entire east line of Parcel I described above.

THE Area Plan Commission of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-117

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

CERTIFICATION

RE: Z-2788 ANTIQUE CANDLE WORKS, INC. (GB to I2):
Petitioner is requesting rezoning of a 1-acre tract located at the southeast corner of Schuyler Avenue and N. 16th Street, specifically 1611 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (SW) 234

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from GB to I2. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

Sallie Dell Fahey
Executive Director

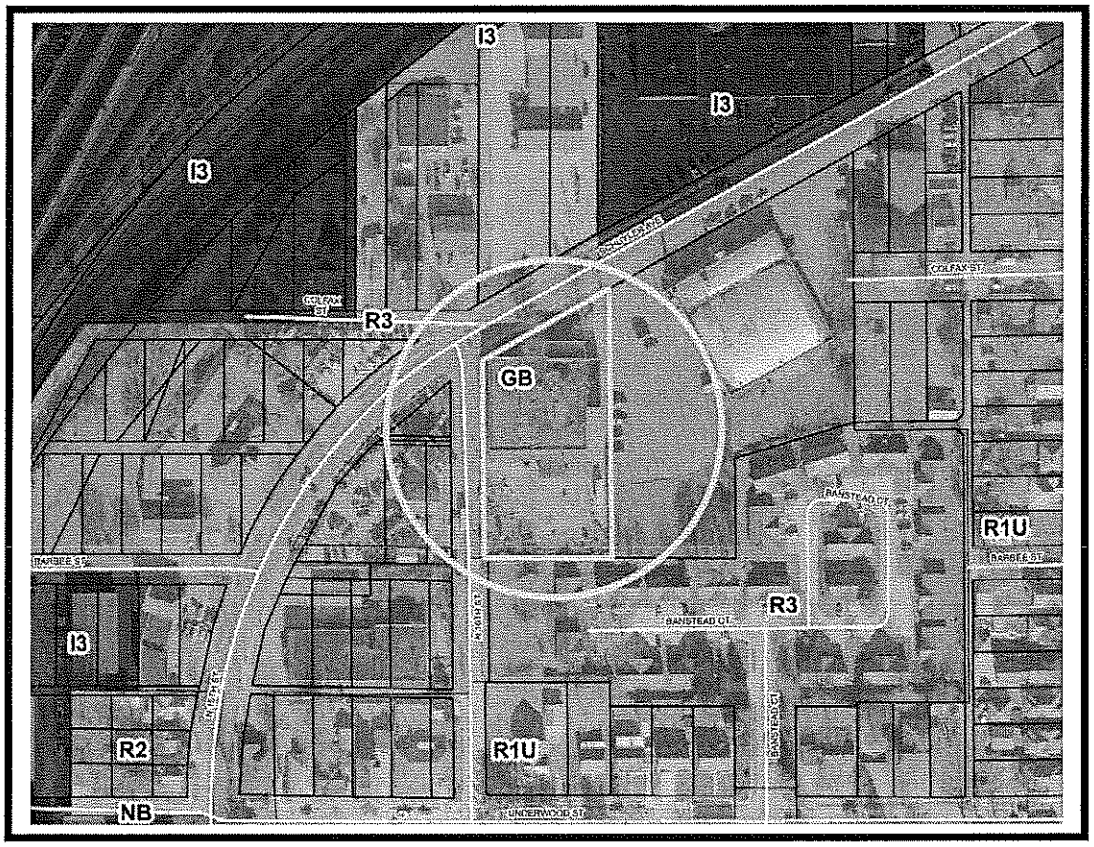
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Brittany Whitenack, Antique Candle Works Inc
Patrick Malone, Malone Real Estate, LLC
Ryan Munden, Reiling Teder & Schrier, LLC
Jeromy Grenard, Lafayette City Engineer

Z-2788
ANTIQUE CANDLE WORKS, INC.
(GB to I2)

STAFF REPORT
March 12, 2020



Z-2788
ANTIQUE CANDLE WORKS, INC.
GB to I2

Staff Report
March 12, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner and represented by attorney Ryan Munden of Reiling, Teder & Schrier Law Firm, is requesting a rezone from GB to I2 for a tract of land located at the southeast corner of Schuyler Avenue and North 16th Street. If rezoned, petitioner will locate their candle manufacturing business (SIC 39) at this property that is commonly known as 1611 Schuyler Avenue, Lafayette, Fairfield (Longlois Reserve) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in question is zoned GB as are properties to the north, east and west. Land adjacent to the south is zoned R3.

The site in question is part of the St. Lawrence-McAllister Neighborhood, which was the site of a neighborhood-wide land use plan and rezone request. That rezone petition, approved in 2006, did not change the zoning of the subject site (Z-2288).

AREA LAND USE PATTERNS:

The 1.11-acre tract in question supports a one-story brick commercial building constructed in 1950, per the Assessor's records. The rear of the property is fenced and contains parking and a loading dock. The most recent user of the site was ServPro (water damage restoration). Previously a lumber company occupied the site.

Surrounding uses are mostly commercial with a bowling alley adjacent to the east and a car lot west across N. 16th Street as well as north across Schuyler. Other nearby uses include a laundromat, crematorium and auto repair. Immediately south of the rezone site is Northfield Commons, a residential subdivision of duplexes.

TRAFFIC AND TRANSPORTATION:

The site has frontage along Schuyler Avenue, an urban secondary arterial, and North 16th Street, an urban local road. On-site parking (gravel lot) and a loading berth exist behind the building in a fenced area.

The parking standard for this use is 1 space per 1,000 square feet, plus 1 per 200 square feet of office, sales or similar floor area. According to the Assessor's records the building is 16,098 square feet requiring a minimum of 17 spaces. The lot appears large enough to support the required parking.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
The site is served by city utilities. If this rezone is approved, a 'type C' bufferyard 30' in width is required where I2 zoning abuts R3 zoning on the southern property line and a 'type A' bufferyard 20' in width is required where I2 zoning abuts GB on the eastern property line.

