

Meeting Agenda

Redevelopment Commission is held at Mangerum City Hall, 222 North Chauncey Avenue, West Lafayette, IN 47906. Comments can be submitted to the Clerk's office emailing clerk@westlafayette.in.gov.

This meeting will be conducted in-person and electronically via Microsoft Teams Access.

Meeting Link: [Click Here](#)

Join by phone: +1 574 367 5293, Phone conference ID: 777 171 950#

1. Administrative Items

- a. Pledge of Allegiance
- b. Roll Call

2. Old Business

- a. Approval of Minutes - May 20, 2026

Documents:

- [RDC Minutes - May 20, 2026](#)

- b. Project Updates

- c. Owner's Representative Updates

- d. Resolution RC 2024-21 - Confirmatory Resolution - KCB Development Plan

Documents:

- [Resolution RC 2024-21 - Confirmatory Resolution - KCB Redevelopment Plan](#)
- [Informational - Resolution No. 24-2024 - Declaratory Resolution - City Council](#)
- [Informational - Resolution APC 2024-09 - Declaratory Resolution - APC](#)
- [Informational - Resolution RC 2024-16 - Declaratory Resolution - RDC](#)

- e. Resolution RC 2025-13 - Confirmatory Resolution - KCB Redevelopment Plan

Documents:

- [Resolution RC 2025-13 - Confirmatory Resolution - KCB Redevelopment Plan](#)
- [Informational - Resolution No. 2025-10 - Declaratory Resolution - City Council](#)
- [Informational - Resolution APC 2025-01 - Declaratory Resolution - APC](#)

- [Informational - Resolution RC 2025-03 - Declaratory Resolution - RDC](#)

3. New Business

a. Financial Schedule - June 17, 2026

Documents:

- [Financial Schedule - June 17, 2026](#)
- [RDC 2026 Spending Plan](#)
- [RDC 2026 Spending Plan Addendum](#)
- [RDC Purchasing Policy](#)

b. Resolution No. RC 2026-07 - Reallocation of Project Funds

Documents:

- [Resolution No. RC 2026-07 - Reallocation of Project Funds Across TIF Districts](#)

c. Change Order - West Lafayette Public Safety Center - Kettelhut - Development

Documents:

- [Memo - Public Safety Center Change Order](#)
- [Letter of Agreement - Public Safety Center - Kettelhut](#)

d. Quotation Acceptance - Furniture Phase 1 - Public Safety Center - Development

Documents:

- [Memo - Public Safety Center Furniture - Phase 1](#)
- [Invoice - Public Safety Center Furniture - Phase 1](#)

e. Letter of Intent - Wintek - Public Safety Center - Development

Documents:

- [Memo - Letter of Intent - Wintek Services](#)
- [Letter of Intent - Wintek Services - Public Safety Center](#)
- [Quote 005456 - Cisco Network](#)
- [Quote 005408 - Floor Mounted UPS](#)
- [Quote 005455 - Rack-IDF UPS](#)
- [Quote 005462 - Cisco Phones](#)

f. Equipment Procurement - Fitness Gear - Public Safety Center - Development

Documents:

- [Memo - Public Safety Center Fitness Equipment - Life Fitness](#)
- [Quote - Public Safety Center Fitness Equipment - Life Fitness](#)

g. Approval of Claims - June 17, 2026

Documents:

- [RDC Claims - June 17, 2026](#)

4. Informational

5. Public Comment
6. Adjournment Next Meeting Date: July 15, 2026

Appointing Authority Disclosure:

<https://www.westlafayette.in.gov/government/boards-and-commissions/redevelopment-commission>

MEETING MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Margerum City Hall, Council Chambers

May 20, 2026 at 8:30 AM

The meeting was called to order at 8:30 AM.

Administrative Items

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Commissioner Edmundson called the roll, and a quorum was met.

Present: Lawrence Oates, Amy Austin, Arnold Chen, Kristen Edmundson, Holly Keckler, Stacey Burr

Absent: Darrell Clase

Also Present: Eric Burns (Commission Attorney), Peter Gray (Commission Treasurer)

Old Business:

Approval of April 15, 2026 Meeting Minutes

Commissioner Chen moved to approve the minutes from April 15, 2026. Commissioner Edmundson seconded.

The meeting minutes were approved by a voice vote of 4-0-0 (Aye-Nay-Abstention).

Project Updates

There were no project updates at this time.

Joint Board Updates

Jenifer Van Schuyver, Director of Development, shared that the Joint Board met shortly after the April RDC meeting. There was one presentation from Pi Kappa Phi.

Owners Representative

Annette Basham, JS Held, shared that the tower crane has been removed from the Public Safety Center site. The Fire Station 3 project is moving from schematic design to design documentation. The Early Childhood Education project had a design charrette the week prior and the team received good feedback. There will be community outreach on June 17th and September 2nd. Commissioner Burr requested more information about the recent meetings, including how the local operators who attended the charrette were chosen and what information they shared. President Oates shared that a presentation will be occurring later this year for the Early Childhood Education project. Commissioner Edmundson and President Oates continued with a conversation about childcare models that are available, including the possibility of a privately run Early Childhood Education Center. This is a question that will be explored moving forward with the process. President Oates compared the current process to

the one that occurred before the Wellness Center was constructed. The need for 24-hour childcare was also discussed.

Levi Evans, Be Represented, shared that the Lommel Park Restroom project is moving towards opening on June 30th. On Chauncey Avenue, there is a plan to remove the failing concrete and replace it from curb to curb. Evans also shared that a Cason Family Park warranty walk occurred the week prior, along with updates on the plantings on site. There is a plan to replace the west path with an ADA compliant version.

Resolution RC 2024-21: Confirmatory Resolution – KCB Redevelopment Plan - Development

Commissioner Chen moved to table Resolution RC 2024-21. Commissioner Edmundson seconded.

The motion was approved with a voice vote of 4-0-0.

Resolution RC 2025-13: Confirmatory Resolution – KCB Redevelopment Plan - Development

Commissioner Chen moved to table Resolution RC 2025-13. Commissioner Edmundson seconded.

The motion was approved with a Voice vote of 4-0-0.

New Business: Financial Schedules

Peter Gray, Commission Treasurer, presented the financial schedules. Commissioner Burr requested information about the INARI Agriculture expense through the Greater Lafayette Commerce, Gray shared that training funds were approved in 2022. President Oates requested an update from the Greater Lafayette Commerce on shared projects.

Resolution RC 2026-05 – Transfer of Funds

President Oates presented the transfer of funds, which moves funds from the KCB Development Incentives line item to the Early Childhood Education A&E line item. These funds will be allocated during the next business item.

Commissioner Chen moved to approve Resolution RC 2026-05. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Agreement Amendment – Early Childhood Education Center A&E – StudioAXIS - Development

Jenifer Van Schuyver, Director of Development, requested approval of amendment number 1 to the Early Childhood Education Center A&E agreement between StudioAXIS and the

Redevelopment Commission. This amendment updates the completion date of the project to September 2nd, 2026, and includes an additional \$18,650. These funds will be used to register the project for LEED certification and to develop a financial feasibility analysis and model plan for the project. Commissioner Burr asked if there was modelling available at the start of the project, Van Schuyver shared that modelling was provided from a previous study. Commissioner Burr asked if the modelling would be used to make a final decision on whether the project would move forward, or if it would be used by a possible operator to determine best uses for the business. President Oates stated that the modelling will be used for all of the above. President Oates also spoke to the current state of childcare within Indiana, with many changes to voucher programs occurring on a yearly basis. Van Schuyver clarified that whatever use this holds, it will need to be a non-profit childcare facility. Commissioner Burr requested a local assessment within this agreement due to the recent changes in the community to childcare services. Van Schuyver shared that a 2024 report did cover this, but that the landscape has changed since that report. Van Schuyver suggested a future amendment to the project, while still moving forward with the current amendment.

Commissioner Chen moved to approve the amendment to the Early Childhood Education A&E agreement for an additional \$18,650. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Change Order – West Lafayette Public Safety Center – Kettelhut - Development

Jenifer Van Schuyver, Director of Development, requested approval of a credit change order with Kettelhut Construction. This change order, which reduces the guaranteed maximum price contract amount by \$775,525.00, will shift these funds back to City control and will allow the City to directly procure both station alerting equipment and video/access control equipment at a reduced price. This action will reduce the Kettelhut GMP contract amount, but does not reduce the overall anticipated project cost of \$73,000,000. These funds will be associated with the Owner's Contingency for the project. President Oates shared background on the Public Safety Center funding, as well as how the City can save money through cooperative pricing. Chief Ferguson, Police Department, explained how access control keeps the Public Safety Center a secure building and ensures the safety of both police officers and fire fighters. Chief Need, Fire Department, explained the new station alerting equipment that will be installed in the Public Safety Center. This updated technology will allow quicker response times for emergencies and less disruption to those not active on calls. The station alerting also includes red lights within bedrooms to wake up fire fighters in a healthy and productive way.

Commissioner Chen moved to approve the credit change order with Kettelhut Construction. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Quotation Acceptance – Station Alerting – Public Safety Center - Development

Jenifer Van Schuyver, Director of Development, requested the approval of a quote from U.S Digital Designs by Honeywell for a G2 Fire Station Alerting System. This system, which was described earlier by Chief Need, will be for an amount not to exceed \$287,474.10. This pricing is made available through the National Purchasing Partners/NPPGov Contract #PS20350. This amount is covered under the Public Safety Center Bond funds.

Commissioner Chen moved to approve the quote acceptance for Public Safety Center Station Alerting. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Equipment Procurement – Motorola Solutions Equipment – Public Safety Center - Development

Jenifer Van Schuyver, Director of Development, requested approval to procure video and access control equipment necessary for the Public Safety Center with Avigilon, a Motorola Solutions Company. This equipment, which was previously described by Chief Ferguson, is for a combined amount not to exceed \$488,048.71 and is priced through a Sourcewell contract.

Commissioner Chen moved to approve the procurement of video and access control equipment through Avigilon, a Motorola Solutions Company. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Supplement No. 1 – River Road Artwork Agreement - Development

Jenifer Van Schuyver, Director of Development, requested the approval of Supplement No. 1 to the River Road Artwork Project. This supplement authorizes an additional \$60,000 to the project, bringing the total to \$260,000. These funds will ensure that all structural, electrical,

permitting, and traffic control is covered during the project. Due to the additional supplement, it is understood that the project timeline has been pushed back. Tetia Lee, The Arts Federation, shared that an artist has been selected and the chosen artist will be bringing three possible iterations of the project to the West Lafayette Public Art Team for approval.

Commissioner Chen moved to approve the supplement to the River Road Artwork Agreement. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Quote Acceptance – Training Rescue Manikin - Fire

Chief Need, Fire Department, requested the approval of a quote to purchase a Technical Rescue Training Manikin from Rescue Direct for a total cost of \$1,929.59. This manikin is designed to simulate a wide range of rescue scenarios, allowing responders to practice safely and realistically.

Amy Austin left the meeting at 9:42am due to an emergency.

Commissioner Chen moved to approve the quote for a Training Rescue Manikin.

Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Purchase Request – Wellness Center Depreciation Fund Poolpak - Parks

Kathryn Lozano, Parks Superintendent, requested the use of Wellness Center Depreciation Funds to replace two blower motors within a PoolPak Unit that services the pool area at the West Lafayette Wellness Center. Lozano shared that this is the second time that this piece has been replaced, however staff have now learned new maintenance procedures that will help to ensure the continued function of the blower motors. President Oates explained the depreciation fund, which is to be used for major replacement and upgrades for the Wellness Center. The invoice through J.L. Anderson is for an amount not to exceed \$16,499.00.

Commissioner Chen moved to approve and pay the invoice using Wellness Center Depreciation Funds. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Resolution RC 2026-06 – Determination for TIF Revenues

President Oates shared that once per year, the Redevelopment Commission is required to let underlying tax entities know whether additional funds will be passed through to the entities. Unfortunately, the Redevelopment Commission is not in a place to pass funds through to these entities. Letters have been sent to the underlying entities.

Commissioner Chen moved to approve Resolution RC 2026-06. Commissioner Edmundson seconded.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion was approved with a roll call vote of 4-0-0.

Approval of Claims

231 North TIF Claims—5/20/26

\$8,360.00

Commissioner Chen moved to approve and pay the 231 North TIF claims for the total amount of \$8,360.00. Seconded by Commissioner Edmundson.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion to approve and pay the 231 North TIF claims for the total amount of \$8,360.00 passed with a roll call vote of 4-0-0.

KCB TIF Claims—5/20/26

\$332,150.86

Commissioner Chen moved to approve and pay the KCB TIF claims for the total amount of \$332,150.86. Seconded by Commissioner Edmundson.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion to approve and pay the KCB TIF claims for the total amount of \$332,150.86 passed with a roll call vote of 4-0-0.

Levee/Village TIF Claims—5/20/26

\$569,582.88

Commissioner Chen moved to approve and pay the Levee/Village TIF claims for the total amount of \$569,582.88. Seconded by Commissioner Edmundson.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion to approve and pay the Levee/Village TIF claims for the total amount of \$569,582.88 passed with a roll call vote of 4-0-0.

RDA 2025 – Public Safety Center —5/20/26 **\$2,066,491.13**

Commissioner Chen moved to approve and pay the RDA 2025 Public Safety Center claims for the total amount of \$2,066,491.13. Seconded by Commissioner Edmundson.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion to approve and pay the Sagamore Parkway TIF claims for the total amount of \$2,066,491.13 passed with a roll call vote of 4-0-0.

Sagamore Parkway TIF Claims —5/20/26 **\$138,076.13**

Commissioner Chen moved to approve and pay the Sagamore Parkway TIF claims for the total amount of \$138,076.13. Seconded by Commissioner Edmundson.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion to approve and pay the Sagamore Parkway TIF claims for the total amount of \$138,076.13 passed with a roll call vote of 4-0-0.

Ratification of Claims

KCB TIF Claims—5/20/26 **\$350.86**

Commissioner Chen moved to ratify and pay the KCB TIF claims for the total amount of \$350.86. Seconded by Commissioner Edmundson.

The roll call vote:

Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr

Nay: none

Abstention: none

The motion to ratify and pay the KCB TIF claims for the total amount of \$350.86 passed with a roll call vote of 4-0-0.

Jenifer Van Schuyver, Director of Development, introduced the new City Engineer, Scott Chandler. Scott gave background on himself, including 21+ years as an engineer with the Indiana Department of Transportation.

Informational

There were no informational items at this time.

Public Comment

There was no public comment at this time.

Commissioner Comment

There were no commissioner comments at this time.

Adjourn

Commissioner Chen moved to adjourn. Commissioner Edmundson seconded. The meeting adjourned at 10:01 AM.

Next Meeting Date: Wednesday, June 17, 2026, at 8:30 AM Eastern.

Kristen Edmundson, Secretary

Approved:

Lawrence T. Oates, President

RESOLUTION NO. RC 2024-21

RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION CONFIRMING ITS RESOLUTION APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA

WHEREAS, on November 20, 2024, the West Lafayette Redevelopment Commission (the “Commission”), being the governing body of the West Lafayette Department of Redevelopment, pursuant to IC 36-7-14 (the “Act”), approved and adopted its Resolution entitled “Resolution of the City of West Lafayette Redevelopment Commission Approving Amendments to a Declaratory Resolution and Economic Development Plan (the “Plan”) for the Kalberer/Cumberland/Blackbird Economic Development Area” (the “Declaratory Resolution”); and

WHEREAS, the Declaratory Resolution (i) deleted certain parcels described in Exhibit A of the Declaratory Resolution from the KCB Allocation Area and added such parcels to a newly created “Research Advancement District Allocation Area” (“RAD Allocation Area”) within the KCB Economic Development Area, (ii) added a parcel described in Exhibit B of the Declaratory Resolution to the KCB Economic Development Area to be contained within the RAD Allocation Area, (iii) deleted certain parcels described in Exhibit C of the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area which are intended to become parcels under a State Innovation Development District, and (iv) deleted certain parcels described in Exhibit D of the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels (subparagraphs (i) – (iv) collectively, the “KCB Amendments”); and

WHEREAS, the Tippecanoe County Area Plan Commission (the “Plan Commission”) adopted its resolution constituting the written order of the Plan Commission approving the Declaratory Resolution and Plan; and

WHEREAS, pursuant to Sections 17 of the Act, the Common Council of the City approved, ratified and confirmed the Declaratory Resolution and Plan; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Declaratory Resolution and Plan and filed a copy of said Notice in the offices of all departments, bodies or officers of the City having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the KCB Economic Development Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the area; and

WHEREAS, at the hearing held by the Commission on December 18, 2024, at 8:30 a.m., local time, at the Council Chambers at City Hall, 222 N. Chauncey Ave., West Lafayette, Indiana, the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed KCB Amendments and Plan and confirming the Declaratory Resolution, in accordance with Section 17 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the West Lafayette Redevelopment Commission, governing body of the West Lafayette Department of Redevelopment, as follows:

1. After considering the evidence presented at the hearing on the 18th day of December, 2024, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.

2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with the KCB Amendments in the form approved by the Commission in the Declaratory Resolution.

3. The Declaratory Resolution is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed KCB Amendments and confirming the Declaratory Resolution pertaining to the KCB Economic Development Area.

5. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

Adopted the 18th day of December, 2024.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

Submitted by Department of Development

RESOLUTION NO. 24-2024

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of West Lafayette Redevelopment Commission (the “Commission”), governing body of the City of West Lafayette Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the “Act”), has heretofore adopted a declaratory resolution (as subsequently confirmed and amended, the “Declaratory Resolution”) designating an area known as the Kalberer/Cumberland/Blackbird Economic Development Area (the “KCB Economic Development Area”) as a redevelopment area pursuant to the Act, establishing an allocation area in the KCB Economic Development Area known as the “Kalberer/Cumberland/Blackbird Allocation Area” (the “KCB Allocation Area”) pursuant to the Act, and approving an economic development plan for the KCB Economic Development Area (as previously adopted and amended, the “KCB Plan”); and

WHEREAS, the Declaratory Resolution amended the Declaratory Resolution and the KCB Plan by (i) deleting certain parcels described in Exhibit A attached to the Declaratory Resolution from the KCB Allocation Area and adding such parcels to a newly created “Research Advancement District Allocation Area” (the “RAD Allocation Area”) within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B attached to the Declaratory Resolution to the KCB Economic Development Area to be contained within the RAD Allocation Area, (iii) deleting certain parcels described in Exhibit C attached to the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area which are intended to become parcels under a State Innovation Development District, and (iv) deleting certain parcels described in Exhibit D attached to the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels (subparagraphs (i) – (iv) collectively, the “KCB Amendments”);; and

WHEREAS, the Area Plan Commission for Tippecanoe County, on November 20, 2024, approved and adopted its Resolution (the “Plan Commission Order”), determining that the Declaratory Resolution conforms to the plan of development for the City of West Lafayette, Indiana (the “City”) and approving the Declaratory Resolution.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Lafayette, Indiana, as follows:

1. Pursuant to Section 16(a) and (b) of the Act, the Common Council of the City (the “Council”) determines that the Declaratory Resolution conforms to the plan of development for the City, and approves in all respects, the KCB Amendments and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor of the City as required by law.

INTRODUCED ON FIRST AND ONLY READING ON THE 2 DAY OF December 2024.

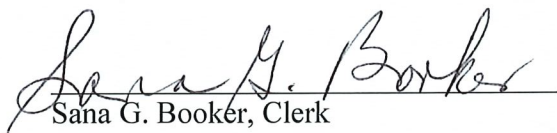
MOTION TO ADOPT MADE BY COUNCILOR Blanco AND SECONDED BY COUNCILOR Lee.

DULY RESOLVED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 2 DAY OF December 2024, HAVING BEEN PASSED BY A VOTE OF 6 IN FAVOR AND 1 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario			✓	
Blanco	✓			
Burr	✓			
Dennis			✓	
Lee	✓			
Leverenz	✓			
Parker	✓			
Sanders		✓		
Veidemanis	✓			


Larry J. Leverenz, Presiding Officer

Attest:


Sana G. Booker, Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 3 DAY OF December 2024.

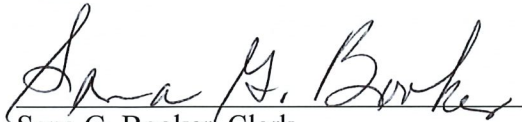

Sana G. Booker, Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE 3 DAY OF December 2024.



