

**RESOLUTION NO. LRC-2021-14**

**LAFAYETTE REDEVELOPMENT COMMISSION**

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

**WABASH NATIONAL LP (SOUTH PLANT)  
REAL PROPERTY**

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

**WHEREAS**, I.C. 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas (ERA); and

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

**WHEREAS**, the Lafayette Redevelopment Commission has considered applications dated August 19, 2021, for designation of real estate, which real estate is more completely described on the attached Exhibit “A”, as an ERA for the purpose of achieving real and/or personal property tax savings; and

**WHEREAS**, Wabash National, L.P. filed a Statement of Benefits dated August 19, 2021, and a Supplement to Statement of Benefits, requesting the approval of a deduction for the purposes of Tax Abatement in an Economic Revitalization Area (ERA) for a period of Ten (10) years on redevelopment of real estate, which Statement of Benefits and Supplement are attached hereto as Exhibit “B”; and

**WHEREAS**, Wabash National LP has requested a deduction from the assessed value for the redevelopment of real estate pursuant to the Statement of Benefits over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80

4	70
5	60
6	50
7	40
8	30
9	20
10	10

**WHEREAS**, the area meets the criteria for designation of an Economic Development Area (ERA) under IC 6-1.1-12.1; and

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

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

1. That the request of Wabash National LP for the designation of an Economic Development Area (ERA) for the real estate described on Exhibit A be granted for a period of ten (10) years commencing January 1, 2021.

2. That the Application for deduction for the purposes of tax abatement meet the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1 and as such that Wabash National LP be entitled the opportunity to apply for property tax deductions for the redevelopment/rehabilitation of real estate over a period of ten (10) years in accordance with the following abatement schedule percentages:

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

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 26th day of August, 2021.

**LAFAYETTE REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Jos Holman, Vice President

\_\_\_\_\_  
Shelly Henriott, Commissioner

\_\_\_\_\_  
T.J. Thieme, Secretary

\_\_\_\_\_  
James Foster, Commissioner

\_\_\_\_\_  
Jim Terry, Commissioner

ATTEST:

\_\_\_\_\_  
Dave Moulton

\_\_\_\_\_  
Josh Loggins

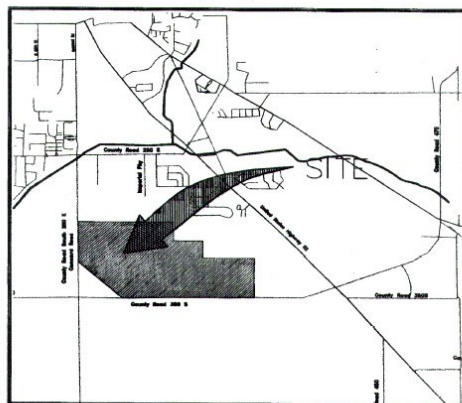
# EXHIBIT A

## ERA BOUNDARY AREA & LEGAL DESCRIPTIONS BY TRACT

### FOR WABASH NATIONAL LP (SOUTH PLANT)



VICINITY MAP  
(N.T.S.)