STAFF COMMENTS:
In 2006, petitioner received a special exception in the NB zone to operate the candle manufacturing business in a strip center on the east side of town, leasing 2,400 square feet of area (BZA-1947). This use is permitted by special exception in the NB and NBU zone and by right in the GB, CB and CBW zones, but only if the ground floor area is less than 5,000 square feet. It may be increased to 10,000 square feet if a retail element is included, but petitioner sells the product on-line only. However, if this use is located in an industrial zone there is no limitation on the gross floor area, so petitioner has chosen to rezone the subject land to I2. The presence of a loading dock at this location is especially attractive for the business operator.

One of the components of the St. Lawrence/McAllister Neighborhood Plan is to "preserve the commercial area lining...Schuyler Avenue." It was critical to the neighborhood that businesses "not be permitted to intrude into existing residential areas."

This area of Lafayette on Schuyler Avenue has long been home to commercial and industrial users. The earliest zoning maps show this area with Industrial zoning on the north side of Schuyler and commercial zoning along the south side. Staff could support I1 zoning for this site because it can provide better protection to the adjacent residents to the south than the existing GB zone and is more in keeping with the neighborhood plan than a heavier industrial zone. I1 zoning is low in impact because businesses are operated entirely indoors with attached or indoor loading facilities. GB zoning can be more impactful because of potential outdoor storage of materials and outdoor loading and unloading.

STAFF RECOMMENDATION:
Denial; however
Approval, if the request is amended to I1

FILED
CITY CLERK

2020 MAY 26 P 1:27 Z-2789

CINDY MURRAY

ORDINANCE NO. 2020-18

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R3U AND R2U TO R3U

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

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

See Attachment Exhibit A

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

from R3U and R2U to R3U.

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

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

_____
Nancy Nargi, Presiding Officer

ATTEST:

_____
Cindy Murray, City Clerk

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

of _____, 2020.

_____
Cindy Murray, City Clerk

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

_____
Tony Roswarski, Mayor

Attest:

_____
Cindy Murray, City Clerk

Exhibit A

Parcel No. 79-07-29-235-008.000-004

A part of lots numbered four (4) and eleven (11) and a closed alley in an addition platted by Abraham Hathaway and William S. Crain, now known as Hathaway and Crain's Addition to the City of Lafayette, described as follows, to-wit: Beginning at the southwest corner of Lot No. eleven (11) running thence in a northerly direction along the west line of Lots No. Eleven (11) and Four (4) to a point six (6) feet north of the southwest corner of Lot No. Four (4); thence east fifty (50) feet to a point on the east line of Lot No. Four (4); thence south to a point on the south line of Lot No. Eleven (11); thence west fifty (50) feet along the south line of Lot No. Eleven (11) to the place of beginning, as platted upon a part 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.

Parcel Nos. 79-07-29-235-009.000-004 and part of 79-07-29-235-011.000-004

The East Half of lot 11 and vacated alley 12 feet of the north line of said lot, in Hathaway and Crain's Addition to the City of Lafayette. Said addition is laid out and platted upon a part of the East Half of the northeast quarter of Section 29, Township 23 North, Range 4 West.

THE Area Plan Commission of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-118

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

CERTIFICATION

RE: Z-2789 SPRING VALLEY MANAGEMENT, LLC (R2U & R3U to R3U): Petitioner is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located downtown on the east side of S. 8th Street, specifically 9 South 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from R2U & R3U to R3U. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

Sallie Dell Fahey
Executive Director

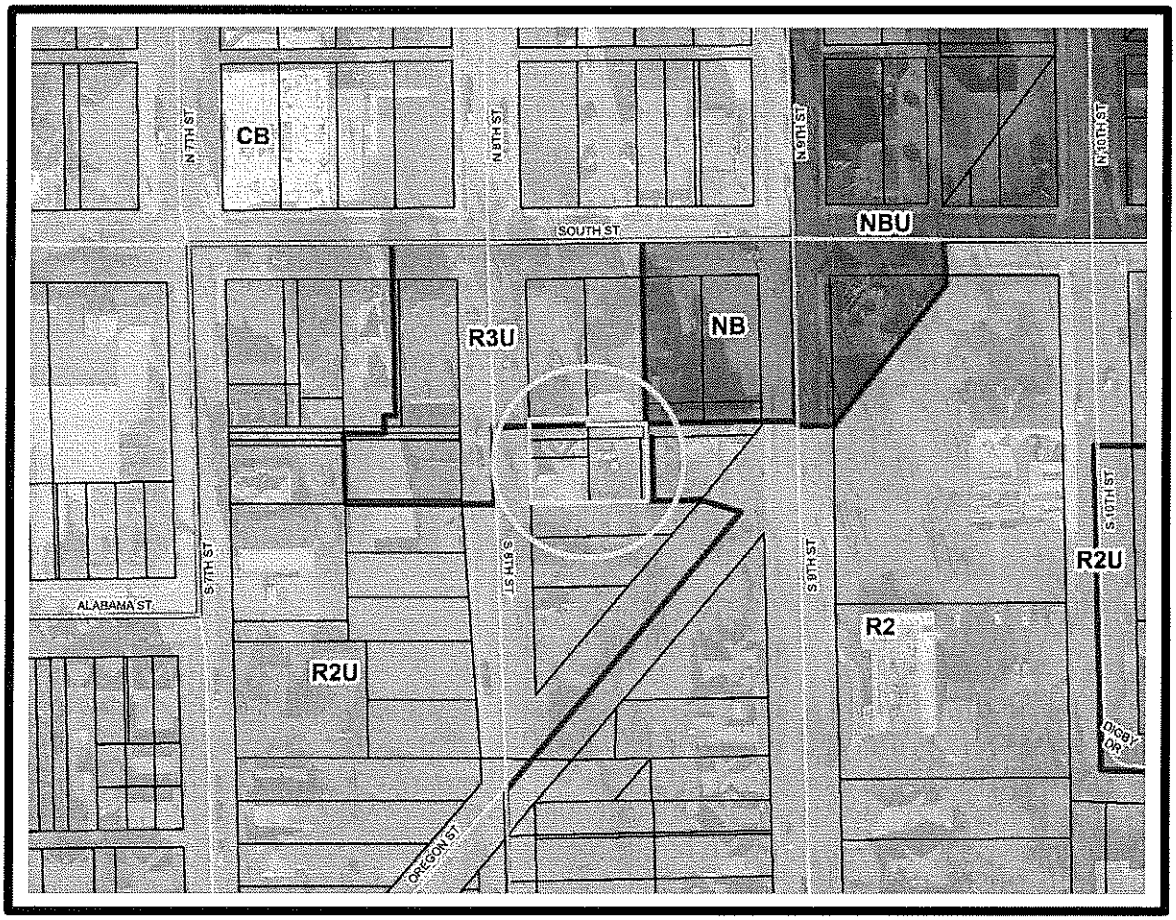
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Jon Caron, Spring Valley Management, LLC
Christopher Shelmon, Gutwein Law
Jeromy Grenard, Lafayette City Engineer