Erin R. Easter, Mayor

Attest:



Sana G. Booker, Clerk



RESOLUTION NO. 2024-09

**RESOLUTION OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION
DETERMINING THAT A RESOLUTION ADOPTED BY THE CITY OF WEST
LAFAYETTE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF
DEVELOPMENT FOR TIPPECANOE COUNTY AND THE CITY OF WEST
LAFAYETTE AND APPROVING THE RESOLUTION**

WHEREAS, the Tippecanoe County Area Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of West Lafayette (the "City"); and

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Redevelopment Commission") has, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted its Declaratory Resolution RC 2024-16 on November 20, 2024 (the "Declaratory Resolution"), modifying the area known as the "Kalberer/Cumberland/Blackbird (KCB) Economic Development Area", specifically by (i) deleting certain parcels described in Exhibit A attached hereto (the "KCB Parcels") from the KCB Allocation Area and adding such parcels to a newly created "Research Advancement District Allocation Area" (the "RAD Allocation Area") within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B attached hereto to the KCB Economic Development Area to be contained within the RAD Allocation Area (the "Expansion Area"), (iii) deleting certain parcels described in Exhibit C attached hereto from the KCB Economic Development Area and the KCB Allocation Area which are intended to become parcels under a State Innovation Development District ("IDD"), and (iv) deleting certain parcels described in Exhibit D attached hereto from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels (subparagraphs (i) – (iv) collectively, the "KCB Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments and determined that they conform to the plan of development for the City, and now desires

to approve the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments.

NOW, THEREFORE, BE IT RESOLVED BY TIPPECANOE COUNTY AREA PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments conform to the plan of development for the City.

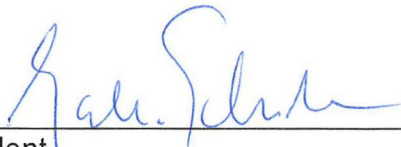
2. The Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments with the minutes of this meeting.

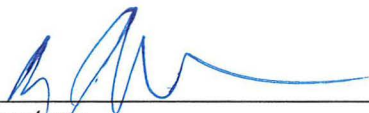
SO RESOLVED BY TIPPECANOE COUNTY AREA PLAN COMMISSION this 20th day of November, 2024.

TIPPECANOE COUNTY AREA PLAN
COMMISSION



President

ATTEST:



Secretary

RESOLUTION 2024-09

**KALBERER/Cumberland/Blackbird (KCB) EDA Amendments -
Expansion and Research Advancement District (RAD) Allocation Area**

**STAFF REPORT
November 20, 2024**

**Resolution 2024-09 Kalberer/Cumberland/Blackbird (KCB) EDA Amendments -
Expansion and Research Advancement District (RAD) Allocation Area**

**Staff Report
November 20, 2024**

This proposal seeks to amend the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area, Allocation Area, and Redevelopment Plan by adding and deleting certain parcels to and from the Redevelopment and Allocation Areas, and by establishing one new Allocation Area.

The proposed new Allocation Area, which would be drawn from the existing Kalberer/Cumberland/Blackbird (KCB) Allocation Area, to include the Research Advancement District, is shown graphically on Exhibit E of this report.

For its part in the process, the Area Plan Commission is tasked with determining whether the resolution and plan conform to *The Comprehensive Plan*, and then issuing a written order approving or disapproving the Redevelopment Commission's resolution and plan.

DESCRIPTION

The proposed economic development expansion area consists of 14 contiguous parcels along the northern most edge of the City of West Lafayette, as shown on the map included in this report. The proposed expansion area is intended to facilitate the development along Yeager Road (N 100 W) from Kalberer Road north to the West Lafayette city limits. This additional allocation area is expected to build critical infrastructure as the city realizes its economic commitment to a chips packaging plant going along-side the northern most edge of the city

Preliminary engineering and design considerations for an east west connector road are in the beginning stages as are other quality of life initiatives such as sidewalks, trails, and early childhood education considerations.

The economic allocation area also anticipates the removal of 77 contiguous residential parcels that were de-annexed from the city. Another 4 contiguous parcels are anticipated to be removed in preparation for an Innovation Development District (IDD) by the State of Indiana.

COMPREHENSIVE PLAN

A portion of the existing Kalberer/Cumberland/Blackbird (KCB) Allocation Area is located in the *US-231 Corridor Plan* adopted by the Area Plan Commission on April 18, 2018 and by the city (Resolution 2018-06) and one parcel is located in the *Wabash-Tippecanoe Townships Plan* adopted by the Area Plan Commission on March 20, 2024 and by the county (Resolution-2024-08-CM). The City voluntarily annexed two parcels on March 5, 2024 from the *Wabash-Tippecanoe Townships Plan*. One parcel is anticipated to be a part of the new Research Advancement District.

Current zoning has labeled the majority of the parcels in the new allocation area as Office Research (OR), Industrial (I3), or single-family residential (R1) and all parcels are owned by Purdue Research Foundation.

STAFF RECOMMENDATION

The proposed amendment fully conforms to the recommendations of the *Comprehensive Plan*, specifically, in this case, the *Wabash-Tippecanoe Townships Plan*. Therefore, staff recommends approval of this resolution.

EXHIBIT A
Parcels Removed from KCB Allocation Area and Added to New RAD Allocation Area

Parcel #

79-06-01-200-019.000-034
79-06-01-200-009.000-034
79-06-01-200-001.000-034
79-06-01-200-012.000-034
79-06-01-200-010.000-034
79-06-01-200-003.000-034*
79-06-01-200-002.000-034*
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-07-06-100-002.000-034
79-07-06-100-003.000-034

*Parcels that are presently split between the RAD Allocation Area and the proposed State IDD

EXHIBIT B

**PARCEL NOT PRESENTLY IN A TIF AND ADDED TO KCB ECONOMIC
DEVELOPMENT AREA AND RAD ALLOCATION AREA:**

Parcel #

79-02-36-400-001.000-023

EXHIBIT C

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA TO BE UTILIZED BY THE STATE FOR AN IDD

Parcel #:

79-06-01-200-003.000-034
79-02-36-400-033.000-034
79-06-01-200-003.000-034*
79-06-01-200-002.000-034*

*Parcels that are presently split between the RAD Allocation Area and the proposed
State IDD

EXHIBIT D

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA THAT ARE RESIDENTIAL PARCELS

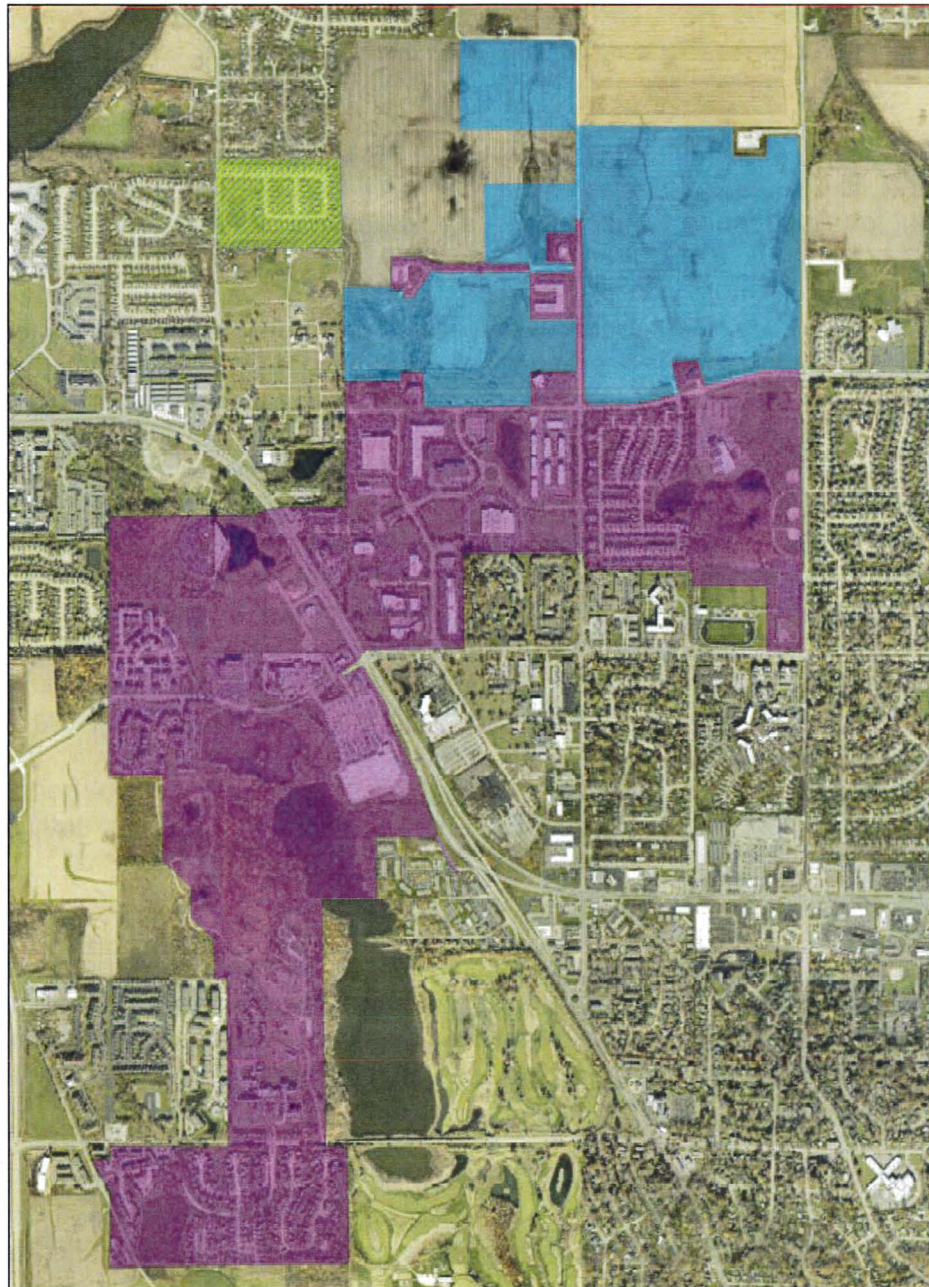
Parcel

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79-06-01-127-034.000-023
79-06-01-127-033.000-023
79-06-01-128-041.000-023

EXHIBIT E

MAP OF KCB ECONOMIC DEVELOPMENT AREA SHOWING KCB ALLOCATION AREA, RAD ALLOCATION AREA, AND PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA



- KCB Allocation Area (Existing)
- Research Advancement Allocation Area (Proposed)
- County (Removed from TSP District)

**KCB Economic
Development Area**



RESOLUTION NO. 2024-09

**RESOLUTION OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION
DETERMINING THAT A RESOLUTION ADOPTED BY THE CITY OF WEST
LAFAYETTE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF
DEVELOPMENT FOR TIPPECANOE COUNTY AND THE CITY OF WEST
LAFAYETTE AND APPROVING THE RESOLUTION**

WHEREAS, the Tippecanoe County Area Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of West Lafayette (the "City"); and

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Redevelopment Commission") has, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted its Declaratory Resolution RC 2024-16 on November 20, 2024 (the "Declaratory Resolution"), modifying the area known as the "Kalberer/Cumberland/Blackbird (KCB) Economic Development Area", specifically by (i) deleting certain parcels described in Exhibit A attached hereto (the "KCB Parcels") from the KCB Allocation Area and adding such parcels to a newly created "Research Advancement District Allocation Area" (the "RAD Allocation Area") within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B attached hereto to the KCB Economic Development Area to be contained within the RAD Allocation Area (the "Expansion Area"), (iii) deleting certain parcels described in Exhibit C attached hereto from the KCB Economic Development Area and the KCB Allocation Area which are intended to become parcels under a State Innovation Development District ("IDD"), and (iv) deleting certain parcels described in Exhibit D attached hereto from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels (subparagraphs (i) – (iv) collectively, the "KCB Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments and determined that they conform to the plan of development for the City, and now desires

to approve the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments.

NOW, THEREFORE, BE IT RESOLVED BY TIPPECANOE COUNTY AREA PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments conform to the plan of development for the City.

2. The Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendments with the minutes of this meeting.

SO RESOLVED BY TIPPECANOE COUNTY AREA PLAN COMMISSION this 20th day of November, 2024.

TIPPECANOE COUNTY AREA PLAN
COMMISSION

President

ATTEST:

Secretary

RESOLUTION NO. RC 2024-16

**RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT
COMMISSION APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION
AND ECONOMIC DEVELOPMENT PLAN FOR THE
KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Commission"), governing body of the City of West Lafayette Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the "Act"), has heretofore adopted a declaratory resolution (as subsequently confirmed and amended, the "Declaratory Resolution") designating an area known as the Kalberer/Cumberland/Blackbird Economic Development Area (the "KCB Economic Development Area") as a redevelopment area pursuant to the Act, establishing an allocation area in the KCB Economic Development Area known as the "Kalberer/Cumberland/Blackbird Allocation Area" (the "KCB Allocation Area") pursuant to the Act, and approving an economic development plan for the KCB Economic Development Area (as previously adopted and amended, the "KCB Plan"); and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolution and the KCB Plan by (i) deleting certain parcels described in Exhibit A attached hereto (the "KCB Parcels") from the KCB Allocation Area and adding such parcels to a newly created "Research Advancement District Allocation Area" (the "RAD Allocation Area") within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B attached hereto to the KCB Economic Development Area to be contained within the RAD Allocation Area (the "Expansion Area"), (iii) deleting certain parcels described in Exhibit C attached hereto from the KCB Economic Development Area and the KCB Allocation Area which are intended to become parcels under a State Innovation Development District ("IDD"), and (iv) deleting certain parcels described in Exhibit D attached hereto from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels (subparagraphs (i) – (iv) collectively, the "KCB Amendments"); and

WHEREAS, the proposed KCB Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, the Commission deems it advisable to apply the provisions of the Act to the KCB Plan; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF WEST LAFAYETTE DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

1. The KCB Amendments promote significant opportunities for the gainful employment of the citizens of the City, and meets other purposes of Section 15 of the Act, including without limitation, benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana, and serving to protect and increase property values in the City and the State.

2. The KCB Plan, as hereby amended, is hereby adopted as the economic development plans for the KCB Economic Development Area.

3. The KCB Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Section 15 of the Act.

4. The public health and welfare will be benefited by accomplishment of the KCB Amendments.

5. The accomplishment of the KCB Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The KCB Amendments conform to other development and redevelopment plans for the City.

7. The KCB Amendments do not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the KCB Economic Development Area. If the Department proposes to acquire specific parcels of land, the required procedures for amending the KCB Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.

8. The Commission finds that no residents of the KCB Economic Development Area or the City will be displaced by the project resulting from the KCB Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The KCB Amendments are hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the KCB Amendments with the minutes of this meeting.

10. It will be of public utility and benefit to amend the KCB Plan by adopting the KCB Amendments. The Department will be permitted to engage in the activities necessary to assist, as needed, in the design of the Projects set forth in the KCB Amendments.

11. The Commission hereby finds and determines that the KCB Amendments are reasonable and appropriate when considered in relation to the original plan and the purposes of the Act, and that the KCB Plan, with the KCB Amendments, conforms to the comprehensive plan for the City.

12. To the extent the Projects in the KCB Amendments are to be constructed by entities other than the City, such Projects shall be further reviewed and approved by the Commission at such time preliminary designs for such Projects are available, with such approval not unreasonably withheld.

13. The KCB Parcels described in Exhibit A attached hereto and incorporated herein in the KCB Economic Development Area continue to be a part of the KCB Economic Development Area, but are hereby removed from the KCB Allocation Area and are hereby designated as a separate allocation area to be known as the "Research Advancement District Allocation Area" pursuant to Indiana Code 36-7-14-39 for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section.

14. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the RAD Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in Indiana Code 36-7-14-39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Indiana Code 36-7-14-39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the RAD Allocation Area that may be used by the economic development district to do one or more of the things specified in Indiana Code 36-7-14-39(b)(2), as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding. The base assessment date of the RAD Allocation Area shall be January 1, 2024.

15. The Expansion Area described in Exhibit B attached hereto and incorporated herein is hereby incorporated into the KCB Economic Development Area and the RAD Allocation Area.

16. Based on a study of the KCB Economic Development Area and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provision for the RAD Allocation Area as provided herein will result in new property taxes in the KCB Economic Development Area that would not have been generated but for the adoption of the allocation provision.

17. For ease of reference, attached hereto as Exhibit E is a map of the KCB Economic Development Area, together with outlines of the KCB Allocation Area, the RAD Allocation Area, and parcels to be removed from the KCB Economic Development Area, which also describes the parcels to be used for the IDD.

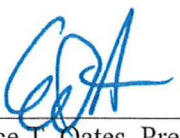
18. This Resolution, together with any supporting data, shall be submitted to the Tippecanoe County Area Plan Commission (the "Plan Commission") and the Common Council of the City (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Tippecanoe County Auditor in connection with the KCB Amendments and the creation of the RAD Allocation Area.

Adopted this 20th day of November, 2024.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

BY: _____


Lawrence T. Oates, President

ATTEST:

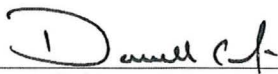

Darrell Clase, Secretary

EXHIBIT A
Parcels Removed from KCB Allocation Area and Added to New RAD Allocation Area

Parcel #

79-06-01-200-019.000-034
79-06-01-200-009.000-034
79-06-01-200-001.000-034
79-06-01-200-012.000-034
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79-06-01-200-003.000-034*
79-06-01-200-002.000-034*
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-07-06-100-002.000-034
79-07-06-100-003.000-034

*Parcels that are presently split between the RAD Allocation Area and the proposed State IDD

EXHIBIT B

**PARCEL NOT PRESENTLY IN A TIF AND ADDED TO KCB ECONOMIC
DEVELOPMENT AREA AND RAD ALLOCATION AREA:**

Parcel #

79-02-36-400-001.000-023

EXHIBIT C

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA TO BE UTILIZED BY THE STATE FOR AN IDD

Parcel #:

79-06-01-200-003.000-034
79-02-36-400-033.000-034
79-06-01-200-003.000-034*
79-06-01-200-002.000-034*

*Parcels that are presently split between the RAD Allocation Area and the proposed State IDD

EXHIBIT D

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA THAT ARE RESIDENTIAL PARCELS

Parcel

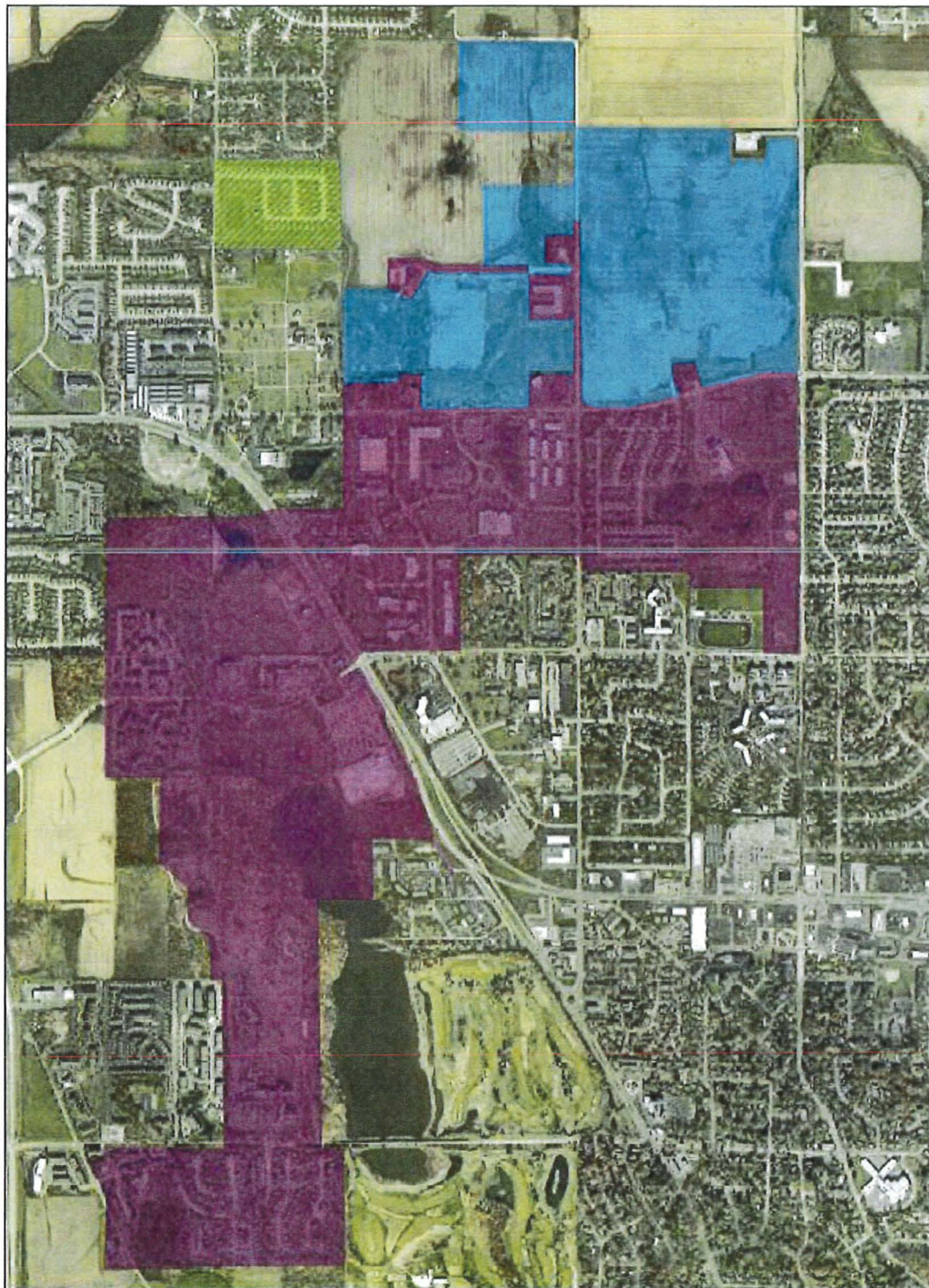
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79-06-01-128-041.000-023