## EXHIBIT A (CONTINUED)

### LEGAL DESCRIPTIONS FOR TRACTS I & II FOR WABASH NATIONAL LP (SOUTH PLANT)

#### LEGAL DESCRIPTIONS:

##### TRACT I:

A part of the northeast quarter of Section 10, and part of the southeast quarter of Section 3, all in Township 22 North, Range 4 West of the Second Principal Meridian in Wea Township, Tippecanoe County, Indiana, more particularly described as follows: Beginning at an Iron Pipe at the Southwest corner of the Southeast Quarter of Section 3, Township 22 North, Range 4 West; thence North 00 degrees 14 minutes 39 seconds East (assumed bearing) along the West line of said Southeast quarter 118.99 feet to the Southern right-of-way of the Norfolk and Western Railroad; thence South 87 degrees 29 minutes 32 seconds East along said right-of-way 2618.13 feet; thence South 00 degrees 23 minutes 31 seconds West 12.16 feet to the South line of said Southeast Quarter at a point North 89 degrees 49 minutes 51 seconds West 18.92 feet from an Iron Pipe at the Southeast corner of said Southeast Quarter; thence continuing South 00 degrees 23 minutes 31 seconds West crossing into the Northeast Quarter of Section 10, a distance of 2611.35 feet to the North line of a right-of-way described in a Special Warranty Deed between Kraft General Foods, Inc. and the County of Tippecanoe, per Project: RS-7879(4); thence on and along the North line of said right-of-way the following three (3) courses: 1) North 87 degrees 32 minutes 12 seconds West 47.82 feet to the Point of Curvature of a curve concave Northerly, having a central angle of 00 degrees 08 minutes 34 seconds, and a radius of 40,514.08 feet; 2) thence Westerly, along said curve an arc distance of 100.98 feet (said arc being subtended by a chord having a bearing of North 89 degrees 37 minutes 13 seconds West, and a length of 100.98 feet (said arc being subtended by a chord having a bearing of North 89 degrees 37 minutes 30 seconds West, and a length of 100.98 feet; 3) thence North 89 degrees 41 minutes 30 seconds West 603.77 feet to the right-of-way of the Penn Central Railroad; thence North 57 degrees 51 minutes 24 seconds West along said right-of-way 1573.34 feet; thence North 32 degrees 08 minutes 36 seconds East along said right-of-way 37.00 feet; thence North 57 degrees 51 minutes 24 seconds West along said right-of-way 629.71 feet to the West line of said Northeast Quarter, thence North 00 degrees 00 minutes 00 seconds East along said West line 1409.60 feet to the Point of Beginning, containing 135.044 acres, more or less.

##### TRACT II:

A part of the Northeast Quarter of Section 10, and part of the Northwest Quarter of Section 11, both in Township 22 North, Range 4 West of the Second Principal Meridian in Wea Township, Tippecanoe County, Indiana, more particularly described as follows: Commencing at a Spike at the Southeast Corner of the Northeast Quarter of Section 10, Township 22 North, Range 4 West; thence South 89 degrees 42 minutes 49 seconds West (assumed bearing) along the south line of said Quarter 40.22 feet; thence North 00 degrees 23 minutes 31 seconds East 1276.28 feet to the Point of Beginning of the herein-described tract; thence continuing North 00 degrees 23 minutes 31 seconds East 180.00 feet; thence South 89 degrees 36 minutes 29 seconds East 28.66 feet to the West line of said Section 11; thence South 89 degrees 36 minutes 29 seconds East passing into said Section 11 a distance of 79.34 feet; thence South 00 degrees 23 minutes 31 seconds West 180.00 feet; thence North 89 degrees 36 minutes 29 seconds West 77.92 feet to the East line of said Section 10; thence North 89 degrees 36 minutes 29 seconds West passing into said Section 10 a distance of 30.08 feet to the Point of Beginning, containing 0.121 acre in Section 10, 0.325 of an acre in Section 11, and 0.446 of an acre in both, more or less.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM SB-1 / Real Property

**PRIVACY NOTICE**

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

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

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

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>WABASH NATIONAL LP</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>1000 SAGAMORE PARKWAY SOUTH, LAFAYETTE, IN 47905</b>		
Name of contact person <b>JUSTIN ROSS</b>	Telephone number <b>(765) 771-5324</b>	E-mail address <b>justin.ross@wabashnational.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Common Council of the City of Lafayette</b>		Resolution number
Location of property <b>3550 E 350 S, LAFAYETTE, IN 47909</b>	County <b>TIPPECANOE</b>	DLGF taxing district number <b>79033</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>See attached</b>		Estimated start date (month, day, year) <b>07/01/2022</b>
		Estimated completion date (month, day, year) <b>01/01/2023</b>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>385.00</b>	<b>\$14,886,518.00</b>	<b>385.00</b>	<b>\$14,886,518.00</b>	<b>75.00</b>	<b>\$2,964,000.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	27,299,602.00	7,711,000.00
Plus estimated values of proposed project	2,000,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	29,299,602.00	