Z-2789
SPRING VALLEY MANAGEMENT, LLC
(R2U & R3U to R3U)

STAFF REPORT
March 12, 2020



Z-2789
SPRING VALLEY MANAGEMENT, LLC
R2U & R3U to R3U

Staff Report
March 12, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with signed consent from Jon Caron, member and manager, represented by attorney Christopher Shelmon, is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located on the east side of S. 8th Street, specifically 9 South 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Residential zoning (R2U and R3U) is prevalent in the immediate vicinity. NB zoning is located northeast of the subject property. The most recent rezoning activity includes Z-2555 (PDCC to CB) and Z-2689 (NBU to CB) in 2013 and 2017 respectively.

AREA LAND USE PATTERNS:

The subject property contains an existing grandfathered four-unit apartment building, though it was originally constructed as a duplex. A diverse mix of single, duplex, and multi-family residential uses are found adjacent to the subject property with commercial and mixed-uses found to the north.

TRAFFIC AND TRANSPORTATION:

South 8th Street is an urban local road, according to the *Thoroughfare Plan*. Vehicular parking is currently found in a lot on the rear of the subject property with driveway access onto South 8th Street.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities are available to serve the site.

STAFF COMMENTS:

The future land use plan for the *Ellsworth-Romig Historic Neighborhood Amendment* to the *Comprehensive Plan of Tippecanoe County* has designated this section of South 8th Street "Residential, Moderate Density". This land use category is defined in the plan as being "*...typified by single-family and two-family housing...*". The plan's recommendation for new multi-family housing is also tightly focused on "*...the 100 block of S. 3rd and the 100, 200 and 300 blocks of S. 4th...*" and having the character of being "*...above a non-residential ground floor...*", a mixed-use environment with residential atop commercial ground-floors.

The current building, originally constructed as a duplex, is generally in keeping with the historic architectural character of the neighborhood. If rezoned to a multi-family district, there are no guarantees for the neighborhood that any new multi-family construction, even if there are no immediate plans to redevelop, will serve Goal 1, Objective A of the plan which states:

> "*Maintain the Character of the Neighborhood – Since the Neighborhood has a Victorian, early 1900's workers' cottages, and some bungalows from the 1920's, members of the SNIC (Southside Neighborhood Improvement Coalition) feel that any newly constructed buildings should be in harmony with these historic structures.*"

While staff understands petitioner's desire to legitimize a grandfathered use and respects the fact that they are seeking to currently maintain the existing historic structure, there are no guarantees that this building's status, if the rezone is approved, will continue. And since no commitments can be approved, by ordinance and statute, which would prohibit demolishing this building and redeveloping in a style against the policies of the neighborhood plan and the fact that the neighborhood plan also expressly prohibits multi-family residential uses in this part of the neighborhood, staff cannot support this rezone petition.

STAFF RECOMMENDATION:
Denial

FZ-2791
CITY CLERK
2020 MAY 26 P 1:24
CINDY MURRAY

ORDINANCE NO. 2020-19

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

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

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

See Attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from PDRS to R1B.

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

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS____DAY OF_____, 2020.

_____

Nancy Nargi, Presiding Officer

ATTEST:

_____

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the_____day of _____, 2020.

_____

Cindy Murray City Clerk

This Ordinance approved and signed by me on the_____day of_____, 2020.

_____

Tony Roswarski, Mayor

ATTEST:

_____

Cindy Murray, City Clerk

DESCRIPTION OF LOTS NUMBERED 7 & 8 - TO BE REZONED FROM PDRS TO R1B:

Lots numbered Seven (7) & Eight (8) in Crosser Commons Planned Development, Phase One, as set forth on the plat thereof dated July 26, 2010 and recorded September 16, 2010 in Planned Development Book 11, Page 380, as Document Number 201010016667 in the Office of the Recorder of Tippecanoe County, Indiana, containing 18,541 Square Feet.

THE Area Plan Commission
of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-119

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

CERTIFICATION

RE: Z-2791 HABITAT FOR HUMANITY OF LAFAYETTE, INC. (PDRS to R1B):
Petitioner is requesting rezoning of two lots within Crosser Commons PD on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from PDRS to R1B. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