EXHIBIT E

**[MAP OF KCB ECONOMIC DEVELOPMENT AREA SHOWING KCB ALLOCATION
AREA, RAD ALLOCATION AREA, AND PARCELS TO BE REMOVED FROM THE
KCB ECONOMIC DEVELOPMENT AREA]**





-  KCB Allocation Area (Existing)
-  Research Advancement Allocation Area (Proposed)
-  County (Removed from TIF District)

KCB Economic Development Area



RESOLUTION NO. RC 2024-16

**RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT
COMMISSION APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION
AND ECONOMIC DEVELOPMENT PLAN FOR THE
KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Commission"), governing body of the City of West Lafayette Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the "Act"), has heretofore adopted a declaratory resolution (as subsequently confirmed and amended, the "Declaratory Resolution") designating an area known as the Kalberer/Cumberland/Blackbird Economic Development Area (the "KCB Economic Development Area") as a redevelopment area pursuant to the Act, establishing an allocation area in the KCB Economic Development Area known as the "Kalberer/Cumberland/Blackbird Allocation Area" (the "KCB Allocation Area") pursuant to the Act, and approving an economic development plan for the KCB Economic Development Area (as previously adopted and amended, the "KCB Plan"); and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolution and the KCB Plan by (i) deleting certain parcels described in Exhibit A attached hereto (the "KCB Parcels") from the KCB Allocation Area and adding such parcels to a newly created "Research Advancement District Allocation Area" (the "RAD Allocation Area") within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B attached hereto to the KCB Economic Development Area to be contained within the RAD Allocation Area (the "Expansion Area"), (iii) deleting certain parcels described in Exhibit C attached hereto from the KCB Economic Development Area and the KCB Allocation Area which are intended to become parcels under a State Innovation Development District ("IDD"), and (iv) deleting certain parcels described in Exhibit D attached hereto from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels (subparagraphs (i) – (iv) collectively, the "KCB Amendments"); and

WHEREAS, the proposed KCB Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, the Commission deems it advisable to apply the provisions of the Act to the KCB Plan; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF WEST LAFAYETTE DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

1. The KCB Amendments promote significant opportunities for the gainful employment of the citizens of the City, and meets other purposes of Section 15 of the Act, including without limitation, benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana, and serving to protect and increase property values in the City and the State.
2. The KCB Plan, as hereby amended, is hereby adopted as the economic development plans for the KCB Economic Development Area.
3. The KCB Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Section 15 of the Act.
4. The public health and welfare will be benefited by accomplishment of the KCB Amendments.
5. The accomplishment of the KCB Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
6. The KCB Amendments conform to other development and redevelopment plans for the City.
7. The KCB Amendments do not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the KCB Economic Development Area. If the Department proposes to acquire specific parcels of land, the required procedures for amending the KCB Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.
8. The Commission finds that no residents of the KCB Economic Development Area or the City will be displaced by the project resulting from the KCB Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
9. The KCB Amendments are hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the KCB Amendments with the minutes of this meeting.
10. It will be of public utility and benefit to amend the KCB Plan by adopting the KCB Amendments. The Department will be permitted to engage in the activities necessary to assist, as needed, in the design of the Projects set forth in the KCB Amendments.
11. The Commission hereby finds and determines that the KCB Amendments are reasonable and appropriate when considered in relation to the original plan and the purposes of the Act, and that the KCB Plan, with the KCB Amendments, conforms to the comprehensive plan for the City.

12. To the extent the Projects in the KCB Amendments are to be constructed by entities other than the City, such Projects shall be further reviewed and approved by the Commission at such time preliminary designs for such Projects are available, with such approval not unreasonably withheld.

13. The KCB Parcels described in Exhibit A attached hereto and incorporated herein in the KCB Economic Development Area continue to be a part of the KCB Economic Development Area, but are hereby removed from the KCB Allocation Area and are hereby designated as a separate allocation area to be known as the "Research Advancement District Allocation Area" pursuant to Indiana Code 36-7-14-39 for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section.

14. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the RAD Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in Indiana Code 36-7-14-39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Indiana Code 36-7-14-39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the RAD Allocation Area that may be used by the economic development district to do one or more of the things specified in Indiana Code 36-7-14-39(b)(2), as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding. The base assessment date of the RAD Allocation Area shall be January 1, 2024.

15. The Expansion Area described in Exhibit B attached hereto and incorporated herein is hereby incorporated into the KCB Economic Development Area and the RAD Allocation Area.

16. Based on a study of the KCB Economic Development Area and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provision for the RAD Allocation Area as provided herein will result in new property taxes in the KCB Economic Development Area that would not have been generated but for the adoption of the allocation provision.

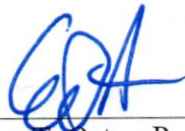
17. For ease of reference, attached hereto as Exhibit E is a map of the KCB Economic Development Area, together with outlines of the KCB Allocation Area, the RAD Allocation Area, and parcels to be removed from the KCB Economic Development Area, which also describes the parcels to be used for the IDD.

18. This Resolution, together with any supporting data, shall be submitted to the Tippecanoe County Area Plan Commission (the "Plan Commission") and the Common Council of the City (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Tippecanoe County Auditor in connection with the KCB Amendments and the creation of the RAD Allocation Area.

Adopted this 20th day of November, 2024.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

BY: 
Lawrence T. Oates, President

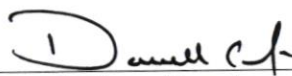
ATTEST:

Darrell Clase, Secretary

EXHIBIT A
Parcels Removed from KCB Allocation Area and Added to New RAD Allocation Area

Parcel #

79-06-01-200-019.000-034
79-06-01-200-009.000-034
79-06-01-200-001.000-034
79-06-01-200-012.000-034
79-06-01-200-010.000-034
79-06-01-200-003.000-034*
79-06-01-200-002.000-034*
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-07-06-100-002.000-034
79-07-06-100-003.000-034

*Parcels that are presently split between the RAD Allocation Area and the proposed State IDD

EXHIBIT B

**PARCEL NOT PRESENTLY IN A TIF AND ADDED TO KCB ECONOMIC
DEVELOPMENT AREA AND RAD ALLOCATION AREA:**

Parcel #

79-02-36-400-001.000-023

EXHIBIT C

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA TO BE UTILIZED BY THE STATE FOR AN IDD

Parcel #:

79-06-01-200-003.000-034
79-02-36-400-033.000-034
79-06-01-200-003.000-034*
79-06-01-200-002.000-034*

*Parcels that are presently split between the RAD Allocation Area and the proposed State IDD

EXHIBIT D

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA THAT ARE RESIDENTIAL PARCELS

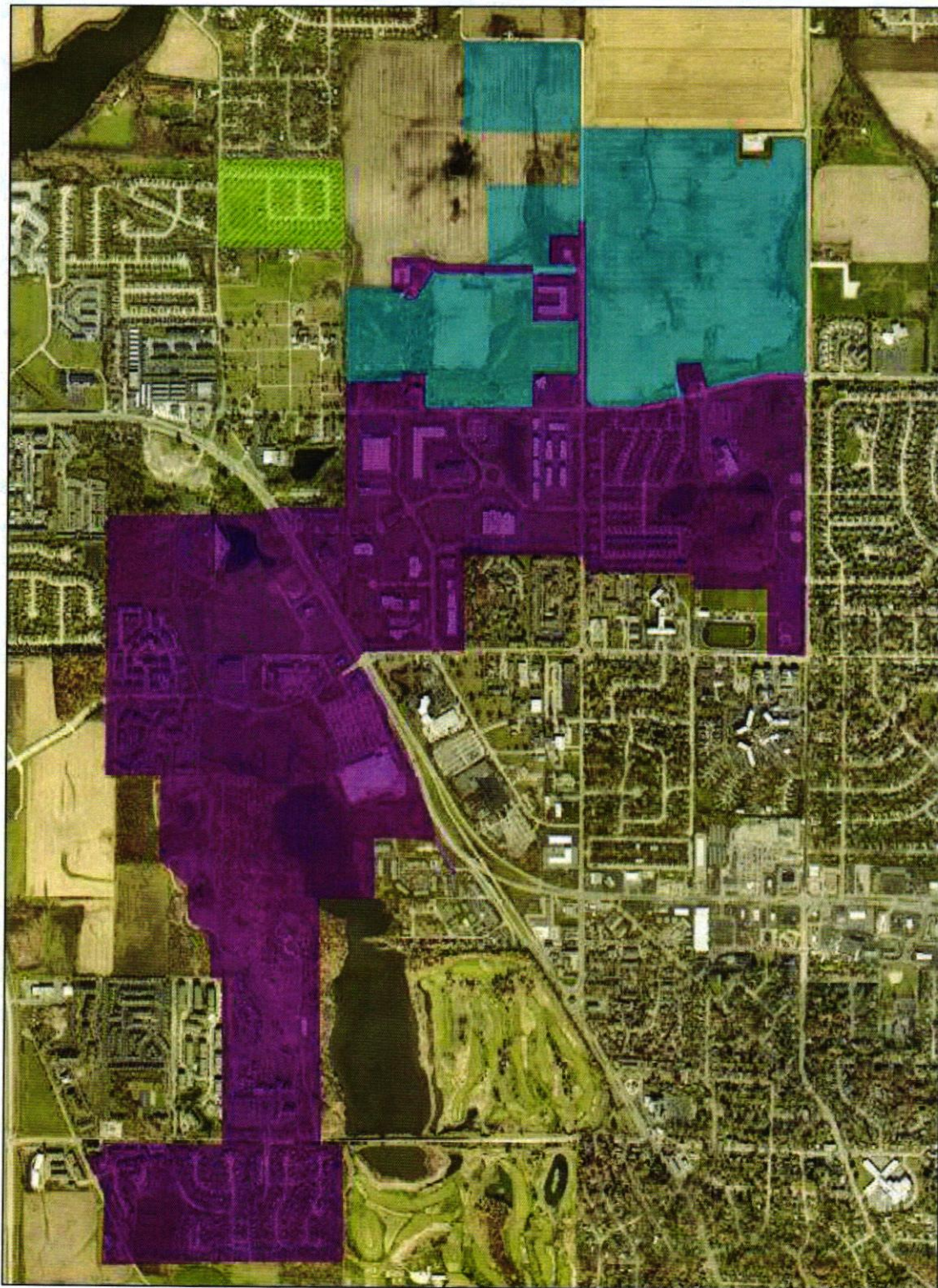
Parcel

79-06-01-127-036.000-023
79-06-01-127-001.000-023
79-06-01-127-002.000-023
79-06-01-127-003.000-023
79-06-01-127-004.000-023
79-06-01-127-005.000-023
79-06-01-127-006.000-023
79-06-01-127-007.000-023
79-06-01-127-008.000-023
79-06-01-127-009.000-023
79-06-01-127-010.000-023
79-06-01-127-011.000-023
79-06-01-128-001.000-023
79-06-01-128-002.000-023
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79-06-01-127-026.000-023
79-06-01-127-027.000-023
79-06-01-127-028.000-023
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79-06-01-128-026.000-023
79-06-01-128-027.000-023
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79-06-01-128-035.000-023
79-06-01-127-034.000-023
79-06-01-127-033.000-023
79-06-01-128-041.000-023

EXHIBIT E

**[MAP OF KCB ECONOMIC DEVELOPMENT AREA SHOWING KCB ALLOCATION
AREA, RAD ALLOCATION AREA, AND PARCELS TO BE REMOVED FROM THE
KCB ECONOMIC DEVELOPMENT AREA]**



-  KCB Allocation Area (Existing)
-  Research Advancement Allocation Area (Proposed)
-  County (Removed from TIF District)

KCB Economic Development Area



RESOLUTION NO. RC 2025-13

RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION CONFIRMING ITS RESOLUTION APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA

WHEREAS, on May 21, 2025, the West Lafayette Redevelopment Commission (the “Commission”), being the governing body of the West Lafayette Department of Redevelopment, pursuant to IC 36-7-14 (the “Act”), approved and adopted its Resolution entitled “Resolution of the City of West Lafayette Redevelopment Commission Approving Amendments to a Declaratory Resolution and Economic Development Plan (the “Plan”) for the Kalberer/Cumberland/Blackbird Economic Development Area” (the “Declaratory Resolution”); and

WHEREAS, the Declaratory Resolution (i) deleted certain parcels described in Exhibit A attached to the Declaratory Resolution from the KCB Allocation Area and adding such parcels to a newly created “Research Advancement District Allocation Area” (the “RAD Allocation Area”) within the KCB Economic Development Area, (ii) added a parcel described in Exhibit B attached to the Declaratory Resolution to the KCB Economic Development Area to be contained within the RAD Allocation Area, and (iii) deleted certain parcels described in Exhibit C attached to the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels and existing KCB allocation parcels (subparagraphs (i) – (iii) collectively, the “KCB Amendments”); and

WHEREAS, the Tippecanoe County Area Plan Commission (the “Plan Commission”) adopted its resolution constituting the written order of the Plan Commission approving the Declaratory Resolution and Plan; and

WHEREAS, pursuant to Sections 17 of the Act, the Common Council of the City approved, ratified and confirmed the Declaratory Resolution and Plan; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Declaratory Resolution and Plan and filed a copy of said Notice in the offices of all departments, bodies or officers of the City having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the KCB Economic Development Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the area; and

WHEREAS, at the hearing held by the Commission on August 20, 2025, at 8:30 a.m., local time, at the Council Chambers at City Hall, 222 N. Chauncey Ave., West Lafayette, Indiana, the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed KCB Amendments and Plan and confirming the Declaratory Resolution, in accordance with Section 17 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the West Lafayette Redevelopment Commission, governing body of the West Lafayette Department of Redevelopment, as follows:

1. After considering the evidence presented at the hearing on the 20th day of August, 2025, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.

2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with the KCB Amendments in the form approved by the Commission in the Declaratory Resolution.

3. The Declaratory Resolution is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed KCB Amendments and confirming the Declaratory Resolution pertaining to the KCB Economic Development Area.

5. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

Adopted the 20th day of August, 2025.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

Submitted by Department of Development

RESOLUTION NO. 10-2025

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Commission"), governing body of the City of West Lafayette Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the "Act"), has heretofore adopted a declaratory resolution (as subsequently confirmed and amended, the "Declaratory Resolution") designating an area known as the Kalberer/Cumberland/Blackbird Economic Development Area (the "KCB Economic Development Area") as a redevelopment area pursuant to the Act, establishing an allocation area in the KCB Economic Development Area known as the "Kalberer/Cumberland/Blackbird Allocation Area" (the "KCB Allocation Area") pursuant to the Act, and approving an economic development plan for the KCB Economic Development Area (as previously adopted and amended, the "KCB Plan"); and

WHEREAS, the Declaratory Resolution amended the Declaratory Resolution and the KCB Plan by (i) deleting certain parcels described in Exhibit A attached to the Declaratory Resolution from the KCB Allocation Area and adding such parcels to a newly created "Research Advancement District Allocation Area" (the "RAD Allocation Area") within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B attached to the Declaratory Resolution to the KCB Economic Development Area to be contained within the RAD Allocation Area, and (iii) deleting certain parcels described in Exhibit C attached to the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels and existing KCB allocation parcels (subparagraphs (i) – (iii) collectively, the "KCB Amendments"); and

WHEREAS, the Area Plan Commission for Tippecanoe County, on May 21, 2025, approved and adopted its Resolution (the "Plan Commission Order"), determining that the Declaratory Resolution conforms to the plan of development for the City of West Lafayette, Indiana (the "City") and approving the Declaratory Resolution.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Lafayette, Indiana, as follows:

1. Pursuant to Section 16(a) and (b) of the Act, the Common Council of the City (the "Council") determines that the Declaratory Resolution conforms to the plan of development for the City, and approves in all respects, the KCB Amendments and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor of the City as required by law.

INTRODUCED ON FIRST AND ONLY READING ON THE 7 DAY OF July 2025.

MOTION TO ADOPT MADE BY COUNCILOR Blanco AND
SECONDED BY COUNCILOR Bellisario.

DULY RESOLVED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WEST LAFAYETTE, INDIANA, ON THE 7 DAY OF July 2025, HAVING BEEN PASSED BY A VOTE OF 8 IN
FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario	✓			
Blanco	✓			
Burr	✓			
Dennis	✓			
Lee	✓			
Leverenz	✓			
Parker	✓			
Sanders			✓	
Schenkel	✓			


Larry J. Leverenz, Presiding Officer

Attest:


Sana G. Booker, Clerk



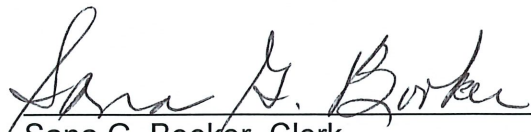
PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA
ON THE 11 DAY OF July 2025.


Sana G. Booker, Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE 11 DAY OF July 2025.


Erin R. Easter, Mayor

Attest:


Sana G. Booker, Clerk





Area Plan Commission of Tippecanoe County, Indiana

June 20, 2025
Ref. No.: 2025-170

Jen VanSchuyver
City of West Lafayette
222 N Chauncey Avenue
West Lafayette, IN 47906

RE: RESOLUTION 2025-01: Kalberer/Cumberland/Blackbird (KCB) Economic Development Area Amendment – Expansion and Research Advancement District (RAD) Allocation Area

This resolution would determine that a city redevelopment commission resolution and amendment to the Kalberer/Cumberland/Blackbird (KCB) TIF District and to the Research Advancement District (RAD) Allocation Area, to both add and delete certain parcels to and from the areas while adding new projects to the area, conforms to the *Comprehensive Plan* for the City of West Lafayette.

Dear Ms. VanSchuyver,

This is to verify that at a public hearing on June 18, 2025, the Area Plan Commission of Tippecanoe County voted 12-yes to 0-no on the motion to approve RESOLUTION 2025-01, determining that a city redevelopment commission resolution and amendment to the Kalberer/Cumberland/Blackbird (KCB) TIF District and to the Research Advancement District (RAD) Allocation Area conforms to the *Comprehensive Plan* for the City of West Lafayette.

Attached you will find two copies of the signed Resolution, as adopted.

Sincerely,

Ryan O'Gara
Executive Director

RO/kl

Enclosure: Resolution 2025-01

RESOLUTION NO. 2025-01

RESOLUTION OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION DETERMINING THAT A RESOLUTION ADOPTED BY THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF DEVELOPMENT FOR TIPPECANOE COUNTY AND THE CITY OF WEST LAFAYETTE AND APPROVING THE RESOLUTION

WHEREAS, the Tippecanoe County Area Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of West Lafayette (the "City"); and

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Redevelopment Commission") has, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted its Declaratory Resolution RC 2025-03 on May 21, 2025 (the "Declaratory Resolution"), modifying the area known as the "Kalberer/Cumberland/Blackbird Economic Development Area" (the "KCB Economic Development Area") specifically (i) deleting certain parcels described in Exhibit A attached to the Declaratory Resolution from the KCB Allocation Area and adding such parcels to a newly created "Research Advancement District Allocation Area" (the "RAD Allocation Area") within the KCB Economic Development Area, (ii) adding a parcel described in Exhibit B to the Declaratory Resolution to the KCB Economic Development Area to be contained within the RAD Allocation Area, and (iii) deleting certain parcels described in Exhibit C to the Declaratory Resolution from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels and existing KCB allocation parcels (subparagraphs (i) – (iii) collectively, the "KCB Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the KCB Amendments to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and KCB Amendments are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the KCB Amendments, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the KCB Amendments and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the KCB Amendments.

NOW, THEREFORE, BE IT RESOLVED BY TIPPECANOE COUNTY AREA PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the KCB Amendments conform to the plan of development for the City.
2. The Declaratory Resolution and the KCB Amendments are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the KCB Amendments pursuant to Section 16 of the Act.
4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the KCB Amendments with the minutes of this meeting.

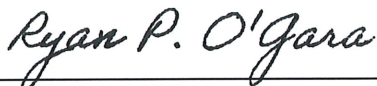
SO RESOLVED BY TIPPECANOE COUNTY AREA PLAN COMMISSION this 18th day of June, 2025.