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

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative 	Date signed (month, day, year) <b>8/19/21</b>
Printed name of authorized representative <b>JUSTIN ROSS</b>	Title <b>VP TAX AND TREASURER</b>

**FOR USE OF THE DESIGNATING BODY**

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

- A. The designated area has been limited to a period of time not to exceed 10 calendar years\* (see below). The date this designation expires is 12/31/30.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ 2,000,000.
- D. Other limitations or conditions (specify) NA
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

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

**IC 6-1.1-12.1-17**

**Abatement schedules**

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

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

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

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

## SUPPLEMENT TO STATEMENT OF BENEFITS Real Estate & Personal Property

**INSTRUCTIONS:**

1. This completed SUPPLEMENT and the completed STATEMENT OF BENEFITS, along with all other requested materials, must be submitted to Greater Lafayette Commerce.
2. This SUPPLEMENT TO STATEMENT OF BENEFITS is part of the total application, and the CERTIFICATION in the STATEMENT OF BENEFITS applies to all statements in the APPLICATION.
3. To qualify, the project investment must be at least \$500,000.

<b>SECTION 1</b>	<b>APPLICANT</b>
------------------	------------------

Name of Taxpayer: WABASH NATIONAL LP	
Address of Taxpayer (street and number, city, state & ZIP code): 1000 SAGAMORE PKWY S, LAFAYETTE, IN 47905	Telephone: 765-774-5300 E-mail: justin.ross@wabashnational.com

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

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

Name of Parent Company (if any): WABASH NATIONAL CORPORATION
--

Does the company currently conduct business at this site?	Yes	<input checked="" type="checkbox"/>	No	
If "No", how is the site currently used?				

Annual Report & History of Company	WABASH NATIONAL CORPORATION - INVESTOR RELATIONS ( <a href="https://ir.wabashnational.com">https://ir.wabashnational.com</a> )
Company Certified Public Accountant:	ERNST & YOUNG
Company Commercial Bankers:	WELLS FARGO
Company Counsel:	FOLEY & LARDNER LLP

**To be completed by GLC Staff**

Is this area currently designated as an Economic Revitalization Area?	Yes		No	<input checked="" type="checkbox"/>
Has it ever been so designated in the past?	Yes	<input checked="" type="checkbox"/>	No	
Is this property in a Tax Increment Finance (TIF) district (requires RD Commission Approval)?	Yes	<input checked="" type="checkbox"/>	No	



**SECTION 2****JURISDICTION & PURPOSE**

Jurisdiction:		Purpose of Application:	
Lafayette	<u>          X          </u>	Real Estate Tax Abatement -	<u>          10          </u> years
West Lafayette	<u>                          </u>	Personal Property Tax Abatement -	<u>          7          </u> years
Tiptecanoe	<u>                          </u>	ERA Designation Only -	<u>                          </u>

Type of Industry:	
Research & Development	<u>                          </u>
Manufacturing	<u>          X          </u>
Logistics	<u>                          </u>
Information Technology	<u>                          </u>
Other	Please specify: <u>                          </u>

Describe proposed project.

The project is to expand the dry van manufacturing capacity in the Greater Lafayette area from 45,000 vans to 55,000 vans. The project will redesign and refurbish the manufacturing operation and facilities at the above location (the South Plant). The South Plant currently manufactures refrigerated vans and conversion to dry van manufacturing will require new and different equipment and tooling. The North Plant will continue to make dry van and will expand the sub-assembly capacity for the increased volume for both the North and South plants. The overall spend for this estimated at \$69,000,000 which includes cost of disposal of existing equipment as well as purchase of new equipment and tooling. Estimated spend is approximately \$49,000,000 for the South plant and \$20,000,000 for the North plant. It is expected headcount will increase after renovations to the plants are completed by up to 150 people. Renovation are estimated to be completed in September 2022.