Sallie Dell Fahey
Executive Director

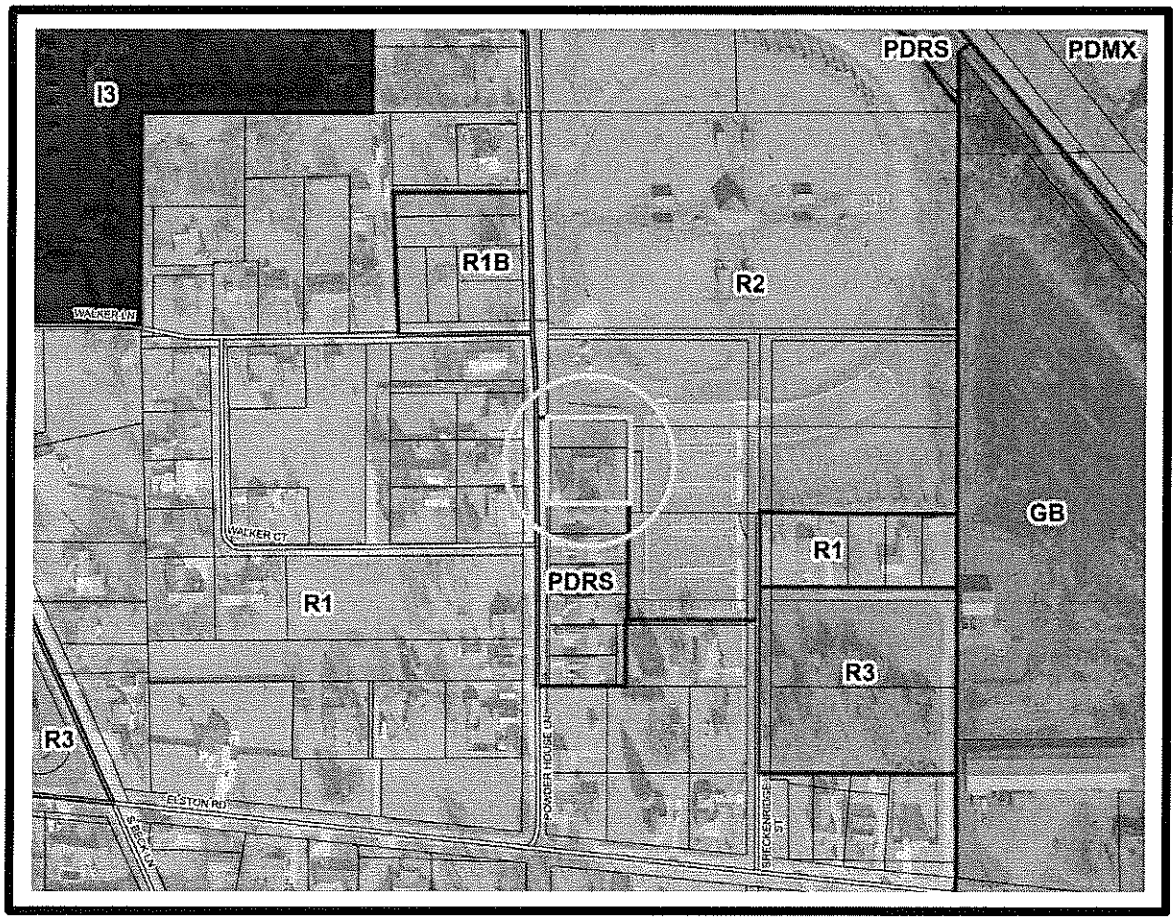
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Debbie Belange, Habitat for Humanity of Lafayette, Inc
John B. Scheumann Sr., Lafayette Parks Foundation
Maurie Denney, City of Lafayette Board of Parks and Recreation
Daniel Teder, Reiling Teder & Schrier, LLC
Jeromy Grenard, Lafayette City Engineer

Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
(PDRS to R1B)

STAFF REPORT
May 14, 2020



Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
PDRS to R1B

Staff Report
April 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners (City of Lafayette Board of Parks and Recreation and the Lafayette Parks Foundation, Inc.) and represented by attorney Dan Teder, is requesting rezoning of Lots 7 and 8 in Crosser Commons Phase 1 on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

These two lots are zoned Planned Development-Residential (PDRS), as are the six lots adjoining to the south. The PDRS zoning was approved in 2004 as Crosser Commons Planned Development (Z-2156). This development originally covered 22 acres and was planned for 82 single-family lots. The only remaining PDRS zoned land from this development is this row of platted lots along the east side of Powder House Lane; the rest of the Crosser Commons land to the east and north was rezoned from PDRS to R2 in 2014 (Z-2568) after the unplatted 14.4 acres of the planned development fell into abandonment. To the west and farther south is a large area of R1 zoning. In 2017, at the northwest corner of Powder House Lane and Walker Lane, Habitat for Humanity rezoned a 1.07 acre site from R1 to R1B (Z-2688) in order to plat a 7-lot subdivision called Koinonia Ridge. Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county.

AREA LAND USE PATTERNS:

The larger south lot (2217 Powder House) is occupied by a single-family home. The north lot (2211 Powder House) is vacant. Directly east is the parking lot for the new Lafayette City park - Crosser Sports Complex. To the northeast are four softball fields. To the south, west and northwest are mostly single-family homes. Farther northwest is an asphalt - concrete paving business and a temporary batch plant.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Powder House Lane as an urban local road, which is paved with curb and gutter and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water serves this property.

STAFF COMMENTS:
If this rezone petition is successful, petitioner intends to demolish the existing house and file a subdivision application for two lots, plus one outlot. The two lots will each be the standard R1B width of 50-ft. This will leave approximately 40-ft for the outlot at the north end. Petitioner intends to transfer ownership of the outlot to the adjoining city park. The current PDRS recorded planned development plans do not permit this type of replatting as a minor modification and if revised would require a more complex planned development rezone process. The end result of the proposed R1B rezone and subdivision processes will not add any new building lots, but will allow the lots to be reconfigured and simplify the transfer of surplus land to the adjacent park. Staff feels that the R1B zone standards are compatible with the adjacent PDRS zoned lots to the south.

STAFF RECOMMENDATION:
Approval

FILED
CITY 2794
2020 MAY 26 P 1:23
CINDY MURRAY

ORDINANCE NO. 2020-20

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

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

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

See attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from R1B to NB.

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

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS_____DAY OF_____, 2020.

_____, Presiding Officer

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the_____day of _____, 2020.

_____
Cindy Murray City Clerk

This Ordinance approved and signed by me on the_____day of_____, 2020.

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

EXHIBIT A

Lot Numbered fourteen (14) in the Edgelea Addition, Part One (1) Section One (1) in the City of Lafayette, Indiana

AND

Lot numbered Fifteen (15) and Sixteen (16) in the Edgelea Addition, Part One (1) Section One (1), to the City of Lafayette, Indiana, as per plat recorded August 12, 1954 in Plat Book 5, Page 6-A in the Office of the Recorder of Tippecanoe County, Indiana.

EXCEPT: A Part of Lot 16 in Part 1, Section 1 of Edgelea Addition to the City of Lafayette, Indiana, the plat of which is recorded in Plat Book 5, Page 6-A, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Beginning at a point on the north line of said lot north 89 degrees 28 minutes 00 seconds east 38.98 feet from the northwest corner of said lot, which point of beginning is on the south boundary of S.R. 25; thence north 89 degrees 28 minutes 00 seconds east 26.16 feet along the north line of said lot; thence along the north line of said lot southeasterly 23.42 feet along an arc to the right and having a radius of 15.00 feet and suspended by a long chord having a bearing of south 45 degrees 47 minutes 45 seconds east and a length of 21.12 feet to the east line of said lot (which line also the west boundary of South 18th Street); thence south 1degree 03 minutes 30 seconds east 28.89 feet along the east line of said lot; thence north 43 degrees 58 minutes 04 seconds west 60.25 feet to the point of beginning and containing 850 square feet, more or less.