TIPPECANOE COUNTY AREA PLAN
COMMISSION



President

ATTEST:



Secretary

RESOLUTION NO. RC 2025-03

RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE KALBERER/CUMBERLAND/BLACKBIRD ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of West Lafayette Redevelopment Commission (the “Commission”), governing body of the City of West Lafayette Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the “Act”), has heretofore adopted a declaratory resolution (as subsequently confirmed and amended, the “Declaratory Resolution”) designating an area known as the Kalberer/Cumberland/Blackbird Economic Development Area (the “KCB Economic Development Area”) as a redevelopment area pursuant to the Act, establishing an allocation area in the KCB Economic Development Area known as the “Kalberer/Cumberland/Blackbird Allocation Area” (the “KCB Allocation Area”) pursuant to the Act, and approving an economic development plan for the KCB Economic Development Area (as previously adopted and amended, the “KCB Plan”); and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolution and the KCB Plan by (i) deleting certain parcels described in Exhibit A attached hereto (the “KCB Parcels”) from the KCB Allocation Area and adding such parcels to a newly created “Research Advancement District Allocation Area” (the “RAD Allocation Area”) within the KCB Economic Development Area, (ii) adding parcels described in Exhibit B attached hereto to the KCB Economic Development Area to be contained within the RAD Allocation Area (the “Expansion Area”), and (iii) deleting certain parcels described in Exhibit C attached hereto from the KCB Economic Development Area and the KCB Allocation Area that are presently residential parcels and existing KCB allocation parcels (subparagraphs (i) – (iii) collectively, the “KCB Amendments”); and

 WHEREAS, the proposed KCB Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, the Commission deems it advisable to apply the provisions of the Act to the KCB Plan; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF WEST LAFAYETTE DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

1. The KCB Amendments promote significant opportunities for the gainful employment of the citizens of the City, and meets other purposes of Section 15 of the Act, including without limitation, benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana, and serving to protect and increase property values in the City and the State.
2. The KCB Plan, as hereby amended, is hereby adopted as the economic development plans for the KCB Economic Development Area.
3. The KCB Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Section 15 of the Act.
4. The public health and welfare will be benefited by accomplishment of the KCB Amendments.
5. The accomplishment of the KCB Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
6. The KCB Amendments conform to other development and redevelopment plans for the City.
7. The KCB Amendments do not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the KCB Economic Development Area. If the Department proposes to acquire specific parcels of land, the required procedures for amending the KCB Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.
8. The Commission finds that no residents of the KCB Economic Development Area or the City will be displaced by the project resulting from the KCB Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
9. The KCB Amendments are hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the KCB Amendments with the minutes of this meeting.
10. It will be of public utility and benefit to amend the KCB Plan by adopting the KCB Amendments. The Department will be permitted to engage in the activities necessary to assist, as needed, in the design of the Projects set forth in the KCB Amendments.
11. The Commission hereby finds and determines that the KCB Amendments are reasonable and appropriate when considered in relation to the original plan and the purposes of the Act, and that the KCB Plan, with the KCB Amendments, conforms to the comprehensive plan for the City.

12. To the extent the Projects in the KCB Amendments are to be constructed by entities other than the City, such Projects shall be further reviewed and approved by the Commission at such time preliminary designs for such Projects are available, with such approval not unreasonably withheld.

13. The KCB Parcels described in Exhibit A attached hereto and incorporated herein in the KCB Economic Development Area continue to be a part of the KCB Economic Development Area, but are hereby removed from the KCB Allocation Area and are hereby designated as a separate allocation area to be known as the "Research Advancement District Allocation Area" pursuant to Indiana Code 36-7-14-39 for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section.

14. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the RAD Allocation Area shall be allocated and distributed as follows:

Except as otherwise provided in Indiana Code 36-7-14-39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Indiana Code 36-7-14-39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the RAD Allocation Area that may be used by the economic development district to do one or more of the things specified in Indiana Code 36-7-14-39(b)(2), as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding. The base assessment date of the RAD Allocation Area shall be January 1, 2024.

15. The Expansion Area described in Exhibit B attached hereto and incorporated herein is hereby incorporated into the KCB Economic Development Area and the RAD Allocation Area.

16. Based on a study of the KCB Economic Development Area and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provision for the RAD Allocation Area as provided herein will result in new property taxes in the KCB Economic Development Area that would not have been generated but for the adoption of the allocation provision.

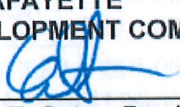
17. For ease of reference, attached hereto as Exhibit D is a map of the KCB Economic Development Area, together with outlines of the KCB Allocation Area, the RAD Allocation Area, and parcels to be removed from the KCB Economic Development Area.

18. This Resolution, together with any supporting data, shall be submitted to the Tippecanoe County Area Plan Commission (the "Plan Commission") and the Common Council of the City (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Tippecanoe County Auditor in connection with the KCB Amendments and the creation of the RAD Allocation Area.

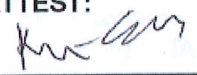
Adopted this 21st day of May, 2025.

**WEST LAFAYETTE
REDEVELOPMENT COMMISSION:**

BY: 

Lawrence T. Oates, President

ATTEST:



Kristen Edmundson, Secretary

EXHIBIT A
Parcels Removed from KCB Allocation Area and Added to New RAD Allocation Area

Parcel #

79-06-01-200-003.000-034
79-02-36-400-033.000-034
79-06-01-200-003.000-034
79-06-01-200-002.000-034
79-06-01-200-001.000-034
79-06-01-200-019.000-034
79-06-01-200-010.000-034
79-06-01-200-012.000-034
79-07-06-100-002.000-034
79-07-06-100-003.000-034

EXHIBIT B**PARCEL NOT PRESENTLY IN A TIF AND ADDED TO KCB ECONOMIC
DEVELOPMENT AREA AND RAD ALLOCATION AREA:****Parcel #**

79-02-36-400-004.000-029

79-02-36-400-001.000-029

EXHIBIT C**PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA****Parcel #**

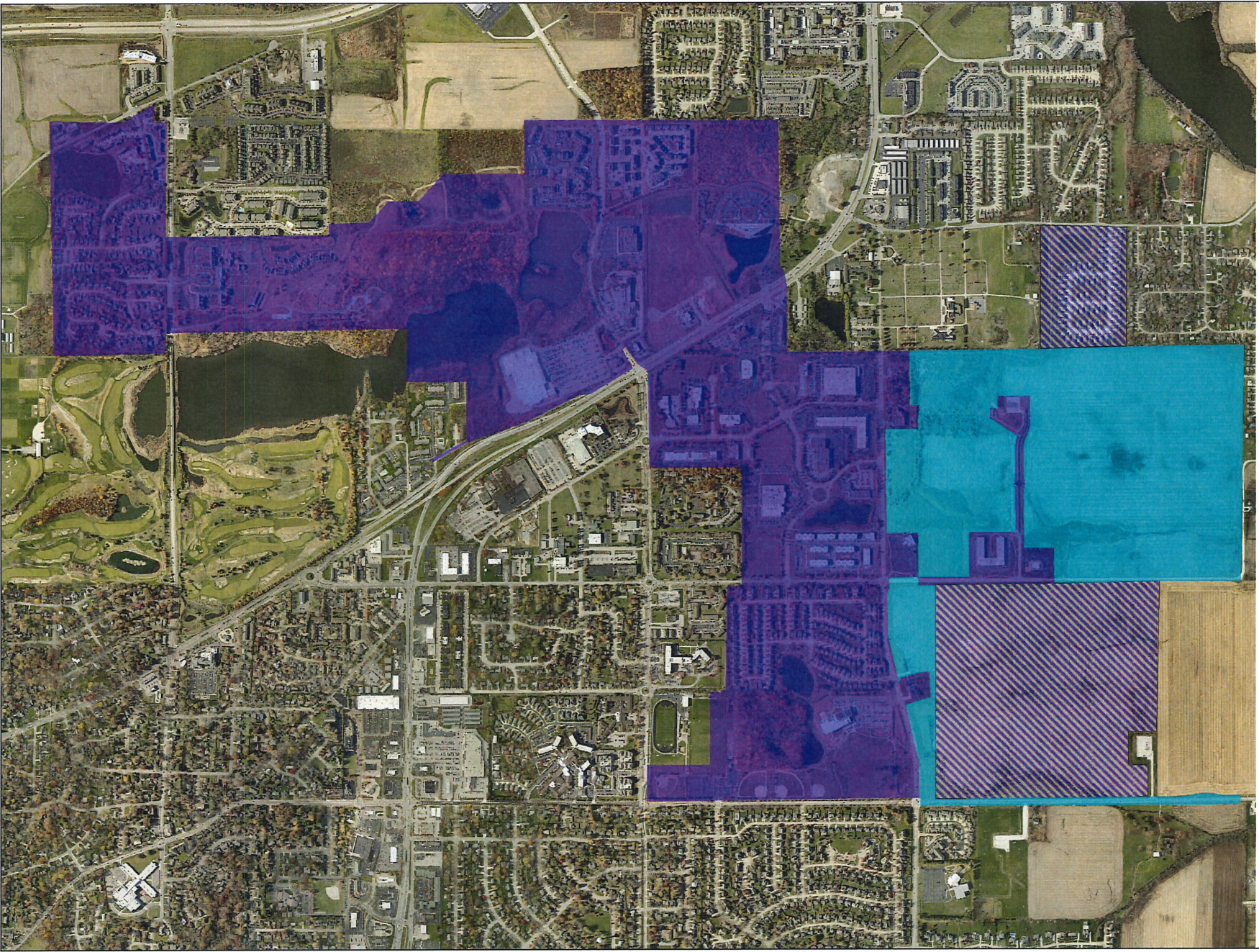
79-07-06-100-002.000-034
79-07-06-100-003.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-06-01-127-036.000-023
79-06-01-127-001.000-023
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79-06-01-127-033.000-023
79-06-01-128-041.000-023

EXHIBIT D

**[MAP OF KCB ECONOMIC DEVELOPMENT AREA SHOWING KCB ALLOCATION
AREA, RAD ALLOCATION AREA, AND PARCELS TO BE REMOVED FROM THE
KCB ECONOMIC DEVELOPMENT AREA]**

Exhibit D



- | Name |
|---|
|  KCB Allocation Area (Existing) |
|  Research/Advancement Allocation Area (Proposed) |
|  Remove from Existing KCB Allocation Area |

**Proposed
KCB Economic
Development Area**

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

Sagamore TIF - PO Status

Sagamore-2910		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
1	Beginning Fund Balance @ 1/1/26	623,595	(27,730)	-	595,865	4%
2	PO 25000898-Wintek-Lommel Park Restroom		(4,960)			
3	PO 25000899-Wintek-Lommel Park Restroom		(2,281)			
4	PO 25000904-EnvelopiQ-Lommel Park Restroom		(14,120)			
5	PO 25000905-Emergency Radio Svc-Lommel Park Restroom		(6,370)			
2026 Spending Plan		Spend Plan				
6	Debt Payments	20,300	-	(17,578)	2,722	87%
7	Communications Equipment	4,000	-	-	4,000	0%
8	Development Incentives	150,000	-	-	150,000	0%
9	Knox Box eKey Cores	40,000	(40,000)	-	-	100%
10	Police Vehicles and Vehicle Equipment	800,000	(765,428)	-	34,572	96%
11	IT Vehicle	45,000	(32,840)	-	12,160	73%
12	RDC Project Fund	25,000	-	-	25,000	0%
13	Construction Services	300,000	(233,994)	-	66,006	78%
2026 Spending Plan		1,384,300	(1,072,262)	(17,578)	294,460	79%

**West Lafayette, IN
Redevelopment Commission**

**2026 Spending Plan Tracking
June 17, 2026**

Sagamore TIF - Claims

		Claims	Claims	Total PO	Open PO's	
		Total	Jun	Amount	2026 Total	% Used
Sagamore-2910						
1	Beginning Fund Balance @ 1/1/26	16,898	-	(27,730)	(10,832)	61%
2	PO 25000898-Wintek-Lommel Park Restroom	-		(4,960)	(4,960)	0%
3	PO 25000899-Wintek-Lommel Park Restroom	-		(2,281)	(2,281)	0%
4	PO 25000904-EnvelopiQ-Lommel Park Restroom	10,590		(14,120)	(3,530)	75%
5	PO 25000905-Emergency Radio Svc-Lommel Park Rest	6,308		(6,370)	(62)	99%
2026 Spending Plan						
6	Debt Payments	17,578	7,680	-	-	0%
7	Communications Equipment	-	-	-	-	0%
8	Development Incentives	-	-	-	-	0%
9	Knox Box eKey Cores	40,000	-	(40,000)	-	100%
10	Police Vehicles and Vehicle Equipment	539,484	-	(765,428)	(225,944)	70%
11	IT Vehicle	32,840	-	(32,840)	-	100%
12	RDC Project Fund	-	-	-	-	0%
13	Construction Services	162,938	35,068	(233,994)	(71,056)	70%
2026 Spending Plan		792,840	42,748	(1,072,262)	(297,000)	72%
Total Sagamore-2910		809,737.82	42,748		(307,832)	

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

Sagamore TIF - Cash Forecast

Sagamore-2910		
1	Beginning Fund Balance @ 1/1/26	623,595
2	PO 25000898-Wintek-Lommel Park Restroom	(4,960)
3	PO 25000899-Wintek-Lommel Park Restroom	(2,281)
4	PO 25000904-EnvelopiQ-Lommel Park Restroom	(14,120)
5	PO 25000905-Emergency Radio Svc-Lommel Park Rest	(6,370)
2026 Spending Plan		
6	Debt Payments	(17,578)
7	Communications Equipment	-
8	Development Incentives	-
9	Knox Box eKey Cores	(40,000)
10	Police Vehicles and Vehicle Equipment	(765,428)
11	IT Vehicle	(32,840)
12	RDC Project Fund	-
13	Construction Services	(233,994)
		\$ (493,975) Unencumbered (Available) Cash
		645,000 TIF Increment-Jun (\$645k est)
		\$ 151,025 Forecasted Cash Balance - EOM-Jun
		(294,460) Unencumberd Spending Plan
		429,182 TIF Increment-Dec (\$429k est)
Sagamore		\$ 285,747 Forecasted Cash Balance - EOY

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

KCB TIF - PO Status

KCB-2920		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
20	Beginning Fund Balance @ 1/1/26	4,753,830	(3,644,758)	-	1,109,072	77%
21	Wellness Center Depreciation Fund 2022-2025		(200,000)			
22	Wellness Center Depreciation Reduction		25,588			
23	PO 22000705 - Greater Lafayette Commerce-Inari Ag		(5,581)			
24	PO 23000813 - WL Enrichment Foundation		(57,948)			
25	PO 24000077 - Greater Lafayette Com-Job Training		(500)			
26	PO 24000544 - Wintek - IT Equipment		(3,607)			
27	PO 25000110 - Veridus-Cason Family Park		(1,775)			
28	PO 25000900 - Wintek-Lommel Park Restroom		(49,540)			
29	PO 25000906 - TL Kincaid-Lommel Park Restroom		(288,760)			
30	PO 25001025 - BE Reprinted - Const Inspection		(30,000)			
31	PO 25000662 - Veridus		-			
32	PO 25000473 - Amer StructurePoint-425 Design		(2,082,911)			
33	PO 25000551 - VS Engineering-McCormick Design		(939,723)			
34	PO 25000584 - Sutphen Corp-Firetruck		(10,000)			
2026 Spending Plan		Spend Plan				
35	Debt Payments	2,485,300	(50,000)	(2,434,228)	1,072	100%
36	Sachem Blvd Reimbursement	148,387	(67,955)	-	80,432	46%
37	Development Incentives	162,650	-	-	162,650	0%
38	Snow Plow Vehicle Operation	250,000	(240,953)	-	9,047	96%
39	Fire Truck	1,790,000	(1,790,000)	-	-	100%
40	WLFD Station 3 Expansion	1,250,000	-	-	1,250,000	0%
41	WLFD New Firefighter Equipment	175,000	(161,149)	-	13,851	92%
42	Trail System Sinage - Installation Phase 1	100,000	-	-	100,000	0%
43	SS4A (Safe Streets 4 All) Implementation Grant Match	53,226	-	-	53,226	0%
44	RDC Project Fund	25,000	-	-	25,000	0%
45	Early Childhood Education Center	262,650	-	-	262,650	0%
2026 Spending Plan		6,702,213	(2,572,707)	(2,434,228)	1,957,929	71%

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

KCB TIF - Claims

		Claims	Claims	Total PO	Open PO's	
		Total	Jun	Amount	2026 Total	
KCB-2920						
20	Beginning Fund Balance @ 1/1/26	1,055,584		(3,644,758)	(2,589,174)	29%
21	Wellness Center Depreciation Fund 2022-2025	-		(200,000)	(200,000)	0%
22	Wellness Center Depreciation Reduction	-		25,588	25,588	0%
23	PO 22000705 - Greater Lafayette Commerce-Inari Ag	-		(5,581)	(5,581)	0%
24	PO 23000813 - WL Enrichment Foundation	42,781	834	(57,948)	(15,167)	74%
25	PO 24000077 - Greater Lafayette Com-Job Training	-		(500)	(500)	0%
26	PO 24000544 - Wintek - IT Equipment	-		(3,607)	(3,607)	0%
27	PO 25000110 - Veridus-Cason Family Park	-		(1,775)	(1,775)	0%
28	PO 25000900 - Wintek-Lommel Park Restroom	-		(49,540)	(49,540)	0%
29	PO 25000906 - TL Kincaid-Lommel Park Restroom	209,473	92,184	(288,760)	(79,287)	73%
30	PO 25001025 - BE Reprinted - Const Inspection	12,840		(30,000)	(17,160)	43%
31	PO 25000662 - Veridus	-		-	-	0%
32	PO 25000473 - Amer StructurePoint-425 Design	598,873	75,246	(2,082,911)	(1,484,039)	29%
33	PO 25000551 - VS Engineering-McCormick Design	191,617	64,672	(939,723)	(748,106)	20%
34	PO 25000584 - Sutphen Corp-Firetruck	-		(10,000)	(10,000)	0%
Expenses						
35	Debt Payments	2,450,727	1,215,830	(50,000)	(33,501)	33%
36	Sachem Blvd Reimbursement	67,955	-	(67,955)	-	100%
37	Development Incentives	-	-	-	-	0%
38	Snow Plow Vehicle Operation	240,953	-	(240,953)	-	100%
39	Fire Truck	-	-	(1,790,000)	(1,790,000)	0%
40	WLFD Station 3 Expansion	-	-	-	-	0%
41	WLFD New Firefighter Equipment	60,585	7,568	(161,149)	(100,565)	38%
42	Trail System Sinage - Installation Phase 1	-	-	-	-	0%
43	SS4A (Safe Streets 4 All) Implementation Grant Match	-	-	-	-	0%
44	RDC Project Fund	-	-	-	-	0%
45	Early Childhood Education Center	39,718	-	-	39,718	0%
2026 Spending Plan		2,915,002	1,238,747	(2,572,707)	(2,091,932)	19%
Total KCB-2920		3,970,586.07	1,471,683		(4,681,107)	

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

KCB TIF - Cash Forecast

KCB-2920		
20	Beginning Fund Balance @ 1/1/26	4,753,830
21	Wellness Center Depreciation Fund 2022-2025	(200,000)
22	Wellness Center Depreciation Reduction	25,588
23	PO 22000705 - Greater Lafayette Commerce-Inari Ag	(5,581)
24	PO 23000813 - WL Enrichment Foundation	(57,948)
25	PO 24000077 - Greater Lafayette Com-Job Training	(500)
26	PO 24000544 - Wintek - IT Equipment	(3,607)
27	PO 25000110 - Veridus-Cason Family Park	(1,775)
	PO 25000900 - Wintek-Lommel Park Restroom	(49,540)
29	PO 25000906 - TL Kincaid-Lommel Park Restroom	(288,760)
30	PO 25001025 - BE Reprinted - Const Inspection	(30,000)
31	PO 25000662 - Veridus	-
32	PO 25000473 - Amer StructurePoint-425 Design	(2,082,911)
33	PO 25000551 - VS Engineering-McCormick Design	(939,723)
34	PO 25000584 - Sutphen Corp-Firetruck	(10,000)
Expenses		
35	Debt Payments	(2,484,228)
36	Sachem Blvd Reimbursement	(67,955)
37	Development Incentives	-
38	Snow Plow Vehicle Operation	(240,953)
39	Fire Truck	(1,790,000)
40	WLFD Station 3 Expansion	-
41	WLFD New Firefighter Equipment	(161,149)
42	Trail System Sinage - Installation Phase 1	-
43	SS4A (Safe Streets 4 All) Implementation Grant Match	-
44	RDC Project Fund	-
45	Early Childhood Education Center	-
		\$ (3,635,212) Unencumbered (Available) Cash
		3,800,000 TIF Increment-Jun (\$3.8M est)
		\$ 164,788 Unencumbered (Available) Cash
		(1,957,929) Unencumberd Spending Plan
		2,532,799 TIF Increment-Dec (\$2.5M est)
KCB		\$ 739,658 Forecasted Cash Balance - EOY