**SECTION 3****PROPERTY DESCRIPTION**

Assessor's Personal Property Key Number(s):	<u>          79-133-03565-00          </u>
Location of Real Property (street and number, city, state & ZIP code):	
<u>          3550 E 350 S, LAFAYETTE, IN 47909 (E PT SE SEC 3 TWP WW R4 0.30 A &amp; E PT NE SEC 10 TWP 22 R4 32.124 A ANNEXED FROM 146-04800-0043)          </u>	
<u>          79-11-10-226-001.000-033          </u>	
<u>          3550 CONCORD RD, LAFAYETTE, IN 47909 (PT NE SEC 10 TWP 22 RF 98.919 A ANNEXED FROM 146-04800-0065) 79-11-10-200-001.000-033          </u>	
<b>**ATTACH LEGAL DESCRIPTION &amp; PLAT MAP WITH LOCATION**</b>	

**SECTION 4****NATURE OF REAL ESTATE IMPROVEMENTS**

Describe any Real Property Improvements:	
Size of facility to be constructed and /or renovated	<u>                          </u>
Rehabilitation of existing structure(s), especially architecturally significant or historic structures	<u>                          </u>
Removal of 6,100 sq ft of deteriorated concrete surface and replace with ultra flat smooth surface to deploy automatic guided vehicle tech.	<u>                          </u>
Demolition of architecturally significant or historic structure(s)	<u>                          </u>
Estimated Investment	<u>          2,000,000          </u>

**SECTION 5**

**PERSONAL PROPERTY**

Type of Project:

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

Estimated Investment   43,000,000  

**\*\*ATTACH DEPRECIATION SCHEDULE\*\***

**\*APPLIES ONLY FOR THE CITY OF LAFAYETTE\***

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

**SECTION 6**

**EMPLOYMENT**

How many do you employ today?   385    
 How many will you employ after the project is complete?   460    
 How many jobs will be created?   75   Full-time \_\_\_\_\_ Part-time  
 How many jobs are retained?   385   Full-time \_\_\_\_\_ Part-time  
 How many jobs will be eliminated?   0   Full-time \_\_\_\_\_ Part-time

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

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

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

N/A

How many additional employees are:

	Number	Hourly Average
Production	75	19
Administrative		
Management		
Professional/		
Technical		
Other		
Total/		
Average Wage	75	19

How many retained employees are:

	Number	Hourly Average
Production	362	19.77
Administrative		
Management	6	48.87
Professional/		
Technical	18	32.36
Other		
Total/		
Average Wage	385	20.74

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

Year	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	> 5
Employment		75				
Salary		19				

\*\*IF GREATER THAN FIVE YEARS PROVIDE DETIALED TIMETABLE\*\*

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

If "Yes", explain and list:

Health Insurance 68-73 % paid  
 Life insurance 0 % paid  
 Disability 60 % paid  
 Childcare 0 % paid  
 Vacation \_\_\_\_\_ min. # of days  
 Retirement 100% for first % paid  
 Other \_\_\_\_\_ % paid

To be completed by GLC Staff.

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

**SECTION 7 IMPACTS & STATUS**

Please estimate the % of your products or services sold outside this 8-county economic region? +95% %

Does the applicant supply any local firms? Yes \_\_\_\_\_ No

If yes, please list:

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

If "Yes", explain:

Will any environmental permits be needed? Yes  No \_\_\_\_\_

If "Yes", explain: We are evaluating modifications needed for our existing environmental permits and will make any necessary changes.

Current Zoning I3 - Industrial

Will any changes, special exceptions be required? Yes \_\_\_\_\_ No

Have they been approved? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A

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

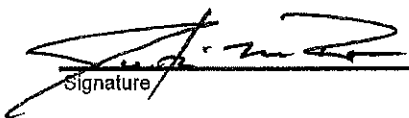
Is there any pending litigation materially affecting the applicant? Yes \_\_\_\_\_ No

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

Are there any restrictions contained in the applicant's Articles or Certificate of Incorporation, Charter, Bylaws, Code of Regulations or any agreements to which the applicant is a party that could affect the applicant's ability to engage in this project?	Yes _____ No <u>X</u>
If "Yes", explain:	

**SECTION 8 AFFIRMATION OF TAX PAYMENTS**

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

 Signature	<u>8/19/21</u> Date
Justin Ross Name Printed	VP Tax and Treasurer Title
<u>justin.ross@wabashnational.com</u> E-mail	765-771-5324 Phone