THE Area Plan Commission of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-122

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

CERTIFICATION

RE: Z-2794 TECUMSEH DENTAL PROPERTIES, LLC (R1B to NB): Petitioner is requesting rezoning of three lots at the southwest corner of Teal Road (US 52) and S. 18th Street in order to expand an existing dentist's office, at 1709 Teal Rd., Lafayette, Fairfield 33 (SW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from R1B to NB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

Sallie Dell Fahey

Sallie Dell Fahey
Executive Director

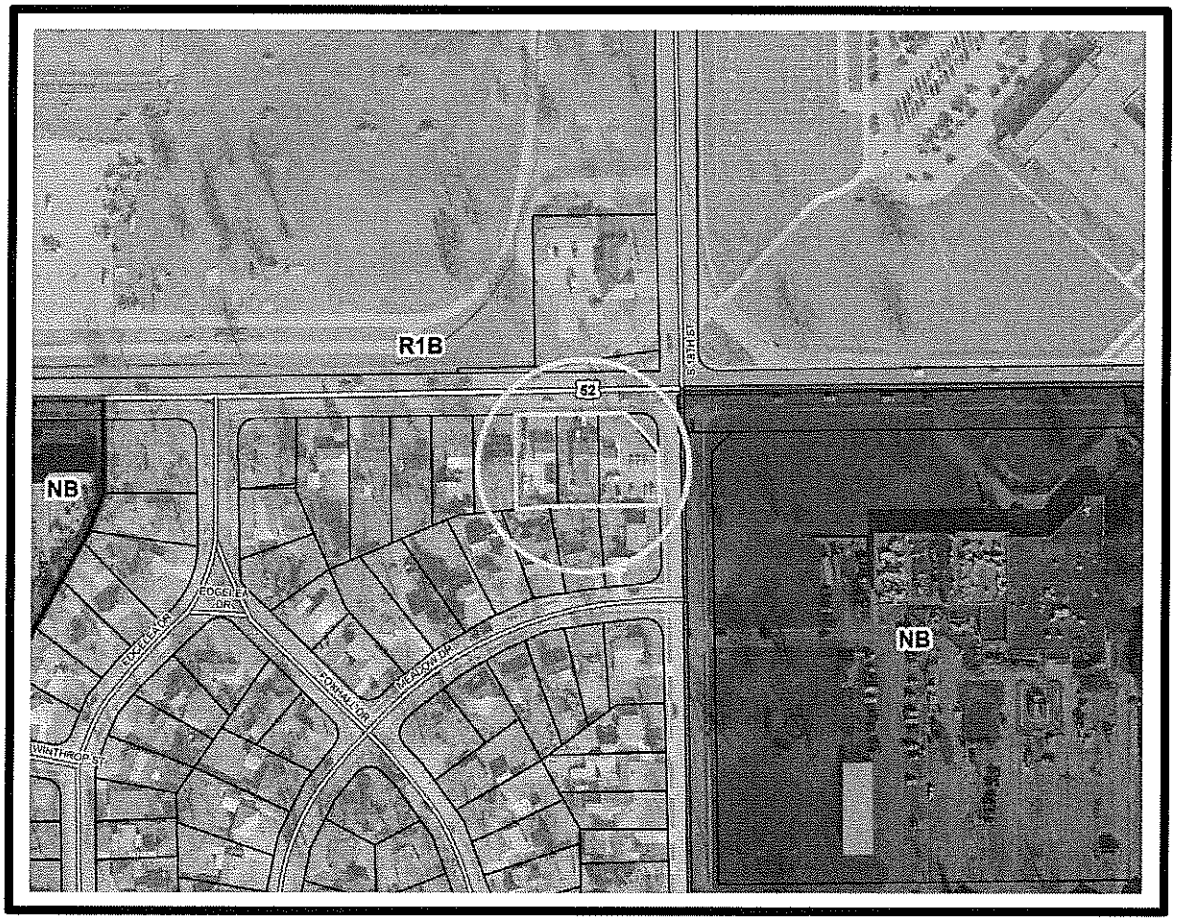
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Brian Henry, Tecumseh Dental Properties, LLC
Sarah Wyatt, Ball Eggleston, PC
Jeromy Grenard, Lafayette City Engineer

Z-2794
TECUMSEH DENTAL PROPERTIES, LLC
(R1B to NB)

STAFF REPORT
May 14, 2020



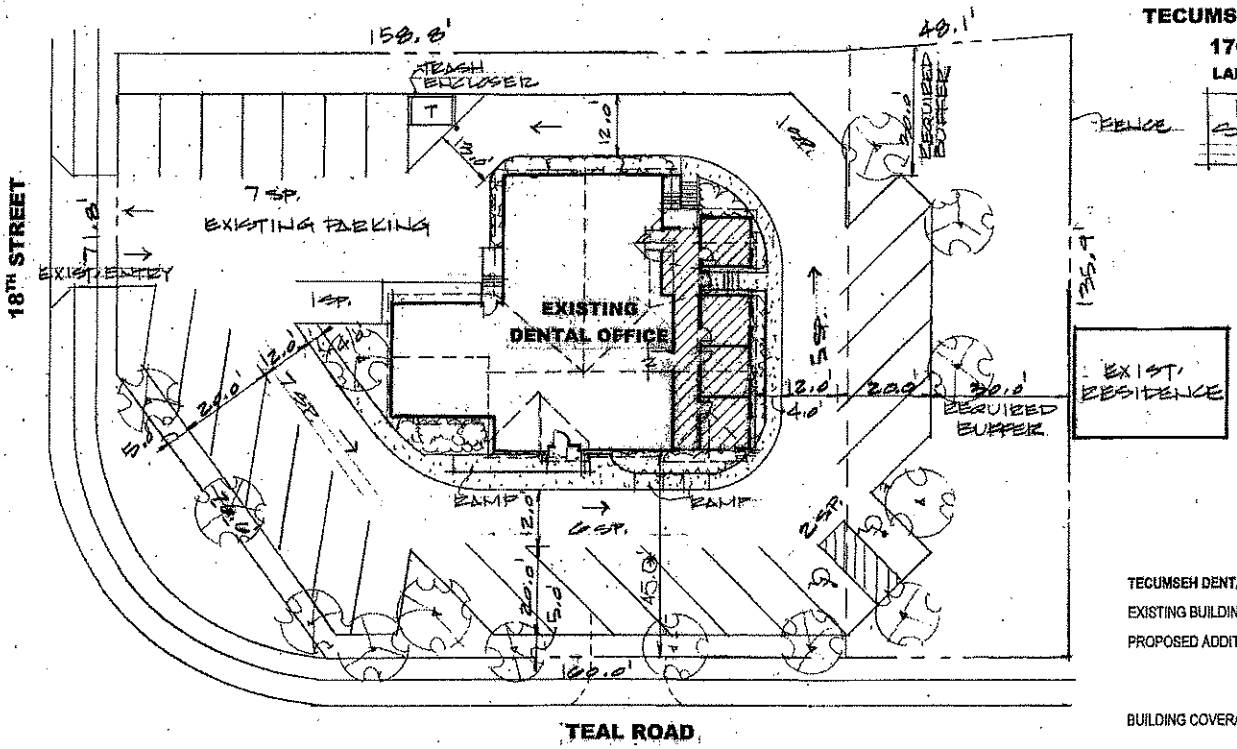
PROPOSED ADDITION FOR:

TECUMSEH DENTAL CENTER

1709 TEAL ROAD

LAFAYETTE, INDIANA

REVISED SITE PLAN 9/21/18



SITE PLAN & FLOOR PLAN

1"=20'-0"

*VARIANCE REQUIRED

NORTH

TECUMSEH DENTAL CENTER:

EXISTING BUILDING (MAIN FLOOR)	2,694 SF GROSS
PROPOSED ADDITION (MAIN FLOOR)	834 SF GROSS
TOTAL	3,528 SF GROSS

BUILDING COVERAGE	14% (50% MAX. ALLOWED NB)
GREEN SPACE	32% (20% MIN. REQUIRED NB)
REQUIRED PARKING	29 MIN. SPACES REQUIRED
PARKING SHOWN:	29 SPACES SHOWN

Wischmeier Architecture
(765) 447-9628

Z-2794
TECUMSEH DENTAL PROPERTIES, LLC
R1B to NB

Staff Report
May 14, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Sarah Wyatt, is requesting rezoning of three lots at the southwest corner of Teal Road and South 18th Street to expand an existing dentists' office. The site's address is 1709 Teal Road, Lafayette, Fairfield 33 (SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned R1B and is shown as R1B on the 1965 Lafayette City zoning maps. There have been no rezone requests in the area for the last 30 years. Property to the north, south and west is also zoned R1B. Land to the east across 18th Street is zoned NB, Neighborhood Business.

AREA LAND USE PATTERNS:

The existing structure was granted a special exception for a chiropractor's office in 1973, (BZA-0215). This site has been in use as a medical professional office since this approval. The dental business was opened in 1984 and currently covers the eastern two lots. The third lot in this request on the west side was purchased by petitioner in 2016. Although it has a single-family house, petitioner has been using this lot, to the rear and on the west side of the house for paved employee parking.

Single-family homes are located adjacent to the west and south. North across Teal is a city fire station, the county fair grounds and Tecumseh Middle and Lafayette Jefferson High Schools. East across 18th Street is the former Lafayette Life building that has since been purchased by the Lafayette School Corporation and converted to a career center.

A nonbinding site plan was submitted with the filing (see attachment) that shows the existing house would be razed and an 834-square foot addition would be constructed on the west side of the existing building.

TRAFFIC AND TRANSPORTATION:

Both Teal Road and South 18th Street are classified as primary arterials requiring 60' setbacks. The existing structure is 45' from the right-of-way line of Teal and 40' from the right-of-way at the intersection. The parking for this use is 1 space per treatment room or dentist chair, plus 1 space per each employee, or dentist.

The western lot that is currently a single-family home has driveway access onto Teal Road. Based on the submitted site plan, petitioner proposes to close this driveway and that all the parking spaces on site will gain access from the existing18th Street entrance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
A 30' type C bufferyard is required when NB land is redeveloped adjacent to R1B.

STAFF COMMENTS:
Based on the current use and zone this site is considered a nonconforming use. According to the ordinance, the dental center can continue to operate if it's not abandoned or the building expanded. The petitioner is proposing to increase the size of the building to provide additional treatment rooms. If the rezone is approved the structure would still be considered a nonconforming structure because it does not meet the setbacks along the frontage. The use could be expanded but the addition would need to meet the current standards; the proposed expansion based on the site plan would need at least one setback variance.

Staff would normally make an argument that rezoning this site could lead to additional unwanted expansion of the business zone along Teal Road to the west. But because this has been a medical establishment for over 40 years and no "commercial creep" has happened, staff feels the residences to the west are safe and this request can be supported. Additionally, rezoning this site would allow for an expansion of an established and low intensity use.

STAFF RECOMMENDATION:
Approval

FILED
CITY CLERK

2020 MAY 26 P 1:05

CINDY [illegible]

RESOLUTION NO. 2020-12

A RESOLUTION OF THE LAFAYETTE COMMON COUNCIL APPROVING AN AMENDING DECLARATORY RESOLUTION AND PLAN OF THE REDEVELOPMENT COMMISSION AND ORDER OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION

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, on April 23, 2020, the Commission adopted a resolution further amending the Original Area Resolutions and the 2019 Consolidated Plan (the "Amending Declaratory Resolution") 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 and Indiana Code 36-7-25, as amended and supplemented (the "Act") require approval by the Tippecanoe County Area Plan Commission (the "Plan Commission") of the Amending Declaratory Resolution and the 2020 Consolidated Plan;

WHEREAS, on May 20, 2020, the Plan Commission issued its order approving the Amending Declaratory Resolution and the 2020 Consolidated Plan (the "Order") following the adoption of the Amending Declaratory Resolution and the 2020 Consolidated Plan by the Commission on April 23, 2020; and

WHEREAS, the Act requires the Common Council of the City to approve the Amending Declaratory Resolution, the 2020 Consolidated Plan and the Order of the Plan Commission;

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

Section 1. The Order of the Plan Commission approving the Amending Declaratory Resolution and the 2020 Consolidated Plan is in all respects hereby approved by the Common Council.