**West Lafayette, IN
Redevelopment Commission**

**2026 Spending Plan Tracking
June 17, 2026**

Levee Village TIF - PO Status

Levee / Village-2930		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
50	Beginning Fund Balance @ 1/1/26	6,432,258	(3,144,433)	-	3,287,825	49%
51	PO 22000362 - Veridus - Salisbury Corridor (2021 Contract)		-			
52	PO 22000634 - Veridus - Chauncey Plaza		(14,222)			
53	PO 23000643 - TAF-The Art Federation		(500)			
54	PO 23000814 - WL Enrichment Foundation		(200,000)			
55	PO 24000649 - Cives Corp - Western Snow Plow		(284,345)			
56	PO 24000736 - Context - South Street Design		(346,400)			
57	PO 24000841 - Motorola-Camera Server/CCTV Cameras		(41,121)			
58	PO 25000111-Veridus-WO 5.2-PSC		(14,670)			
59	PO 25000355-Darian Frost (Hoosier Eq)-Road Patch		(340,000)			
60	PO 25000461-DLZ Indiana-Public Safety Ctr		(950,571)			
61	PO 25000580-VS Eng (Robinson)-Street Lights		(25,100)			
62	PO 25000581-VS Eng (Indian Trail)-Street Lights		(22,450)			
63	PO 25000599-WINCO-Color Prob-Chauncey Plaza		(70,393)			
64	PO 25000700-City of Lafayette-Meyers Bridge		(74,790)			
65	PO 25000766-Kone(\$87.6k w/Fac)-ParkGarage Elevator		(87,598)			
66	PO 25000833-Chris Burke Eng-Cason Park		(25,423)			
67	PO 25000857-Carrier & Gable-Crosswalk Equip		(17,360)			
68	PO 25000876-Landscape Forms-Cason Park		(24,053)			
69	PO 25000877-Bo-Mar Industries-Trail Signage		(29,700)			
70	PO 25000916-DLZ Indiana		(3,367)			
71	PO 25000923-Wintek-Computer Infrastructure		(78,229)			
72	PO 25000949-Wintek-Computer Infrastructure		(25,779)			
73	PO 25000950-Wintek-Computer Infrastructure		(16,723)			
74	PO 25001004-Hawk Enterprises-Street Lights		(446,389)			
75	PO 25001010-Jahanshaahi-Trail Assessment		(5,250)			
2026 Spending Plan		Spend Plan				
76	Debt Payments	10,070,100	(5,842,850)	(4,224,328)	2,922	100%
77	Wabash Landing P2 Reimbursement	116,900	(116,900)	-	-	100%
78	Development Incentives	320,376	(148,320)	-	172,056	46%
79	Downtown Floodplain Area Planning and Acquisition	256,125	-	-	256,125	0%
80	Public Art - Artist in Residency Program	125,000	-	-	125,000	0%
81	Public Art - River Road Art Project	60,000	(60,000)	-	-	100%
82	Public Safety Center - Solar Power Construction	200,000	-	-	200,000	0%
83	425N East/West Connector Road	3,000,000	-	-	3,000,000	0%
84	John T Myers Ped Bridge Redevelopment	1,559,000	-	-	1,559,000	0%
85	City Wide Fueling Redevelopment and Modernization	200,000	(200,000)	-	-	100%
86	Cason Family Park	550,000	-	-	550,000	0%
87	Axon PD Equipment Upgrades	557,361	(136,880)	-	420,480.86	25%
88	Fire Truck	193,875	(193,875)	-	-	100%
89	WLFD Station 3 Expansion	1,400,000	(521,250)	-	878,750	37%
90	Construction Oversight	629,426	(629,426)	-	-	100%
91	Legal Services	70,000	(113)	(6,223)	63,664	9%
92	Accounting Services	70,000	-	(6,710)	63,290	10%
93	RDC Project Fund	25,000	-	-	25,000	0%
2026 Spending Plan		19,403,163	(7,909,614)	(4,237,261)	7,316,288	62%

**West Lafayette, IN
Redevelopment Commission**

**2026 Spending Plan Tracking
June 17, 2026**

Levee Village TIF - Claims

		Claims	Claims	Total PO	Open PO's	
Levee / Village-2930		Total	Jun	Amount	2026 Total	
50	Beginning Fund Balance @ 1/1/26	1,429,578	414,028	(3,144,433)	(1,714,855)	45%
51	PO 22000362 - Veridus - Salisbury Corridor (2021 Contract)	-		-	-	0%
52	PO 22000634 - Veridus - Chauncey Plaza	-		(14,222)	(14,222)	0%
53	PO 23000643 - TAF-The Art Federation	500		(500)	-	100%
54	PO 23000814 - WL Enrichment Foundation	200,000		(200,000)	-	100%
55	PO 24000649 - Cives Corp - Western Snow Plow	284,345	284,345	(284,345)	-	100%
56	PO 24000736 - Context - South Street Design	69,650	69,650	(346,400)	(276,750)	20%
57	PO 24000841 - Motorola-Camera Server/CCTV Cameras	-		(41,121)	(41,121)	0%
58	PO 25000111-Veridus-WO 5.2-PSC	14,670		(14,670)	-	100%
59	PO 25000355-Darian Frost (Hoosier Eq)-Road Patch	290,000		(340,000)	(50,000)	85%
60	PO 25000461-DLZ Indiana-Public Safety Ctr	194,814	55,998	(950,571)	(755,757)	20%
61	PO 25000580-VS Eng (Robinson)-Street Lights	7,643		(25,100)	(17,457)	30%
62	PO 25000581-VS Eng (Indian Trail)-Street Lights	6,793		(22,450)	(15,657)	30%
63	PO 25000599-WINCO-Color Prob-Chauncey Plaza	70,393		(70,393)	-	100%
64	PO 25000700-City of Lafayette-Meyers Bridge	24,666		(74,790)	(50,124)	33%
65	PO 25000766-Kone(\$87.6k w/Fac)-ParkGarage Elevator	48,838		(87,598)	(38,760)	56%
66	PO 25000833-Chris Burke Eng-Cason Park	25,423	4,035	(25,423)	-	100%
67	PO 25000857-Carrier & Gable-Crosswalk Equip	17,360		(17,360)	-	100%
68	PO 25000876-Landscape Forms-Cason Park	24,053		(24,053)	-	100%
69	PO 25000877-Bo-Mar Industries-Trail Signage	29,700		(29,700)	-	100%
70	PO 25000916-DLZ Indiana	-		(3,367)	(3,367)	0%
71	PO 25000923-Wintek-Computer Infrastructure	78,229		(78,229)	-	100%
72	PO 25000949-Wintek-Computer Infrastructure	25,779		(25,779)	-	100%
73	PO 25000950-Wintek-Computer Infrastructure	16,723		(16,723)	-	100%
74	PO 25001004-Hawk Enterprises-Street Lights	-		(446,389)	(446,389)	0%
75	PO 25001010-Jahanshaahi-Trail Assessment	-		(5,250)	(5,250)	0%
Expenses						
76	Debt Payments	9,984,078	4,990,930	(5,842,850)	(83,100)	99%
77	Wabash Landing P2 Reimbursement	-	-	(116,900)	(116,900)	0%
78	Development Incentives	74,160	12,360	(148,320)	(74,160)	50%
79	Downtown Floodplain Area Planning and Acquisition	-	-	-	-	0%
80	Public Art - Artist in Residency Program	-	-	-	-	0%
81	Public Art - River Road Art Project	-	-	(60,000)	(60,000)	0%
82	Public Safety Center - Solar Power Construction	-	-	-	-	0%
83	425N East/West Connector Road	-	-	-	-	0%
84	John T Myers Ped Bridge Redevelopment	-	-	-	-	0%
85	City Wide Fueling Redevelopment and Modernization	153,993	-	(200,000)	(46,007)	77%
86	Cason Family Park	-	-	-	-	0%
87	Axon PD Equipment Upgrades	136,880	-	(136,880)	-	100%
88	Fire Truck	-	-	(193,875)	(193,875)	0%
89	WLFD Station 3 Expansion	161,199	106,186	(521,250)	(360,051)	31%
90	Construction Oversight	275,420	64,217	(629,426)	(354,006)	44%
91	Legal Services	24,130	-	(113)	17,794	15880%
92	Accounting Services	6,710	-	-	-	0%
93	RDC Project Fund	-	-	-	-	0%
2026 Spending Plan		10,816,570	5,173,693	(7,849,614)	(1,270,305)	84%
Total Levee / Village-2930		12,246,147.33	5,587,721		(2,985,160)	

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

Levee Village TIF - Cash Forecast

Levee / Village-2930		
50	Beginning Fund Balance @ 1/1/26	6,432,258
51	PO 22000362 - Veridus - Salisbury Corridor (2021 Contr	-
52	PO 22000634 - Veridus - Chauncey Plaza	-
53	PO 23000643 - TAF-The Art Federation	-
54	PO 23000814 - WL Enrichment Foundation	-
55	PO 24000649 - Cives Corp - Western Snow Plow	-
56	PO 24000736 - Context - South Street Design	-
57	PO 24000841 - Motorola-Camera Server/CCTV Camera	-
58	PO 25000111-Veridus-WO 5.2-PSC	(14,670)
59	PO 25000355-Darian Frost (Hoosier Eq)-Road Patch	(340,000)
60	PO 25000461-DLZ Indiana-Public Safety Ctr	(950,571)
61	PO 25000580-VS Eng (Robinson)-Street Lights	(25,100)
62	PO 25000581-VS Eng (Indian Trail)-Street Lights	(22,450)
63	PO 25000599-WINCO-Color Prob-Chauncey Plaza	(70,393)
64	PO 25000700-City of Lafayette-Meyers Bridge	(74,790)
65	PO 25000766-Kone(\$87.6k w/Fac)-ParkGarage Elevato	(87,598)
66	PO 25000833-Chris Burke Eng-Cason Park	(25,423)
67	PO 25000857-Carrier & Gable-Crosswalk Equip	(17,360)
68	PO 25000876-Landscape Forms-Cason Park	(24,053)
69	PO 25000877-Bo-Mar Industries-Trail Signage	(29,700)
70	PO 25000916-DLZ Indiana	(3,367)
71	PO 25000923-Wintek-Computer Infrastructure	(78,229)
72	PO 25000949-Wintek-Computer Infrastructure	(25,779)
73	PO 25000950-Wintek-Computer Infrastructure	(16,723)
74	PO 25001004-Hawk Enterprises-Street Lights	(446,389)
75	PO 25001010-Jahanshaahi-Trail Assessment	(5,250)
Expenses		
76	Debt Payments	(10,067,178)
77	Wabash Landing P2 Reimbursement	(116,900)
78	Development Incentives	(148,320)
79	Downtown Floodplain Area Planning and Acquisition	-
80	Public Art - Artist in Residency Program	-
81	Public Art - River Road Art Project	(60,000)
82	Public Safety Center - Solar Power Construction	-
83	425N East/West Connector Road	-
84	John T Myers Ped Bridge Redevelopment	-
85	City Wide Fueling Redevelopment and Modernization	(200,000)
86	Cason Family Park	-
87	Axon PD Equipment Upgrades	(136,880)
88	Fire Truck	(193,875)
89	WLFD Station 3 Expansion	(521,250)
90	Construction Oversight	(629,426)
91	Legal Services	(6,336)
92	Accounting Services	(6,710)
93	RDC Project Fund	-
		\$ (7,725,961) Unencumbered (Available) Cash
		10,010,000 TIF Increment-Jun (\$10.0M est)
		\$ 2,284,039 Unencumbered (Available) Cash
		(7,316,288) Unencumberd Spending Plan
		6,673,815 TIF Increment-Dec (\$6.7M est)
Levee Village		\$ 1,641,566 Forecasted Cash Balance - EOY

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

US 231 North TIF - PO Status

US 231 North-2950		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
100	Beginning Fund Balance @ 1/1/26	659,041	(216,742)	-	442,299	33%
101	PO 24000709 - Baker Tilly - Solar Initiative		(9,000)			
102	PO 25000330 - BE Represented-Construct Inspec		(1,174)			
103	PO 25000831 - JL Anderson-Boathouse HVAC		(3,414)			
104	PO 25000552 - VS Eng-McCormick Design		(203,154)			
2026 Spending Plan		Spend Plan				
105	Development Incentives	100,000	-	-	100,000	0%
106	McCormick Road Design	280,000	(279,560)	-	440	100%
107	Heavy Equipment Parks Vehicle Operation	75,000	(74,217)	-	783	99%
108	RDC Administration	200,000	-	-	200,000	0%
109	RDC Project Fund	25,000	-	-	25,000	0%
2026 Spending Plan		680,000	(353,777)	-	326,223	52%

US 231 Purdue TIF - PO Status

US 231 Purdue-2960		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
115	Beginning Fund Balance @ 1/1/26	2,025,649	-	-	2,025,649	0%
2026 Spending Plan		Spend Plan				
116	Debt - State Street Bond Payments	1,981,000	-	(1,980,884)	117	
117	PRF Reimbursement - State Street	4,300,000	(4,300,000)	-	-	
2026 Spending Plan		6,281,000	(4,300,000)	(1,980,884)	117	

**West Lafayette, IN
Redevelopment Commission**

**2026 Spending Plan Tracking
June 17, 2026**

US 231 North TIF - Claims

		Claims	Claims	Total PO	Open PO's	
		Total	Jun	Amount	2026 Total	
US 231 North-2950						
100	Beginning Fund Balance @ 1/1/26	70,522	9,510	(216,742)	(146,220)	33%
101	PO 24000709 - Baker Tilly - Solar Initiative	9,000		(9,000)	-	
102	PO 25000330 - BE Represented-Construc Inspec	1,174		(1,174)	-	
103	PO 25000831 - JL Anderson-Boathouse HVAC	3,414		(3,414)	-	
104	PO 25000552 - VS Eng-McCormick Design	56,934	9,510	(203,154)	(146,220)	
Expenses						
105	Development Incentives	-	-	-	-	
106	McCormick Road Design	-	-	(279,560)	(279,560)	
107	Heavy Equipment Parks Vehicle Operation	74,217	-	(74,217)	-	
108	RDC Administration	-	-	-	-	0%
109	RDC Project Fund	-	-	-	-	
2026 Spending Plan		74,217	-	(353,777)	(279,560)	21%
Total US 231 North-2950		144,739.20	9,510	(570,519)	(425,780)	

US 231 Purdue TIF - Claims

		Claims	Claims	Total PO	Open PO's	
		Total	Jun	Amount	2026 Total	
US 231 Purdue-2960						
115	Beginning Fund Balance @ 1/1/26	-	-	-	-	
Expenses						
116	Debt - State Street Bond Payments	1,980,884	991,336	-	-	
117	PRF Reimbursement - State Street	1,000,000	-	(4,300,000)	(3,300,000)	
2026 Spending Plan		2,980,884	991,336	(4,300,000)	(3,300,000)	
Total US 231 Purdue-2960		2,980,883.50	991,336		(3,300,000)	

US 231 North TIF - Cash Forecast

US 231 North-2950		
100	Beginning Fund Balance @ 1/1/26	659,041
101	PO 24000709 - Baker Tilly - Solar Initiative	(9,000)
102	PO 25000330 - BE Represented-Construc Inspec	(1,174)
103	PO 25000831 - JL Anderson-Boathouse HVAC	(3,414)
104	PO 25000552 - VS Eng-McCormick Design	(203,154)
Expenses		
105	Development Incentives	-
106	McCormick Road Design	(279,560)
107	Heavy Equipment Parks Vehicle Operation	(74,217)
108	RDC Administration	-
109	RDC Project Fund	-
		\$ 88,522 Unencumbered (Available) Cash
		434,000 TIF Increment-Jun (\$434k est)
		\$ 522,522 Unencumbered (Available) Cash
		(326,223) Unencumberd Spending Plan
		289,454 TIF Increment-Dec (\$289k est)
US 231-North		\$ 485,753 Forecasted Cash Balance - EOY

US 231 Purdue TIF - Cash Forecast

US 231 Purdue-2960		
115	Beginning Fund Balance @ 1/1/26	2,025,649
Expenses		
116	Debt - State Street Bond Payments	(1,980,884)
117	PRF Reimbursement - State Street	(4,300,000)
		\$ (4,255,234) Unencumbered (Available) Cash
		2,613,000 TIF Increment-Jun (\$2.6M est)
		\$ (1,642,235) Unencumbered (Available) Cash
		(117) Unencumberd Spending Plan
		1,741,753 TIF Increment-Dec (\$1.7M est)
US 231-Purdue		\$ 99,402 Forecasted Cash Balance - EOY

Landmark TIF - PO Status

Landmark-2931		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
120	Beginning Fund Balance @ 1/1/26	-	-	-	-	0%

2026 Spending Plan		Spend Plan			
121	Levee Landmark Agrmnt Reimb up to \$5,500,000	108,968	-	-	108,968
122	City Wide Fueling Redevelop & Modernization	108,000	(108,000)	-	-
2026 Spending Plan		216,968	(108,000)	-	108,968

Tapawingo TIF - PO Status

Tapawingo-2932		Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
125	Beginning Fund Balance @ 1/1/26	-	-	-	-	0%

2026 Spending Plan		Spend Plan			
126	Firetruck	400,000	(400,000)	-	-
2026 Spending Plan		400,000	(400,000)	-	-

**West Lafayette, IN
Redevelopment Commission**

**2026 Spending Plan Tracking
June 17, 2026**

Landmark TIF - Claims

		Claims	Claims	Total PO	Open PO's
		Total	Jun	Amount	2026 Total
Landmark-2931					
120	Beginning Fund Balance @ 1/1/26	-	-	-	-
Expenses					
121	Levee Landmark Agrmnt Reimb up to \$5,500,000	-	-	-	-
122	City Wide Fueling Redevelop & Modernization	-	-	(108,000)	(108,000)
2026 Spending Plan		-	-	(108,000)	(108,000)
Total Landmark-2931		-	-		(108,000)

Tapawingo - Claims

		Claims	Claims	Total PO	Open PO's
		Total	Jun	Amount	2026 Total
Tapawingo-2932					
125	Beginning Fund Balance @ 1/1/26	-	-	-	-
Expenses					
126	Firetruck	-	-	(400,000)	(400,000)
2026 Spending Plan		-	-	(400,000)	(400,000)
Total Tapawingo-2932		-	-		(400,000)

Landmark TIF - Cash Forecast

Landmark-2931		
120	Beginning Fund Balance @ 1/1/26	-
Expenses		
121	Levee Landmark Agrmnt Reimb up to \$5,500,000	-
122	City Wide Fueling Redvelop & Modernization	(108,000)
		\$ (108,000) Unencumbered (Available) Cash
		130,700 TIF Increment-Jun (\$131k est)
		\$ 22,700 Unencumbered (Available) Cash
		(108,968) Unencumberd Spending Plan
		87,236 TIF Increment-Dec (\$87k est)
Landmark		\$ 968 Forecasted Cash Balance - EOY

Tapawingo - Cash Forecast

Tapawingo-2932		
125	Beginning Fund Balance @ 1/1/26	-
Expenses		
126	Firetruck	(400,000)
		\$ (400,000) Unencumbered (Available) Cash
		241,300 TIF Increment-Jun (\$241k est)
		\$ (158,700) Unencumbered (Available) Cash
		- Unencumberd Spending Plan
		160,807 TIF Increment-Dec (\$161k est)
US 231-Purdue		\$ 2,107 Forecasted Cash Balance - EOY

**West Lafayette, IN
Redevelopment Commission**

2026 Spending Plan Tracking

June 17, 2026

Public Safety Center

Public Safety Center-3900		Cash Balance	Encumbered	Previous Year	Unencumbered	% Used
130	Project Funding (Bond & City)	64,500,200				100%
2026 Spending Plan		Spend Plan				
131	Public Safety Center	73,000,000	(66,403,526)	(6,596,474)	-	
	PO 25000686 - Kettelhut - 2025			(6,596,474)		
	PO 25000686 - Kettelhut - 2026 (\$776K Reduction)		(54,910,014)			
	PO 26000603 - Honeyweel (US Digital Designs)		(287,474)			
	PO 26000xxx - Avigilon (Motorola)		(390,438)			
	Owners Contingency		(10,717,986)			
	Add'l Own Contingency (net \$776k GMP reduction)		(97,614)			
		73,000,000	-	-	-	100%

		Public Safety Center			
		Claims	Claims	Total PO	Open PO's
Public Safety Center-3900		Total	Jun	Amount	2026 Total
130					
Expenses					
131	Public Safety Center	12,958,432	2,389,916	(66,403,526)	(53,445,094)
	PO 25000686 - Kettelhut - 2025				
	PO 25000686 - Kettelhut - 2026 (\$776K Reduction)	12,958,432	2,389,916	(54,910,014)	(41,951,582)
	PO 26000603 - Honeyweel (US Digital Designs)	-		(287,474)	(287,474)
	PO 26000xxx - Avigilon (Motorola)	-		(390,438)	(390,438)
	0	-		-	-
	Owners Contingency	-		(10,717,986)	(10,717,986)
	Add'l Own Contingency (net \$776k GMP reduction)	-		(97,614)	(97,614)
Total Public Safety Center-3900		12,958,432	2,389,916		(53,445,094)