## PRINCIPLES

### FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

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

1. Firms receiving tax abatement are expected to give local construction firms and local suppliers of goods and services the opportunity to do business.
2. Existing industry will be considered for tax abatement on the same basis as firms being recruited to the community.
3. Preference will be given to firms that diversify and fill gaps in our local economy rather than those that compete for business in the local economy with existing firms.
4. Products that are sold outside our local community and bring value to the local economy will be given a high priority.
5. Abatement will be used to recruit and assist firms that create a technology based product or service or use advanced technology in manufacturing.
6. Location in the downtown, the urban enterprise zone, or declining area designated as an economic development area will be given a higher priority.
7. Projects that involve retail or are primarily office operations will be considered only in the locations described in #6 above unless the office operations are technology related.
8. The number of jobs created per dollar of investment will be an important consideration for the warehouse distribution and manufacturing areas.
9. The level of wages and benefits will be an important consideration for all applications.
10. Housing will be evaluated in terms of percentage of units available to lower income families, mix of income levels, distance from other projects serving a similar clientele, availability of services, potential displacement of existing housing, and compatibility of design.
11. Projects will not be considered that will require variances or special exceptions unless primary review indicates that no problems will be encountered.
12. Adverse environmental impacts will negatively affect the consideration of abatement.
13. Any need for additional public infrastructure or other additional public support in the project will be considered in determining the length of the abatement.
14. Major development projects will be individually evaluated.
15. The time period of depreciation of equipment will be considered in the length of abatement for equipment.
16. Economic Revitalization Areas (ERAs) designated by the Common Council for new manufacturing equipment will include a Memorandum of Understanding that will provide for the repayment to the City of all or a portion of the tax savings realized through the designation in event that the ERA is terminated because the new manufacturing equipment is removed from the City.

## **GUIDELINES**

### **FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA**

Projects will be considered for abatement only if the proposed investment is at least \$500,000 and development has not begun and/or equipment has not been ordered. In addition, if the applicant is not the owner, authorization of the application must be obtained from the owner.

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

#### **6-10 Years**

Real Estate Improvements

Manufacturing

Technology Based

#### **3-6 Years**

Equipment and Machinery

Warehouse/Distribution

Office

Retail

#### **1-3 Years**

Housing

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

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

**Manufacturing/Commercial**

Threshold:

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

Positive Factors (increase years of abatement):

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

Benchmark:

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

Negative Factors (decrease years of abatement):

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

**Retail**

Threshold:

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

Factors:

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

Benchmark:

Three (3) years

**Multi-family Rental Housing**

Threshold:

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

Positive Factors (increase years of abatement):

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

Negative Factors (decrease years of abatement):

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

Benchmark:

Six (6) years

## SUMMARY OF IMPACT EVALUATIONS

### COMMUNITY IMPACTS

Yes/No/N/A

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

### EMPLOYMENT IMPACTS

- |     |     |  |
|-----|-----|--|
| Yes | 17. | Will jobs be created or retained? <u>75</u> created, <u>385</u> retained   |
| Yes | 18. | Will wages be equal or be above the county's average? <u>\$19/hr avg – new \$20.74/ hr avg -retained</u>           |
| Yes | 19. | Will employees receive health insurance? <u>68-73% paid</u>  |
| Yes | 20. | Will employees receive retirement benefits? <u>100% for first</u>  |
| Yes | 21. | Will employees receive life insurance? <u>0% paid</u>  |
| Yes | 22. | Will employees receive other benefits? List: <u>Disability – 60%</u>   |
| N/A | 23. | What is the ratio of investment to jobs creation: <u>\$26.7 k:1</u>  |
| Yes | 24. | Will construction labor from the local region (Tippecanoe and contiguous counties) be used?                        |
| Yes | 25. | Will new employees resulting from the project be hired from the local region (Tippecanoe and contiguous counties)? |
| No  | 26. | Does the project include advanced technology or manufacturing processes?   |

### FISCAL IMPACTS

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