Section 2. The Amending Declaratory Resolution and the 2020 Consolidated Plan are in all respects hereby approved by the Common Council. The Clerk is hereby directed to file a copy of the Amending Declaratory Resolution, the 2020 Consolidated Plan and the order of the Plan Commission with the permanent minutes of this meeting.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor.

Passed by the Common Council of the City of Lafayette, Indiana this 1st day of June, 2020.

COMMON COUNCIL OF THE CITY OF
LAFAYETTE, INDIANA

_____
Nancy Nargi, President

ATTEST:

_____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, this 1st day of June, 2020.

_____
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, on this 1st day of June, 2020.

_____
Tony Roswarski, Mayor

ATTEST:

_____
Cindy Murray, City Clerk

THE
Area Plan Commission
of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-111

Dennis Carson
515 Columbia Street
Lafayette, IN 47901

CERTIFICATION

RE: **RESOLUTION 2020-03 ELLSWORTH PROJECT:**
A resolution determining that an amendment to the Consolidated Creasy/Central Lafayette Redevelopment Plan conforms to the Comprehensive Plan for Tippecanoe County, specifically the proposed Ellsworth Project to be built between South, 4th, 5th and Alabama Streets.

Dear Mr. Carson:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to approve **RESOLUTION 2020-03**, the Order Determining that an amendment to the Consolidated Creasy/Central Lafayette Redevelopment Plan conforms to the Comprehensive Plan for Tippecanoe County.

Sincerely,

Sallie Dell Fahey
Executive Director

SDF/crl

Enclosures: Staff Report & Resolution 2020-03

CC: Jacqueline Chosnek, Chosnek Law, PC
Cullen Cochran, Dentons Bingham, Greenebaum
Lafayette Common Council

RESOLUTION 2020-03

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY DETERMINING THAT A RESOLUTION AMENDING THE ORIGINAL DECLARATORY RESOLUTIONS APPROVED AND ADOPTED BY THE LAFAYETTE REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING RESOLUTION

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");

Passed by the Area Plan Commission of Tippecanoe County, this 20th day of May 2020.

AREA PLAN COMMISSION OF TIPPECANOE COUNTY

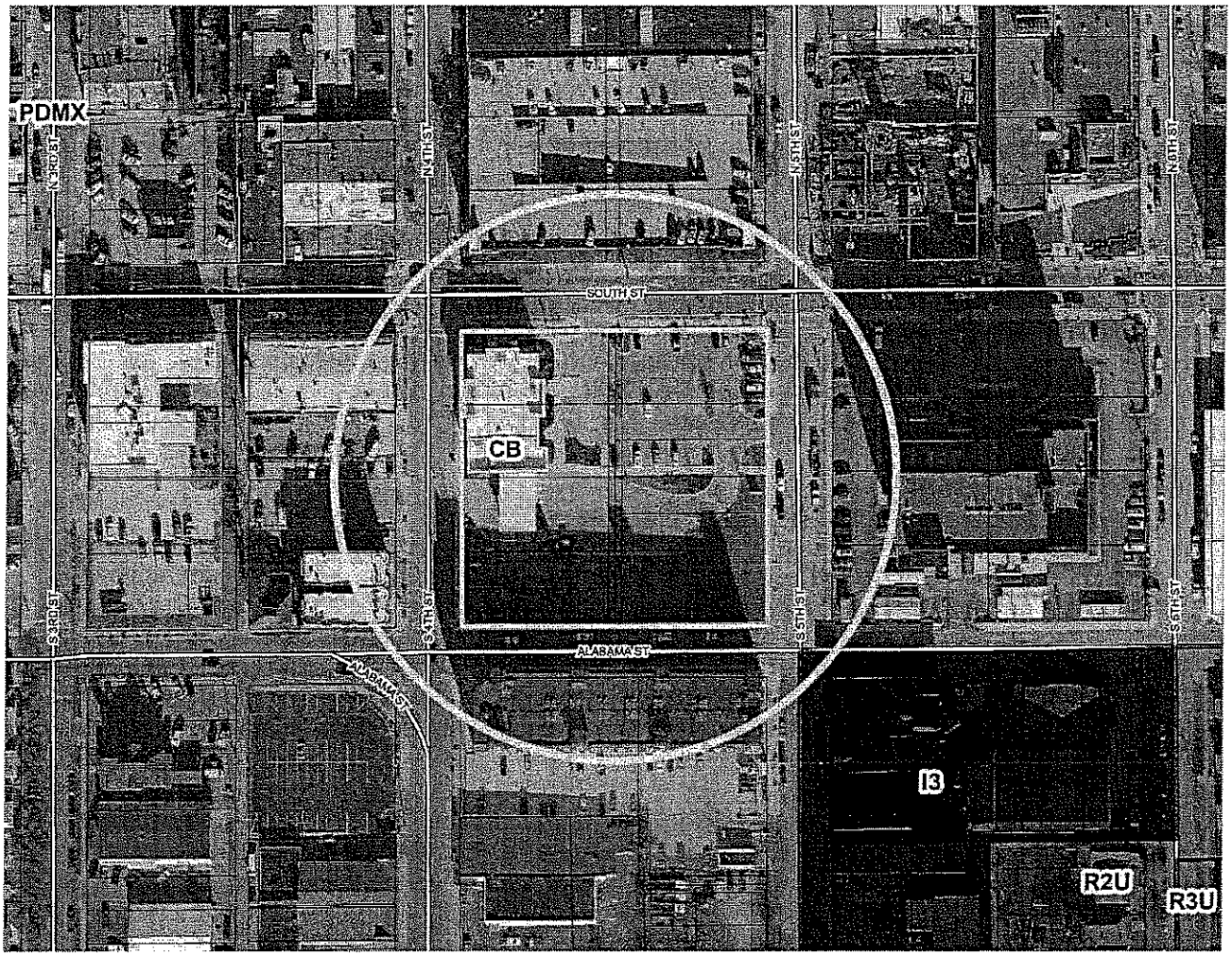
Jackson W. Bogan, President

ATTEST:

Sallie Dell Fahey, Secretary

RESOLUTION 2020-03
CONSOLIDATED CREASY/CENTRAL EDA-TIF:
AN AMENDMENT TO ADD ELLSWORTH PROJECT TO THE DEVELOPMENT PLAN

STAFF REPORT
May 14, 2020



"We can expect a more compact Downtown, centered along Main Street to its intersection with [the former rail corridor east of 9th Street]. Main Street's position as a shopping district of regional significance should be enhanced by the elimination of railroad right-of-way, and by moving through-traffic to Columbia and South Streets."