West Lafayette Redevelopment Commission 2026 Spending Plan

Sagamore Parkway Economic Development Area

Sagamore TIF District

TIF District Expiration 2039

Reserve Funds			Annotations	Notes
			None	
Total Reserve Funds			\$ 0.00	

Revenues			Annotations	Notes
2025 Forecasted Cash Balance - (November 19 2025 Financial Schedule)	\$	139,473.00		
2026 Estimated TIF Increment (Jan & Jun)	\$	1,074,183.00		
2026 Total TIF Funds	\$	1,213,656.00		

Debt Payments			Annotations	Notes
EDA Payment - January 2026	\$	10,300.00	Last Payment Dec 31, 2039	
EDA Payment - July 2026	\$	10,000.00	Last Payment Dec 31, 2039	
Total Debt Payments	\$	20,300.00		

Reimbursements			Annotations	Notes
			None	
Total Reimbursements			\$ 0.00	

Project Requests		Department		Annotations	Notes
Communications Equipment		Communications	\$ 4,000.00	Camera, Pressbox, Generator Equipment	
Development Incentives		Development	\$ 150,000.00	Ongoing Training & Workforce Development Commitments	
Knox Box eKey Cores		Fire	\$ 40,000.00		
Police Vehicles and Vehicle Equipment		Police	\$ 800,000.00	10 Ford Hybrid Vehicles and Equipment for Vehicles	
IT Vehicle		IT	\$ 45,000.00	1 Ford Hybrid Vehicle	
RDC Project Fund		RDC	\$ 25,000.00	Project Fund Set Aside for Capital & Contract Overages	
Total Project Requests			\$ 1,064,000.00		
Total Requests (Debt + Reimbursements + Projects)			\$ 1,084,300.00		

2026 TIF Increment Less Total Requests	\$	(10,117.00)		
2026 Year-End Balance	\$	129,356.00		
2026 Reserve Funds Balance	\$	0.00		

End of 2025

EDA Original Principle: \$300,000

Principle and Interest

EDA Remaining Balance: \$277,871

West Lafayette Redevelopment Commission 2026 Spending Plan

Kalberer/Cumberland/Blackbird Economic Development Area

KCB TIF District

TIF District Expiration 2039

Reserve Funds			Annotations	Notes
Wellness Center Depreciation Fund - 2022	\$	50,000.00		
Wellness Center Depreciation Fund - 2023	\$	50,000.00		
Wellness Center Depreciation Fund - 2024	\$	50,000.00		
Wellness Center Depreciation Fund - 2025	\$	50,000.00		
Wellness Center Depreciation Fund - Reduction	\$	(25,587.66)		
Total Reserve Funds		\$ 174,412.34		

Revenues			Annotations	Notes
2025 Forecasted Cash Balance - (November 19 2025 Financial Schedule)	\$	174,177.00		
2026 Estimated TIF Increment (Jan & Jun)	\$	6,332,799.00		
2026 Total TIF Funds		\$ 6,506,976.00		

Debt Payments			Annotations	Notes
EDA Payment - January 2026	\$	10,300.00	Last Payment Dec 31, 2039	
EDA Payment - July 2026	\$	10,000.00	Last Payment Dec 31, 2039	
Wellness Center - January 2026	\$	1,208,500.00	Last Payment Dec 31, 2039	
Wellness Center - July 2026	\$	1,206,500.00	Last Payment Dec 31, 2039	
Wellness Center Depreciation Fund - 2026	\$	50,000.00		
Total Debt Payments		\$ 2,485,300.00		

Reimbursements			Annotations	Notes
Sachem Blvd Reimbursement - up to \$1,087,131	\$	148,387.00	50/50% Tax Reimbursement - Remaining Balance 11/19/2025 - \$974,259.37	
Total Reimbursements		\$ 148,387.00		

Project Requests		Department		Annotations	Notes
Development Incentatives	Development	\$	150,000.00	New Snow Plow Fire Aerial Truck Purchase Construction Cost Firefighter Equipment for New Recruits Grant Match for the Safe Streets for All Implementation Program Project Fund set aside for Capital & Contract Overages	
Snow Plow Vehicle Operation	Streets	\$	250,000.00		
Fire Truck	Fire	\$	1,790,000.00		
WLFD Station 3 Expansion	Fire	\$	1,250,000.00		
WLFD New Firefighter Equipment	Fire	\$	175,000.00		
Trail System Signage - Installation Phase 1	Parks	\$	100,000.00		
SS4A Implementation Grant Match	Engineering	\$	53,226.00		
RDC Project Fund	RDC	\$	25,000.00		
Total Project Requests		\$	3,793,226.00		
Total Requests (Debt + Reimbursements + Projects)		\$	6,426,913.00		

2026 TIF Increment Less Total Requests	\$	(94,114.00)		
2026 Year-End Balance	\$	80,063.00		
2026 Reserve Funds Balance	\$	174,412.34		

End of 2025	Principle and Interest
EDA Original Principle: \$300,000	EDA Remaining Balance: \$277,871
Wellness Center Original Principle: \$31,885,000	Wellness Center Remaining Balance: \$35,034,500

West Lafayette Redevelopment Commission 2026 Spending Plan

Levee/Village Redevelopment Area

L/V TIF District

TIF District Expiration 2039

Reserve Funds	Annotations	Notes
None		
Total Reserve Funds \$0.00		

Revenues	Annotations	Notes
2025 Forecasted Cash Balance - (November 19 2025 Financial Schedule) \$2,778,647.00		
2026 Estimated TIF Increment (Jan & Jun) \$16,683,815.00		
2026 Total TIF Funds \$19,462,462.00		

Debt Payments	Annotations	Notes
EDA Payment - January 2026 \$10,300.00	Last Payment Dec 31, 2039	
EDA Payment - July 2026 \$10,200.00	Last Payment Dec 31, 2039	
Williams Street - January 2026 \$340,000.00	Last Payment Dec 31, 2038	
Williams Street - July 2026 \$341,000.00	Last Payment Dec 31, 2038	
State Steet - January 2026 \$1,204,250.00	Last Payment Dec 31, 2039	
State Steet - July 2026 \$1,209,250.00	Last Payment Dec 31, 2039	
City Hall - January 2026 \$436,500.00	Last Payment Dec 31, 2039	
City Hall - July 2026 \$434,500.00	Last Payment Dec 31, 2039	
Public Safety Center - January 2026 \$3,002,500.00	Last Payment Aug 1, 2036	
Public Safety Center - July 2026 \$2,998,500.00	Last Payment Aug 1, 2036	
Parking Garage Spaces - 2026 \$83,100.00	Last Payment 2029	
Total Debt Payments \$10,070,100.00		

Reimbursements	Annotations	Notes
Wabash Landing P2 Reimbursement \$116,900.00	Through 2027 Original Balance: \$1,169,000 - Remaining \$350,700	
Total Reimbursements \$116,900.00		

Project Requests	Department	Annotations	Notes
Development Incentives	Development	\$350,000.00	Ongoing Training & Workforce Development Commitments, Greater Lafayette Commerce Contract, Wabash Parking Garage Oversight Contract
Downtown Floodplain Area Planning and Acquisition	Development	\$256,125.00	Masterplan and Acquisition of Floodplain Area
Public Art - Artist in Residency Program	Development	\$125,000.00	Artist in Residency 5th year
Public Art - River Road Art Project	Development	\$60,000.00	River Road Art Project
Solar Power Construction - Public Safety Center	Development	\$200,000.00	Public Safety Center Solar Project - Funding Rollover from 2025
425N East/West Connector Road	Engineering	\$3,000,000.00	Construction for portion connecting new neighborhoods to city
John T. Myers Ped Bridge Redevelopment	Engineering	\$1,559,000.00	Roll over funding + final for the 2025-2026 John T. Myers Pedestrian Bridge Redevelopment - Partnership with City of Lafayette
City Wide Fueling Redevelopment and Modernization	Streets	\$200,000.00	City Wide Re-Fueling Station and Modernization
Cason Family Park	Parks	\$550,000.00	Cason Family Park GMP Commitments
Axon PD Equipment Upgrades	Police	\$557,361.00	Police Technology and Equipment Upgrades
Fire Truck	Fire	\$193,875.00	Fire Aerial Truck Purchase
WLFD Station 3 Expansion	Fire	\$1,400,000.00	Architectural and Engineering Services and Construction Cost
Construction Oversight	RDC	\$600,000.00	Owners Representation and Construction Inspection for 2026
Legal Fees/Notices	RDC	\$70,000.00	RDC outside Legal Firm Fees
Accounting Fees	RDC	\$70,000.00	RDC outside Accounting Firm Fees
RDC Project Fund	RDC	\$25,000.00	Project Fund set aside for Capital & Contract Overages
Total Project Requests		\$9,216,361.00	
Total Requests (Debt + Reimbursements + Projects)		\$19,403,361.00	

2026 TIF Increment Less Total Requests	\$	(2,719,546.00)		
2026 Year-End Balance	\$	59,101.00		
2026 Reserve Funds Balance	\$	0.00		

End of 2025	Principle and Interest
EDA Original Principle: \$300,000	EDA Remaining Balance: \$277,871
Williams Street Original Principle: \$8,360,000	Williams Street Remaining Balance: \$9,114,003
State Street Original Principle: \$72,585,000	State Street Remaining Balance: \$65,185,556
City Hall Original Principle: \$11,790,000	City Hall Remaining Balance: \$11,731,500
Public Safety Center Original Principle: \$54,675,000	Public Safety Center Remaining Balance: \$66,241,125
Parking Garage Spaces Original Balance: \$831,000	Parking Garage Spaces Remaining Balance: \$249,300

West Lafayette Redevelopment Commission 2026 Spending Plan			
West Lafayette 231 North Economic Development Area			
US 231 N TIF District		TIF District - No Expiration	

Reserve Funds		Annotations	Notes
	None		
Total Reserve Funds	\$ 0.00		

Revenues		Annotations	Notes
2025 Forecasted Cash Balance - (November 19 2025 Financial Schedule)	\$ 133,107.00		
2026 Estimated TIF Increment (Jan & Jun)	\$ 723,454.00		
2026 Total TIF Funds	\$ 856,561.00		

Debt Payments		Annotations	Notes
	None		
Total Debt Payments	\$ 0.00		

Reimbursements		Annotations	Notes
Total Reimbursements	\$ -		

Project Requests	Department		Annotations	Notes
Development Incentives	Development	\$ 100,000.00		
McCormick Road Design	Engineering	\$ 280,000.00	Final Funding for McCormick Road Design - Right of Way Acquisition	
Heavy Equipment Parks Vehicle Operation	Parks	\$ 75,000.00	ToolCat Equipment Vehicle	
RDC Administration	RDC	\$ 200,000.00	Partial Salaries for Facilities Manager & Three Project Managers	
RDC Project Fund	RDC	\$ 25,000.00	Project Fund set aside for Capital & Contract Overages	
Total Project Requests		\$ 680,000.00		
Total Requests (Debt + Reimbursements + Projects)		\$ 680,000.00		

2026 TIF Increment Less Total Requests	\$ 43,454.00		
2026 Year-End Balance	\$ 176,561.00		
2026 Reserve Funds Balance	\$ 0.00		

West Lafayette Redevelopment Commission 2026 Spending Plan		
West Lafayette 231 Purdue Economic Development Area		
US 231 P TIF District		TIF District Expiration 2039

Reserve Funds		Annotations	Notes
	None		
Total Reserve Funds	\$ 0.00		

Revenues		Annotations	Notes
2025 Forecasted Cash Balance - EOY (November 19 2025 Financial Schedule)	\$ 1,985,160.00		
2026 Estimated TIF Increment (Jan & Jun)	\$ 4,354,753.00		
2025 Total TIF Funds	\$ 6,339,913.00		

Debt Payments		Annotations	Notes
State Steet - January 2026	\$ 990,000.00	Last Payment Dec 31, 2039	
State Steet - July 2026	\$ 991,000.00	Last Payment Dec 31, 2039	
Total Debt Payments	\$ 1,981,000.00		

Reimbursements		Annotations	Notes
	None		
Total Reimbursements	\$ 0.00		

Project Requests	Department		Annotations	Notes
State Street Debts		\$ 4,300,000.00		
		Total Project Requests \$ 4,300,000.00		
		Total Requests (Debt + Reimbursements + Projects) \$ 6,281,000.00		

2026 TIF Increment Less Total Requests	\$ (1,926,247.00)		
2026 Year-End Balance	\$ 58,913.00		
2026 Reserve Funds Balance	\$ 0.00		

End of 2025		
Purdue State Street Original Bond: \$62,578,495	Purdue State Street Remaining Balance: \$29,140,053	
Interest and Commitment Fee End of December 2025: \$9,562,447	Interest and Commitment Fee Remaing: \$3,187,447	*changes quarterly one-year treasury plus 2.5%
State Street PRF Loan: \$23,847,985.17	State Street PRF Loan Remaining Balance: \$23,847,985.17	
Purdue University Pre-Development Costs: \$5,500,000	Purdue University Pre-Development Costs Remaining Balance: \$5,500,000	
State Street Discovery Park Infrastructure: \$34,977,611	State Street Discovery Park Infrastructure Remaining Balance \$34,977,611	*Infrastructure support could go up to \$105,000,000

Pursuant to the Development Agreement for the State Street Project, at the end of 2039 the Purdue State Street Original Bond will be paid in full, and any remaining unpaid obligations of the TIF district shall be forgiven by Purdue University and/or the Purdue Research Foundation.

West Lafayette Redevelopment Commission 2026 Spending Plan				
Landmark Allocation Area				
Landmark AA within L/V TIF District			TIF District Expiration 2050	
Reserve Funds			Annotations	Notes
		None		
Total Reserve Funds	\$	0.00		
Revenues			Annotations	Notes
2025 Forecasted Cash Balance	\$	0.00		
2026 Estimated TIF Increment (Jan & Jun)	\$	217,936.00		
2026 Total TIF Funds	\$	217,936.00		
Debt Payments			Annotations	Notes
		None		
Total Debt Payments	\$	0.00		
Reimbursements			Annotations	Notes
Levee Landmark Agreement Reimbursement up to \$5,500,000	\$	108,968.00	50/50% Tax Reimbursement - Remaining Balance 11/19/2025 - \$5,500,000	
Total Reimbursements	\$	108,968.00		
Project Requests			Annotations	Notes
City Wide Fueling Redevelopment and Modernization	Streets	\$ 108,000.00	City Wide Re-Fueling Station and Modernization	
Total Project Requests		\$ 108,000.00		
Total Requests (Debt + Reimbursements + Projects)		\$ 216,968.00		
2026 TIF Increment Less Total Requests				
		\$ 968.00		
2026 Year-End Balance		\$ 968.00		
2026 Reserve Funds Balance		\$ 0.00		

West Lafayette Redevelopment Commission 2026 Spending Plan

Tapawingo Allocation Area

Tapawingo AA within L/V TIF District

Allocation Area - No Expiration

Reserve Funds				Annotations	Notes
				None	
Total Reserve Funds				\$ 0.00	

Revenues				Annotations	Notes
2025 Forecasted Cash Balance				\$ 0.00	
2026 Estimated TIF Increment (Jan & Jun)				\$ 402,107.00	
2026 Total TIF Funds				\$ 402,107.00	

Debt Payments				Annotations	Notes
				None	
Total Debt Payments				\$ 0.00	

Reimbursements				Annotations	Notes
				\$ 0.00	
Total Reimbursements				\$ 0.00	

Project Requests				Annotations	Notes
Fire Truck		Fire	\$ 400,000.00	Fire Aerial Truck Purchase	
Total Project Requests			\$ 400,000.00		
Total Requests (Debt + Reimbursements + Projects)			\$ 400,000.00		

2026 TIF Increment Less Total Requests				\$ 2,107.00	
2026 Year-End Balance				\$ 2,107.00	
2026 Reserve Funds Balance				\$ 0.00	

West Lafayette Redevelopment Commission 2026 Spending Plan			
Oakwood Village Allocation Area			
Oakwood AA within L/V TIF District		Allocation Area - No Expiration	

Reserve Funds		Annotations	Notes
	None		
Total Reserve Funds	\$ 0.00		

Revenues		Annotations	Notes
2025 Forecasted Cash Balance	\$ 0.00		
2026 Estimated TIF Increment (Jan & Jun)	\$ 0.00		
2026 Total TIF Funds	\$ 0.00		

Debt Payments		Annotations	Notes
	None		
Total Debt Payments	\$ 0.00		

Reimbursements		Annotations	Notes
	\$ 0.00		
Total Reimbursements	\$ 0.00		

Project Requests		Annotations	Notes
	None		
Total Project Requests	\$ 0.00		
Total Requests (Debt + Reimbursements + Projects)	\$ 0.00		

2026 TIF Increment Less Total Requests	\$ 0.00		
2026 Year-End Balance	\$ 0.00		
2026 Reserve Funds Balance	\$ 0.00		

West Lafayette Redevelopment Commission 2026 Spending Plan		
Trinitas Allocation Area No. 1 Allocation Area		
Trinitas No. 1 AA within L/V TIF District		Allocation Area - No Expiration

Reserve Funds		Annotations	Notes
	None		
Total Reserve Funds	\$ 0.00		

Revenues		Annotations	Notes
2025 Forecasted Cash Balance	\$ 0.00		
2026 Estimated TIF Increment (Jan & Jun)	\$ 0.00		
2026 Total TIF Funds	\$ 0.00		

Debt Payments		Annotations	Notes
	None		
Total Debt Payments	\$ 0.00		

Reimbursements		Annotations	Notes
	\$ 0.00		
Total Reimbursements	\$ 0.00		

Project Requests		Annotations	Notes
	None		
Total Project Requests	\$ 0.00		
Total Requests (Debt + Reimbursements + Projects)	\$ 0.00		

2026 TIF Increment Less Total Requests	\$ 0.00		
2026 Year-End Balance	\$ 0.00		
2026 Reserve Funds Balance	\$ 0.00		

West Lafayette Redevelopment Commission 2026 Spending Plan

Trinitas Allocation Area No. 2 Allocation Area

Trinitas No. 2 AA within L/V TIF District

Allocation Area - No Expiration

Reserve Funds			Annotations	Notes
			None	
Total Reserve Funds			\$ 0.00	

Revenues			Annotations	Notes
2025 Forecasted Cash Balance			\$ 0.00	
2026 Estimated TIF Increment (Jan & Jun)			\$ 0.00	
2026 Total TIF Funds			\$ 0.00	

Debt Payments			Annotations	Notes
			None	
Total Debt Payments			\$ 0.00	

Reimbursements			Annotations	Notes
			\$ 0.00	
Total Reimbursements			\$ 0.00	

Project Requests			Annotations	Notes
			None	
Total Project Requests			\$ 0.00	
Total Requests (Debt + Reimbursements + Projects)			\$ 0.00	

2026 TIF Increment Less Total Requests			\$ 0.00	
2026 Year-End Balance			\$ 0.00	
2026 Reserve Funds Balance			\$ 0.00	

West Lafayette Redevelopment Commission 2026 Spending Plan - Addendum

Sagamore Parkway Economic Development Area

Sagamore TIF District

Project Request	Original Total - Sag TIF	Change to Project Total	New Total - Sag TIF	Line Change
Public Safety Center	\$1,064,000.00	\$300,000.00	\$1,364,000.00	Addition
Additional Appropriation		\$300,000.00		

Kalberer/Cumberland/Blackbird Economic Development Area

KCB TIF District

Project Request	Original Total - KCB TIF	Change to Project Total	New Total - KCB TIF	Line Change
Early Childhood Education Center	\$3,991,613.00	\$250,000.00	\$4,241,613.00	Addition
Additional Appropriation		\$250,000.00		

RDC Resolutions Included:

RC 2026-02 (Passed RDC 02/18/26)

WEST LAFAYETTE REDEVELOPMENT COMMISSION
PURCHASING POLICIES
(as amended July, 2019)

Section 1. **General Provisions.**

- 1.01 **Authority.** These policies are adopted under the authority of IND. CODE § 5-22-3-3 and West Lafayette City Code Article VI.
- 1.02 **Compliance with Law.** All purchasing shall comply with the requirements of Indiana law, including IND. CODE article 5-22.
- 1.03 **Citation.** This document may be cited as the West Lafayette Purchasing Policies.
- 1.04 **Forms.** The Commission shall promulgate such forms as are necessary to effectuate this policy and requirements of Indiana law.
- 1.05 **Purchasing Agency.** The West Lafayette Redevelopment Commission is hereby established as the purchasing agency for the Commission, with all of the powers and duties authorized under IND. CODE article 5-22.
- 1.06 **Requirement of Good Faith.** All persons involved in the negotiation, performance, or administration of contracts for purchases of supplies or services under this policy shall act in good faith.
- 1.07 **Non-collusion Affidavit.** Any person making an offer under this section must file a non-collusion affidavit with the Commission's purchasing agent that complies with IND. CODE § 5-22-16-6.

Section 2. **Definitions.**

- 2.01 **City** means the City of West Lafayette.
- 2.02 **Commission** means the West Lafayette Redevelopment Commission.
- 2.03 **Policy** means this document, as amended from time to time.
- 2.04 **Professional Services** means those services that are:
 - a) within the scope of practice specified by IC 25-4 for architecture, IC 25-31 for professional engineering, or IC 25-21.5 for surveying; or
 - b) performed by any licensed architect, professional engineer, or professional surveyor in connection with the architect's, engineer's, or surveyor's professional employment or practice.