This project continues what the ***Land Use Plan*** envisioned in 1981 and the downtown's evolution to match that vision. Of additional importance to the downtown is that this project provides infill that supports the expansion of downtown to the south. Of equal importance is that this project will be constructed on what is currently a surface parking lot, the most inefficient use of downtown real estate.

In the 2011 updated ***Housing Element*** of the comprehensive plan various policy statements encourage downtown housing and the infrastructure to support it:

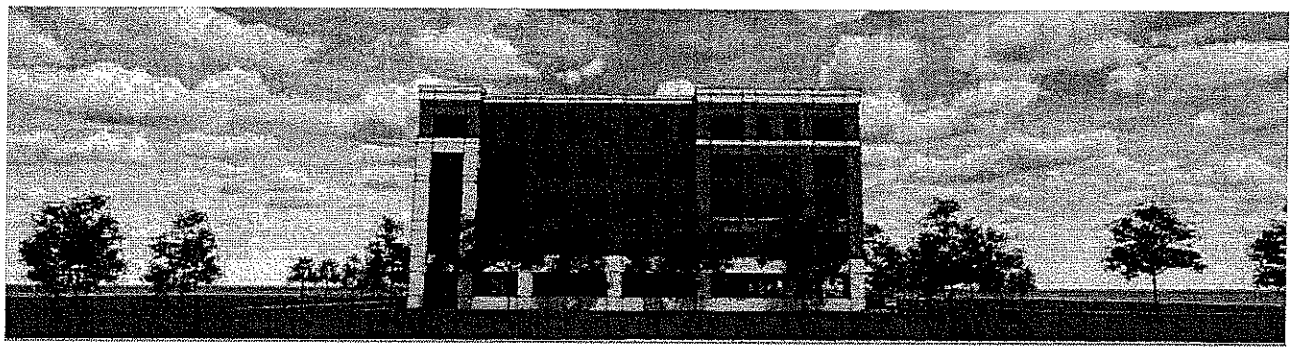
- #14 Create land use plans that...support growth in Downtown Lafayette....
- #23 Significant new residential construction...is to be constructed only in the presence of, or in conjunction with, sufficient levels of public services, facilities and all modes of transportation.

The 97 proposed residential units, supported with 2000 sq. ft. of ground floor office and retail, implements those policy statements.

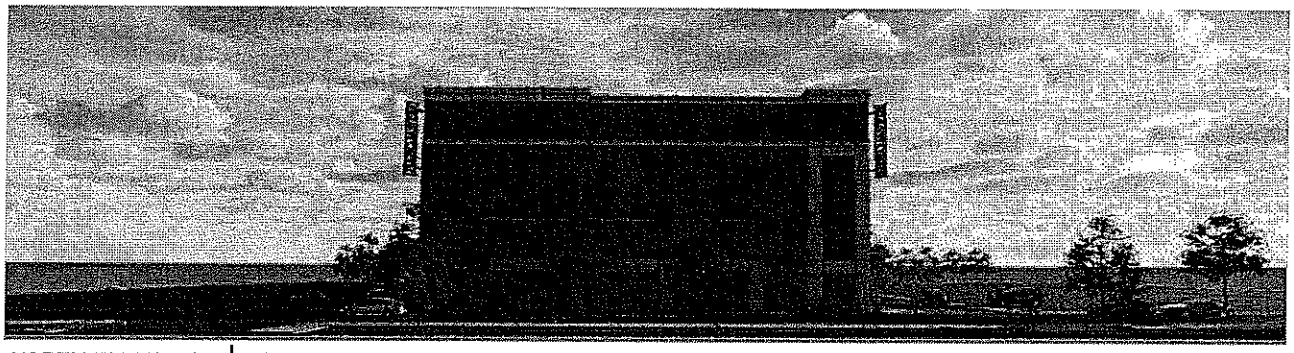
Staff is satisfied that the project amendment to the Consolidated Creasy/Central Economic Development Area Plan conforms to the adopted ***Comprehensive Plan for Tippecanoe County*** which includes the City of Lafayette.

STAFF RECOMMENDATION

Approval

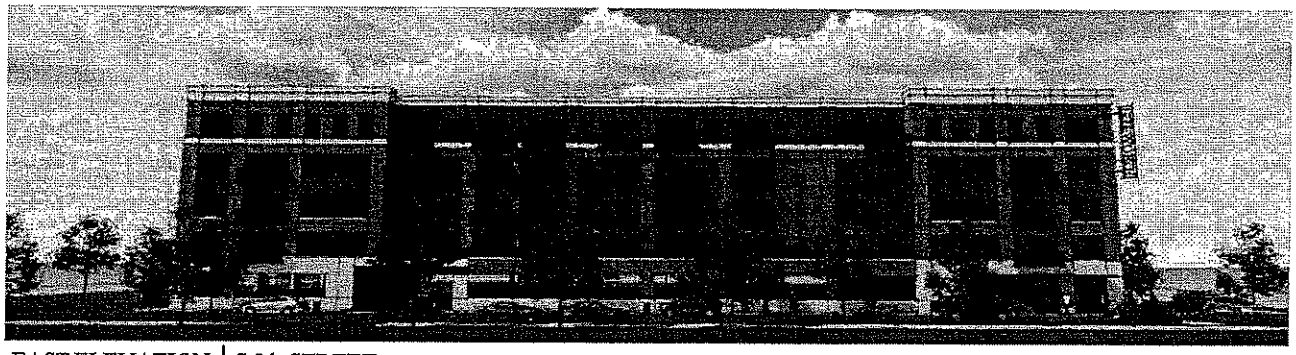


SOUTH ELEVATION | ALABAMA STREET



NORTH ELEVATION | SOUTH STREET

WEST ELEVATION | REGIONS SITE - OLD US231



EAST ELEVATION | S 5th STREET