- 2.05 **Services** means the furnishing of labor, time, or effort by a person, not involving the delivery of specific supplies other than printed documents or other items that are merely incidental to the required performance.
- 2.06 **Statutes.** Certain terms used in this policy are defined in IND. CODE chapter 5-22-2 and those definitions are incorporated in this policy.
- 2.07 **Supplies** means equipment, good or materials, but not real property.

Section 3. **Purchasing Agents.**

- 3.01 **Appointment.** The Commission shall appoint purchasing agents in writing as is necessary and desirable from time to time.
- 3.02 **Revocation.** The authority of any purchasing agent may be revoked at any time by the Commission.
- 3.03 **Requirements.** Purchasing agents must follow the procedures and requirements set forth in IND. CODE article 5-22 and this policy.

Section 4. **Specifications.**

- 4.01 **Specification.** Specification means a description of the physical or functional characteristics of a supply or service or the nature of a supply or service. The term includes a description of any requirements for inspecting, testing, or preparing a supply or service for delivery.
- 4.02 **Duties of purchasing agents.** A purchasing agent shall prepare, issue, revise, maintain, and monitor the use of specifications.
- 4.03 **Specification Requirements.** A specification must: (a) promote overall economy for the purposes intended and (b) encourage competition in satisfying the Commission's needs.
- 4.04 **Use of Specifications.** Unless a request for specifications is made pursuant to IND. CODE § 5-22-5-5, the purchasing agent shall prepare and issue specifications for all purchases. The purchasing agent shall provide any such specifications to the Commission for inclusion in its index of specifications, provided however, that in the event such specifications cannot be readily duplicated at minimal expense, the purchasing agent shall advise the Commission in writing of that fact and shall further advise the Commission of all information necessary for completion of the Index of Specifications (date of specifications, type of supply or service, requesting agency/department, and solicitation type). In that event, the purchasing agent shall be responsible for maintaining the specifications in accordance with applicable record retention statutes and policies. If the purchasing agent retains the specifications pursuant to this provision, it shall be duly noted in the Commission's Index of Specifications.

- 4.05 **Request For Specifications.** If the purchasing agent makes a written determination that the development of specifications by the Commission is not feasible, and the president of the Commission approves of the use of this section, then the purchasing agent may issue a request for specifications that must include (1) the factors or criteria that will be used in evaluating the specifications; (2) a statement concerning the relative importance of evaluation factors; (3) a statement concerning whether discussions may be conducted with persons proposing specifications to clarify the specification requirements. As provided in the request for specifications, the purchasing agent may discuss proposed specifications with persons proposing specifications to clarify specification requirements, and persons proposing specifications must be accorded fair and equal treatment with respect to any opportunity for discussion and revisions of proposed specifications.
- 4.06 **Notice For Request For Specifications.** Pursuant to IND. CODE § 5-3-1-2, a request for specifications must be published 2 times, at least one week apart. The last publication must be at least 3 days before the date the requested specifications are due.
- 4.07 **Maintenance of Indexed File.** The Commission shall maintain an indexed file of specifications prepared by or under the authority of its purchasing agents.
- 4.08 **Purchase of Degradable and Disposable Plastic Products.** When purchasing disposable plastic products, including refuse bags, a purchasing agent shall purchase disposable plastic products that are degradable if all the following apply: (1) Degradable products are available at the time of the purchase. (2) It is economically feasible to purchase degradable products. (3) The purchase of degradable products is not inappropriate because of: (A) federal regulations or policy in matters involving the federal government; or (B) the special requirements of scientific uses. (4) The degradable product to be purchased is economically and functionally the equivalent of disposable plastic products that: (A) meet applicable specifications; and (B) are not degradable. (5) The degradable product to be purchased is, in the determination of the purchasing agent, a type of product for which the use of degradable materials is appropriate based upon: (A) the functional use of the product; and (B) whether the product will probably be recycled or disposed of in a final disposal facility.
- 4.09 **Purchase of Recycled Paper Products.** When purchasing paper products, purchasing agents shall purchase recycled paper products if all of the following apply: (1) Recycled paper products are available at the time of a purchase; (2) It is economically feasible to purchase recycled paper products; and (3) The purchase of recycled paper products is not inappropriate because of (a) federal regulations or policy in matters involving the federal government; or (b) the special requirements of scientific uses.

Section 5. **Bids.**

- 5.01 **Bidding Required.** All purchasing for supplies expected to cost \$150,000 or greater that is not otherwise excluded from purchasing by competitive bidding shall be purchased through competitive bids. No purchase shall be artificially divided to avoid this requirement.

- 5.02 **Compliance with Statute.** All competitive bidding shall follow the procedures set forth in IND. CODE chapter 5-22-7.
- 5.03 **Bid Opening.** Bid openings must be in public in the presence of one or more witnesses at the time and place designated in the invitation for bids. When feasible, such opening shall be at a meeting of the Commission or its designee.
- 5.04 **Maintenance of Bid Information.** The Commission shall maintain information regarding the name of each bidder and the amount of each bid.
- 5.05 **Awarding of contract.** A contract must be awarded with reasonable promptness by written notice to the lowest responsible and responsive bidder.
- 5.06 **Notice.** Pursuant to IND. CODE § 5-3-1-2, an invitation for competitive bids must be published 2 times, one week apart. The last publication must be at least 7 days before the date bids are to be opened.
- 5.07 **Invitation for bids.** An invitation for bids shall be issued by a purchasing agent, and must include the following:
- a) A purchase description.
 - b) All contractual terms and conditions that apply to the purchase.
 - c) A statement of the evaluation criteria that will be used, including any of the following:
 - i) Inspection.
 - ii) Testing.
 - iii) Quality.
 - iv) Workmanship.
 - v) Delivery.
 - vi) Suitability for a particular purpose.
 - d) The requirement imposed under IC 5-22-3-5.
 - e) The time and place for opening the bids.
 - f) A statement concerning whether the bid must be accompanied by a certified check or other evidence of financial responsibility that may be imposed in accordance with rules or policies of the City or the Commission.
 - g) A statement concerning the conditions under which a bid may be canceled or rejected in whole or in part as specified under IC 5-22-18-2.

- 5.08 **Prohibited Changes.** After bid opening, a purchasing agent may not permit changes in bid prices or other provisions of bids prejudicial to the interest of the City, the Commission or fair competition.
- 5.09 **Proposed Changes.** If a bidder inserts contract terms or bids on items not specified in the invitation for bids, the purchasing agent shall treat the additional material as a proposal for addition to the contract and may: (1) Declare the bidder nonresponsive; (2) Permit the bidder to withdraw the proposed additions to the contract in order to meet the requirements and criteria provided in the invitation for bids; (3) Accept any of the proposed additions to the contract, subject to Section 5.10 below.
- 5.10 **Acceptance of Proposed Changes.** The purchasing agent may not accept proposed additions to the contract that are prejudicial to the interest of the City, the Commission or fair competition. A decision of the purchasing agent to permit a change to the requirements of the invitation for bids must be supported by a written determination by the purchasing agency.

Section 6. **Small Purchases.**

- 6.01 **Purchasing Authority.** In accordance with IND. CODE Chapter 5-22-8, small purchases can be made by purchasing agents in accordance with the policies and procedures established in this section.
- 6.02 **Purchases under \$10,000.** A purchasing agent may purchase on the open market any items with a cost under \$10,000 if the purchasing agent complies with the following:
- a) There must be a specific line item in the Commission's spending plan for the proposed item to be purchased under a purchase order.
 - b) The amount of the proposed purchase order must be for an amount which is not greater than the amount available under the line item in the Commission's spending plan, but in any event, less than \$10,000.
 - c) Prepare the paperwork (quote, bid, estimate, etc.) in advance of the purchase, and submit it to the Commission President for review. The Commission President may approve the issuance of the purchase order if it complies with this Section.
- 6.03 **Purchases between \$10,000 and under \$50,000.** A purchasing agent may purchase any items expected to cost at least \$10,000, but less than \$50,000 as follows:
- a) Purchasing agent must request at least three (3) estimates from companies which sell the item(s).
 - b) Prepare a memo outlining the estimates and submit it to the Department of Development for Commission approval.

- 6.04 **Purchasing by Quotes.** A purchasing agent may purchase any item(s) expected to cost, at least \$50,000, but less than \$150,000 through the request for quotes procedures set forth in this section.
- a) **Requests for Quotes.** If the purchasing agent intends to proceed under the request for quotes procedure, the purchasing agent shall submit the proposed Request for Quotes to the Redevelopment Commission for approval. If the Redevelopment Commission approves the Request for Quotes, the purchasing agent shall then submit requests for quotes to vendors for the type of supplies to be purchased as determined by the purchasing agent. Requests shall be sent to vendor at least seven (7)-days before quotes are due. Pursuant and subject to IND. CODE § 5-22-3-4, requests for quotes may be submitted via mail, electronic mail, or fax.
 - b) **Submission of Quotes.** All quotes should be submitted to the Commission, c/o the Office of the City Clerk and will be opened at the time specified in the presence of witnesses as required by law. Where possible, requests for quotes shall call for submission and opening at a meeting as set by the Commission.
 - c) **Consideration of Quotes and Posted and Advertised Prices.** When a purchasing agent proceeds under the request for quotes procedure, the purchasing agent shall also be entitled to consider purchasing from a source with a posted or advertised price, including a price that is posted electronically, such as a faxback system or on an internet site, if the source is known to deal in the lines or classes of supplies to be purchased. If the purchasing agent intends to consider purchasing from such sources, the purchasing agent shall document the sources and prices considered and maintain such documentation together with and in the same manner as any quotes received. For purposes of making a contract award, the purchasing agent shall be entitled to consider posted or advertised prices documented in accordance with this section as being responses to the Request for Quotes.
 - d) **Discussions with Offerors Responding to a Request for Quotes.** The purchasing agent may conduct discussions with, and best and final offers may be obtained from, responsible offerors who have submitted quotes determined to be reasonably susceptible of being selected for a contract award.
- 6.05 **No Quotes Received.** If no satisfactory quote is received from a responsible and responsive offeror or if the supplies are not otherwise available, supplies may be purchased under IND. CODE § 5-22-10-10.
- 6.06 **Submission of Vendor Names.** All purchasing agents shall submit the names of vendors currently used and others that are regularly requested to submit quotes for various supplies. Purchasing agents may submit names of additional vendors from time to time. These vendors shall be arranged on a vendor register based upon the types of supplies they provide.

- 6.07 **Advertising for Vendors.** Once each calendar year, the Commission will advertise for interested vendors to submit their names and qualifications for submitting quotes for supplies in specified categories.

Section 7. **Special Purchases and Purchases on the Open Market.**

- 7.01 **Special Purchases.** A purchasing agent may use special purchasing procedures as provided by IND. CODE chapter 5-22-10.
- 7.02 **No Bids or Quotes Received.** A purchasing agent may purchase on the open market when no responsive quotes or bids have been received from a responsible vendor.
- 7.03 **Sole Source.** A purchasing agent may purchase on the open market when there is only one source for the supplies needed, and the purchasing agent determines in writing that there is only one source for supply.
- 7.04 **Emergencies.** A purchasing agent may purchase on the open market when there exists, under emergency conditions, a threat to public health, welfare, or safety.
- 7.05 **Unique Opportunity for Substantial Savings.** If approved in advance by the Commission, or in the case of an emergency, by the president of the Commission, a purchasing agent may make a special purchase when there exists a unique opportunity to obtain supplies or services at a substantial savings to the Commission.
- 7.06 **Open Market Purchase Procedure.** A purchasing agent shall contact such vendors as are known to deal in the supplies and obtain prices and specifications of available supplies. The purchasing agent shall select supplies that are cost effective and meet the requirements of the Commission.
- 7.07 **Auctions.** A purchasing agent may make a special purchase at an auction.
- 7.08 **Compatibility of equipment, accessories, or replacement parts.** A purchasing agent may make a special purchase when: (1) the compatibility of equipment, accessories, or replacement parts is a substantial consideration in the purchase; and (2) only one (1) source meets the using agency's reasonable requirements.
- 7.09 **Governmental discount available.** A purchasing agent may make a special purchase when the market structure is based on price but the governmental body is able to receive a dollar or percentage discount of the established price.
- 7.10 **General Services Administration price.** A purchasing agent may make a purchase from a person when the purchasing agent determines in writing that: (1) supplies can be purchased from the person or the person's authorized representative at prices equal to or less than the prices stipulated in current federal supply service schedules established by the federal General Services Administration; and (2) it is advantageous to the governmental

body's interest in efficiency and economy.

- 7.11 **Purchase from person who has contract with federal agency.** A purchasing agent may purchase supplies if the purchase is made from a person who has a contract with a federal agency and the person's contract with the federal agency requires the person to make the supplies available to the state or political subdivisions. A purchasing agent for a political subdivision may purchase supplies if the purchase is made from a person who has a contract with a state agency and the person's contract with the state requires the person to make the supplies or services available to political subdivisions, as provided in IC 4-13-1.6 or IC 5-22-17-9.
- 7.12 **Data processing contract or license agreements.** A purchasing agent may make a special purchase of data processing contracts or license agreements for: (1) software programs; or (2) supplies or services, when only one (1) source meets the using agency's reasonable requirements.
- 7.13 **Evaluation of supplies or system containing supplies.** A purchasing agent may make a special purchase for the evaluation of supplies or a system containing supplies for any of the following reasons:
- a) To obtain: (1) functional information; or (2) comparative data.
 - b) For a purpose that in the judgment of the purchasing agent may advance the long term competitive position of the governmental body.
- 7.14 **Acquisition of supplies through transfer from federal government.** A purchasing agent may acquire supplies if the purchasing agent determines that the governmental body can obtain the transfer of the supplies from the federal government under IC 4-13-1.7 at a cost less than would be obtained from purchase of the supplies by soliciting for bids or proposals.
- A governmental body may not make a purchase under this section if title to the property will be transferred to the governmental body before a sufficient appropriation to pay the costs of the purchase is appropriated. However, if the supplies will be transferred to the governmental body upon conditional sale or under a lease, a lease with option to purchase, or a contract for the use of the supplies, the governmental body may make the purchase under this section if there are sufficient funds appropriated to pay the consideration required for one (1) year of the agreement.
- A purchasing agent who purchases or leases surplus federal materials shall, at the time of the purchase or lease, or immediately thereafter, give public notice in accordance with IC 5-3-1.
- 7.15 **Acquisition of supplies through acceptance of gift.** A purchasing agent may acquire supplies by accepting a gift for the purchasing agent's governmental body.

- 7.16 **Special purchase of copyrighted material.** A purchasing agent for a state purchasing agency may make a special purchase of copyrighted materials to be used, provided, or distributed by a state agency.
- 7.17 **Purchase from public utility following independent appraisal.** A purchasing agent may make a special purchase from a public utility if the purchase or lease price is a negotiated price that considers the results of an independent appraisal that the purchasing agency obtains and an independent appraisal that the public utility obtains.
- 7.18 **Purchasing method impairs functioning of agency.** A purchasing agent may make a special purchase when purchase of the required supplies or services under another purchasing method under this article would seriously impair the functioning of the using agency.
- 7.19 **Contract Files For Special Purchases.** A purchasing agent shall maintain the contract records for a special purchase in a separate file. A purchasing agent shall include in the contract file a written determination of the basis for the special purchase and the selection of a particular contractor. The Commission shall maintain a record listing all contracts made under this Section for at least 5 years. The Record shall contain each contractor's name, the amount and type of each contract and a description of the supplies purchased.

Section 8. **Requests for Proposals.**

- 8.01 **Use of Requests for Proposals.** When a purchasing agent makes a written determination that the use of competitive sealed bidding is either not practicable or not advantageous to the City, the purchasing agent may award a contract using the procedure provided by IND. CODE chapter 5-22-9.
- a) **Contents—Requests for Proposals.** The purchasing agent shall solicit proposals through a request for proposals, which must include the following:
- i) The factors or criteria that will be used in evaluating the proposals.
 - ii) A statement concerning the relative importance of price and the other evaluation factors.
 - iii) A statement concerning whether the proposal must be accompanied by a certified check or other evidence of financial responsibility, which may be imposed in accordance with rules of the governmental body.
 - iv) A statement concerning whether discussions may be conducted with responsible offerors, who submit proposals determined to be reasonably susceptible of being selected for award.
- b) **Notice.** Pursuant to IND. CODE § 5-3-1-2, a request for proposals must be published 2 times, one week apart. The last publication must be at least 7 days before the date

proposals are to be opened.

c) **Opening of Proposals.** Proposal openings must be in public in the presence of witnesses. Such opening shall be at a meeting of the Commission, unless otherwise approved in advance by the Commission. Proposals must be opened so as to avoid disclosure of contents to competing offerors during the process of negotiation.

d) **Discussions; Final Offers.** As provided in the request for proposals, discussions may be conducted with, and best and final offers obtained from, responsible offerors who submit proposals determined to be reasonably susceptible of being selected for award.

e) **Award.** Award shall be made to the responsible offeror whose proposal is determined in writing to be the most advantageous to the City or the Commission, taking into consideration price and the other evaluation factors set forth in the request for proposals. If provided in the request for proposals, award may be made to more than one offeror whose proposals are determined in writing to be advantageous to the City or the Commission, taking into consideration price and other evaluation factors set forth in the request for proposals.

8.02 **Fair and Equal Treatment.** Offerors must be accorded fair and equal treatment with respect to any opportunity for discussion and revisions of proposals. In conducting discussions with an offeror, information derived from proposals submitted by competing offerors may be used in discussion only if the identity of the offeror providing the information is not disclosed to others. The purchasing agency must provide equivalent information to all offerors with which the purchasing agency chooses to have discussions.

8.03 **Evaluation Factors.** The only factors or criteria that may be used in the evaluation of proposals are those specified in the request for proposals.

8.04 **Register of proposals.** The purchasing agent must prepare a register of proposals. The register of proposals shall be open to public inspection only after the contract is awarded. The register of proposals must contain the following:

- a) A copy of the request for proposals.
- b) A list of all persons to whom copies of the request for proposals were given.
- c) A list of all proposals received, which must include all of the following:
 - i) The names and addresses of all offerors.
 - ii) The dollar amount of each offer.
 - iii) The name of the successful offeror and the dollar amount of that offeror's offer.
- d) The basis on which the award was made.

- e) The entire contents of the contract file except for proprietary information included with an offer, such as trade secrets, manufacturing processes, and financial information that was not required to be made available for public inspection by the terms of the request for proposals.

Section 9. **Data Processing Purchases.**

[Repealed]

Section 10. **Absolute Preferences.**

- 10.01 **Availability.** A purchasing agent may not purchase supplies from another vendor which are available from the Indiana Department of Correction or a qualified Rehabilitation Center unless the purchasing agent determines that the supplies from the Indiana Department of Correction or a Rehabilitation Center are: (a) not available in a timely manner, (b) do not meet the specifications and needs of the City, or (c) cannot be purchased at a fair market price.
- 10.02 **Documentation.** The purchasing agent shall document in writing the unavailability of supplies from the Indiana Department of Correction, qualified Agency or Rehabilitation Center before purchasing such supplies from another vendor.
- 10.03 **Coal Mined in Indiana.** Whenever a purchasing agent purchases coal for use as fuel, the purchasing agent shall give an absolute preference to coal-mined in Indiana.
- 10.04 **Qualified Agencies.** The purchasing agent may purchase supplies and services without advertising or calling for bids from a qualified agency (as defined in IND. CODE § 5-22-13-1) unless the supplies from the qualified agency are: (a) not available in a timely manner, (b) do not meet the specifications and needs of the City, or (c) cannot be purchased at a fair market price.
- 10.05 **Steel products.**
 - a) As used in this section, "steel products" means products rolled, formed, shaped, drawn, extruded, forged, cast, fabricated, or otherwise similarly processed, or processed by a combination of two (2) or more such operations, by the open hearth, basic oxygen, electric furnace, Bessemer, or other steel making process.
 - b) As used in this section, "United States" includes all territory, continental or insular, subject to the jurisdiction of the United States.
 - c) Unless the head of the purchasing agency makes a written determination described in subsection (d), a solicitation must require that if any steel products are used in: (1) the manufacture of the supplies required under the contract; or (2) supplies used in the performance of the services under the contract by the contractor or a subcontractor of the contractor; then the steel products must be manufactured in the United States.
 - d) Subsection (c) does not apply if:

- i) the head of the purchasing agency determines in writing that:
 - A) the cost of the contract with the requirements of subsection (c) would be greater than one hundred fifteen percent (115%) of the cost of the contract without the requirements of subsection (c); and
 - B) failure to impose the requirements of subsection (c) would not in any way: (i) harm the business of a facility that manufactures steel products in Indiana; or (ii) result in the reduction of employment or wages and benefits of employees of a facility described in item (i); or
- ii) the purchase is:
 - A) less than ten thousand dollars (\$10,000); and
 - B) made under the small purchase policies (as described in IC 5-22-8-2(b)) established by the purchasing agency or under rules adopted by the governmental body.
- e) A purchasing agency shall inform offerors in the solicitation of the provisions of this section.

Section 11. Purchase of United States Goods.

11.01 Purchase of Supplies Manufactured in the United States. Pursuant to IND. CODE § 522-15-21, supplies manufactured in the United States shall be specified for all purchases and shall be purchased unless the purchasing agent determines that:

- a) the supplies are not manufactured in the United States in reasonably available quantities;
- b) the prices of the supplies manufactured in the United States exceeds by an unreasonable amount the price of available and comparable supplies manufactured outside the United States;
- c) the quality of the supplies manufactured in the United States is substantially less than the quality of comparably priced available supplies manufactured outside the United States; or
- d) the purchase of supplies manufactured in the United States is not in the public interest.

Section 12. Claim for Preference.

- 12.01 An Offeror who wants to claim a preference provided under IND. CODE chapter 5-22-15 for a given supply item must indicate in the offer what supply item in the offer is a preferred supply.
- 12.02 A purchasing agent may require an offeror who claims a preference for a given supply item to certify that the supply offered meets the qualifications set for preferred supplies under IND. CODE chapter 5-22-15.
- 12.03 Claims for preference shall be determined in accordance with the requirements of IND. CODE chapter 5-22-15. The purchasing agent shall document in writing the price preference percentage applied to a specified kind or item of supplies and adjusted offer price.

Section 13. **Purchase of Services.**

- 13.01 **Purchase of Services.** Services may be purchased by quotes, requests for proposal or on the open market.
- 13.02 **Purchases of Services under \$10,000.** A purchasing agent may seek to hire a contractor for services on the open market with a cost under \$10,000 if the purchasing agent complies with the following:
- a) There must be a specific line item in the Commission's spending plan for the proposed service.
 - b) The amount of the proposed service must be for an amount which is not greater than the amount available under the line item in the Commission's spending plan, but in any event, less than \$10,000.
 - c) Prepare the paperwork (quote, bid, estimate, etc.) in advance of the hiring of the service contractor, and submit it to the Commission President for review. The Commission President may approve the hiring of the service contractor if it complies with this Section.
- 13.03 **Purchases of Services of \$10,000 to \$50,000** A purchasing agent may purchase services expected to cost at least \$10,000 and up to, and including \$50,000 as follows:
- a) Purchasing agent must request at least three (3) estimates from companies which provide the service(s).
 - b) Prepare a memo outlining the estimates and submit it to the Department of Development for Commission approval.
- 13.04 **Purchases of Services of \$50,001 to \$149,999** A purchasing agent may purchase service(s) expected to cost greater than \$50,000, but less than \$150,000 through the request for quotes procedures set forth in this section.
- a) **Requests for Quotes.** If the purchasing agent intends to proceed under the request

for quotes procedure, the purchasing agent shall submit the proposed Request for Quotes to the Redevelopment Commission for approval. If the Redevelopment Commission approves the Request for Quotes, the purchasing agent shall then submit requests for quotes to vendors for the type of services to be utilized, as determined by the purchasing agent. Requests shall be sent to vendor at least seven (7)-days before quotes are due. Pursuant and subject to IND. CODE § 5-22-3-4, requests for quotes may be submitted via mail, electronic mail, or fax.

- b) **Submission of Quotes.** All quotes should be submitted to the Commission, c/o the Office of the City Clerk and will be opened at the time specified in the presence of witnesses as required by law. Where possible, requests for quotes shall call for submission and opening at a meeting as set by the Commission.
- c) **Consideration of Quotes and Posted and Advertised Prices.** When a purchasing agent proceeds under the request for quotes procedure, the purchasing agent shall also be entitled to consider purchasing services from a source with a posted or advertised price, including a price that is posted electronically. If the purchasing agent intends to consider purchasing from such sources, the purchasing agent shall document the sources and prices considered and maintain such documentation together with and in the same manner as any quotes received. For purposes of making a contract award, the purchasing agent shall be entitled to consider posted or advertised prices documented in accordance with this section as being responses to the Request for Quotes.
- d) **Discussions with Offerors Responding to a Request for Quotes.** The purchasing agent may conduct discussions with, and best and final offers may be obtained from, responsible offerors who have submitted quotes determined to be reasonably susceptible of being selected for a contract award.

13.05 **Purchase of Services of \$150,000 and Over.** Services to be purchased where the cost is expected to be \$150,000 or greater shall be requested under the procedures set forth in this section.

- a) **Bidding Required.** All purchasing for services expected to cost \$150,000 or greater that is not otherwise excluded from purchasing by competitive bidding shall be purchased through competitive bids. No performance for services shall be artificially divided to avoid this requirement.
- b) **Compliance with Statute.** All competitive bidding shall follow the procedures set forth in IND. CODE chapter 5-22-7.
- c) **Bid Opening.** Bid openings must be in public in the presence of one or more witnesses at the time and place designated in the invitation for bids. When feasible, such opening shall be at a meeting of the Commission or its designee.
- d) **Maintenance of Bid Information.** The Commission shall maintain information regarding the name of each bidder and the amount of each bid.

- e) **Awarding of contract.** A contract must be awarded with reasonable promptness by written notice to the lowest responsible and responsive bidder.
- f) **Notice.** Pursuant to IND. CODE § 5-3-1-2, an invitation for competitive bids must be published 2 times, one week apart. The last publication must be at least 7 days before the date bids are to be opened.
- g) **Invitation for bids.** An invitation for bids shall be issued by a purchasing agent, and must include the following:
 - i) A description of the services to be provided.
 - ii) All contractual terms and conditions that apply to the service.
 - iii) A statement of the evaluation criteria that will be used, including any of the following:
 - A) Quality of previous work.
 - B) Professionalism.
 - C) Delivery of services.
 - D) Suitability for a particular purpose.
 - iv) The time and place for opening the bids.
 - v) A statement concerning whether the bid must be accompanied by a certified check or other evidence of financial responsibility that may be imposed in accordance with rules or policies of the City or the Commission.
 - vi) A statement concerning the conditions under which a bid may be canceled or rejected in whole or in part as specified under IC 5-22-18-2.
- h) **Prohibited Changes.** After bid opening, a purchasing agent may not permit changes in bid prices or other provisions of bids prejudicial to the interest of the City, the Commission or fair competition.
- i) **Proposed Changes.** If a bidder inserts contract terms or bids on items not specified in the invitation for bids, the purchasing agent shall treat the additional material as a proposal for addition to the contract and may: (1) declare the bidder nonresponsive; (2) permit the bidder to withdraw the proposed additions to the contract in order to meet the requirements and criteria provided in the invitation for bids; or (3) accept any of the proposed additions to the contract, subject to Subsection j) below.
- j) **Acceptance of Proposed Changes.** The purchasing agent may not accept proposed additions to the contract that are prejudicial to the interest of the City, the Commission or fair competition. A decision of the purchasing agent to permit a change to the requirements of the invitation for bids must be supported by a written determination by the purchasing agency.

13.06 **Purchase of Professional Services.** When professional services are required for a project, the Commission may:

- a) publish notice in accordance with IC 5-3-1;
- b) provide for notice (other than notice in accordance with IC 5-3-1) as it determines is reasonably calculated to inform those performing professional services of a proposed project;
- c) provide for notice in accordance with both subdivisions (1) and (2); or
- e) determine not to provide any notice.
- f) If the public agency provides for notice under subsection a), b), or c), each notice must include:
 - i) the location of the project;
 - ii) a general description of the project;
 - iii) the general criteria to be used in selecting professional services firms for the project;
 - iv) the place where any additional project description or specifications are on file;
 - v) the hours of business of the public agency; and
 - vi) the last date for accepting statements of qualifications from interested parties.

Section 14. **Records.**

14.01 **Public Records.** Except as otherwise provided in this policy or by Indiana law, all specifications, solicitations, invitations for quotes or bids, quotes or bids, contracts and related documents are public records and may be inspected during regular business hours.

14.02 **Records Maintained.** The following records shall be maintained on forms specified by the Commission:

- a) names of purchasing agents;
- b) indexed file of specifications;
- c) bid and quote invitations;
- d) bid notices;
- e) bids and quotes;
- f) contracts;
- g) register of proposals;

- h) documentation on availability of absolute preference items; and
- i) other documents as required by law.

Section 15. **Reverse Online Auctions.**

15.01 Authorization for reverse auction. A purchasing agency may conduct a reverse auction for the purchase of supplies by using an Internet purchasing site to: (1) issue an invitation for bids; and (2) receive bids. Except as provided in this chapter, a purchasing agency and a bidder must comply with the requirements of this article when participating in a reverse auction.

15.02 Necessity for written policies. Before conducting a reverse auction, the purchasing agency must adopt written policies that do the following:

- a) Establish procedures for all the following:
 - i) Transmitting notices, solicitations, and specifications.
 - ii) Receiving offers.
 - iii) Making payments.
 - iv) Protecting the identity of a bidder or an offeror.
 - v) For a reverse auction, providing for the display of the amount of each offer previously submitted for public viewing.
 - vi) Establishing the deadline by which offers must be received and will be considered to be open and available for public inspection.
 - vii) Establishing the procedure for the opening of offers.
- b) Require the purchasing agency to maintain adequate documentation regarding reverse auctions so that the transactions may be audited as provided by law.

15.03 Bids in a reverse auction. If a purchasing agency issues an invitation for bids using a reverse auction conducted through an Internet purchasing site under this chapter, only bids made: (1) in accordance with the policies described in Section 15.02 of this chapter; and (2) through the Internet purchasing site; may be evaluated by the purchasing entity at the close of bidding.

15.04 Requirements of Internet purchasing site for reverse auction. When used for a reverse auction, an Internet purchasing site must do the following:

- a) Provide information that the purchasing entity considers necessary or beneficial to potential bidders.
 - b) Display the amount of all bids previously submitted regarding the reverse auction for public viewing.
 - c) Conceal information that identifies a bidder.
 - d) Comply with this Section
- 15.05 **Bidder fees.** The purchasing agency may charge a bidder in a reverse auction a fee set in the written policies adopted under section 2 of this Section.
- 15.06 **Opening reverse auction bids.** For purposes of IC 5-22-7-6, a bid made through an Internet purchasing site is considered to be opened when a computer generated record of the information contained in all bids for a proposed purchase that were received by the site not later than the posted bid deadline is reviewed publicly by the purchasing agency in the presence of one (1) or more witnesses at the time and place designated in the invitation for bids.
- 15.07 **Noncollusion affirmation inapplicable.** A bidder in a reverse auction is not required to submit an affirmation that the bid was made without reference to any other bid.

Section 16. **Cooperative Purchasing.**

16.01 **Purchase, sale, or exchange of services, supplies, or equipment.**

- a) Whenever a contract provides for the purchase, sale, or exchange of services, supplies, or equipment between or among Indiana governmental entities only, no notice by publication or posting is required.
- b) Whenever a contract provides for one (1) Indiana governmental entity to make a purchase for another, compliance by the one with the applicable statutes governing public bids constitutes compliance by the other.
- c) A governmental entity may make a purchase from any other governmental entity or under another governmental entity's referenced written contract if there is compliance with state purchasing law by the original purchasing unit.
- d) Two (2) or more governmental entities may procure together or with a nonprofit entity if the requirements of the public purchasing statutes are met.

RESOLUTION NO. RC 2026-07
A RESOLUTION REALLOCATING PROJECTS

BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF WEST LAFAYETTE,
that existing funds are being reallocated between projects to cover costs that the Commission deems reasonable
and appropriate.

PROJECT CHANGES Increase/(Decrease):
Sagamore TIF District

PSC – Furniture Phase 1	\$ 162,160
Development Incentives	\$ (150,000)
IT Vehicle	\$ (12,160)

KCB TIF District

PSC – Furniture Phase 1	\$ 62,273
Snow Plow Vehicle Operation	\$ (9,047)
SS4A Implementation Grant Match	\$ (53,226)

Levee Village TIF District

PSC – Furniture Phase 1	\$ 65,967
Downtown Floodplain Area Planning	\$ (65,967)

ADOPTED and APPROVED at a meeting of the City of West Lafayette Redevelopment Commission held on June 17, 2026

WEST LAFAYETTE REDEVELOPMENT COMMISSION:

BY:

Lawrence T Oates, President

ATTEST:

Kristen Edmundson, Secretary

TO: West Lafayette Redevelopment Commission

FROM: Jen Van Schuyver, Director of Development

DATE: June 17, 2026

SUBJECT: Change Order – West Lafayette Public Safety Center Kettelhut - Development

The West Lafayette Redevelopment Commission previously approved Kettelhut Construction, Inc. as the Construction Manager as Constructor for the West Lafayette Public Safety Center project. On June 18, 2025, the Commission considered Kettelhut's Guaranteed Maximum Price (GMP), which established a construction cost not to exceed \$62,282,014. At that time, the total anticipated project cost was estimated at \$73,000,000, inclusive of the GMP, DLZ's final contract amount, owner's representative services, owner's contingency, and associated project costs. Following the credit change order from May 20, 2026, the GMP was reduced to \$61,506,489.

Since approval of the GMP, the project team has continued to review project scope, procurement opportunities, and cost-saving measures. **Kettelhut Construction** has provided a **change order reducing the GMP contract amount by \$730,000.00**. The reduction is associated with allowances currently held within the GMP for the Public Safety Center project. Specifically, the City intends to directly procure fitness equipment from Life Fitness and Information Technology equipment from Wintek through pre-negotiated cooperative procurement agreements that meet government procurement standards. The work includes all labor and material for a complete installation, while supervision and coordination of these work items remain as part of Kettelhut's services.

Staff requests that the **Redevelopment Commission ratify and approve the change order and corresponding change to the AIA agreement with Kettelhut Construction, Inc. in the amount of \$730,000.00**. This action will reduce the Kettelhut GMP contract amount; however, it does not reduce the overall anticipated project cost of \$73,000,000 at this time. The credited amount will remain within the broader project budget and be associated with the Owner's contingency and associated project costs budget line to support direct procurement of equipment and other eligible project costs. **Kettelhut's GMP contract for the construction of the Public Safety Center will now be in an amount not-to-exceed \$60,776,489.**

Thank you for your consideration.

CC: Finance Department



June 10, 2026

Alex Gonzalez
Executive Vice President
KETTELHUT CONSTRUCTION, INC.
740 Sagamore Parkway South
Lafayette, IN 47905

Subject: Letter of Agreement for Credit Change Order / Change Order Deduct

Dear Alex,

This letter serves as a formal Letter of Agreement (LOA) from City of West Lafayette, Indiana to receive a Credit Change Order (Credit) from Kettelhut Construction, Inc. (Kettelhut), in the amount of **seven hundred thirty thousand and zero cents (\$730,000.00)**.

The funds to Credit are currently held as Allowances in the Guaranteed Maximum Price (GMP) contract for the West Lafayette Public Safety Center project. To maximize savings, the Owner will procure **IT Equipment** and **Fitness Equipment** using pre-negotiated cooperative procurement agreements that offer assured competitive pricing meeting government procurement standards.

Quote details here to support the request for the Credit amount:

Life Fitness Proposal #	Not to Exceed (NTE) Sourcewell Contract
CPQ-30919	\$197,742.67
Wintek Quote #	NTE Sourcewell Contract
005456 Network	\$412,288.45
005408 Floor UPS	\$50,932.16
005462 Phones	\$35,317.96
005455 Rack UPS	\$29,376.80
TOTAL NTE:	\$527,915.37
	\$725,658.04
Credit Change Order Amount Requested (rounded up)	\$730,000.00

The quotes include all labor and material for complete installation from the respective vendors. Supervision and coordination of these work items remain the responsibility of Kettelhut.

This will leave a \$0.00 balance in Fitness Equipment, IT, and Telephone Device Allowances, and a balance of \$370,000.00 in Monitors/Displays Allowance.



Approval signatures from the West Lafayette Redevelopment Commission are anticipated on or soon after June 17, 2026, for this Credit.

We look forward to working with your team and appreciate your cooperation in moving this process forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenifer Van Schuyver".

Jenifer Van Schuyver
Director of Development
City of West Lafayette, Indiana
765-775-5164
jvanschuyver@westlafayette.in.gov

CC: Larry Oates, President, West Lafayette Redevelopment Commission

TO: West Lafayette Redevelopment Commission

FROM: Jen Van Schuyver, Director of Development

DATE: June 17, 2026

SUBJECT: Quotation Acceptance – Furniture Phase 1- Public Safety Center - Development

The Public Safety Center project remains within the original approved project budget of \$73,000,000. As the project continues moving forward, staff is coordinating the phased procurement of furniture, fixtures, and equipment necessary to support the operational needs of the future police and fire facility.

The total contract amount for furniture, fixtures, and equipment is \$1,143,482.86. At this time, staff is **requesting the approval of Phase 1 Payment 1 only to Office Interiors, Inc.** The remaining payments are anticipated to be included in future RDC spending plans, with \$571,682.86 anticipated in 2027, which includes Phase 1 Payment 2 and Phase 2 Payment 1, and \$281,560.86 anticipated in 2028.

Phase 1 Payment 1 will be funded from the Sagamore, KCB, and Levee Village TIF districts as follows:

<u>TIF District</u>	<u>Amount</u>
Sagamore TIF District	\$162,160
KCB TIF District	\$62,273
Levee Village TIF District	\$65,767
Total	\$290,200

Specific line-item allocations are not yet available. This encumbrance does not increase the total Public Safety Center project budget and will not exceed the previously approved \$73,000,000 project budget.

Thank you for your consideration

CC: Finance Department



Office Interiors, Inc.
1415 University Drive Ct.
Granger, IN, 46530
Phone: 574.277.3400
Fax: 574.277.3344
www.oiplaces.com

Invoice
Page: 1 of 1

Invoice Date: 05/14/2026
Date Due: 05/14/2026
Invoice Number: 36128
Apply To: 36128
Project: Order: 16446.001

Bill To: 5626-00
Attention: Jenifer Van Schuyver
WL Redevelopment Commission
222 N. Chauncey Ave
West Lafayette, IN 47906

Sold To: 5626-00
Attention: Jenifer Van Schuyver
WL Redevelopment Commission
222 N. Chauncey Ave
West Lafayette, IN 47906

Date Shipped	Customer PO	Shipped Via	FOB	Terms	Sales Person
		Best Way	D	Due Upon Receipt	House Salesrep

Line	Item Number	Description	Invoice Qty	Unit Price	Extended
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Order: 16446.001

Order Subtotal: 580,322.00
Order Tax: 0.00
TOTAL ORDER AMOUNT: 580,322.00

Ship To/ Install Loc: 5626-01

WL Redevelopment
Commission 711 W Navajo St.
West Lafayette, IN 47906
Attention: Jenifer Van
Schuyver

290,200.00 290,200.00

Deposit Subtotal 290,200.00

0	Dep: DEPOSIT	Deposit Required	Subtotal	290,200.00
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Remit To:

Office Interiors, Inc.
1415 University Drive
Ct. Granger IN 46530

****Also accepting ACH payments****
Contact AR@oiplaces.com for more information.

Please note:

Thank you for entrusting Office Interiors with your recent Furniture project. In the unlikely event a Punch List item exists, you may retain 10% of the amount now due until the open item has been resolved to your complete satisfaction. Visit www.oiplaces.com and click on What We Do to see the full line of Services and Products we offer.

TO: West Lafayette Redevelopment Commission

FROM: Jen Van Schuyver, Director of Development

DATE: June 17, 2026

SUBJECT: IT Equipment Procurement – West Lafayette Public Safety Center - Development

As part of the Public Safety Center project, the City has been coordinating the procurement of information technology equipment necessary for the facility. On June 10, 2026, the City issued a Letter of Intent to Wintek Business Solutions for the purchase of IT equipment associated with the project. The Letter of Intent references Wintek Quotes 005456V1, 005408V1, 005455V1, and 005462V1, with a combined not-to-exceed amount of \$527,915.37. Cooperative pricing through Sourcewell Contract #020624-SYN has been applied, and taxes have been removed because the City is tax exempt.

The Letter of Intent is non-binding and subject to final terms and execution of a definitive purchase agreement. Staff requests that the Redevelopment Commission ratify the Letter of Intent and authorize the Director of Development to execute the final agreement, once available, subject to legal review and so long as the final agreement remains within the approved project budget and does not exceed the quoted not-to-exceed amount.

The funds for this procurement will come from the original bonds secured for construction of the Public Safety Center and will not affect the RDC's 2026 Spending Plan. This procurement is included within the previously approved \$73,000,000 not-to-exceed overall project budget and does not increase the total anticipated project cost.

Thank you for your consideration.

CC: Finance Department, IT Department



June 10, 2026

Jason Monroe
Customer Experience Practice Leader
WINTEK BUSINESS SOLUTIONS
427 N. 6th St.
Lafayette, IN 47901

Subject: Letter of Intent to Procure IT Equipment

Dear Jason,

This letter serves as a formal Letter of Intent (LOI) from City of West Lafayette, Indiana to procure the following equipment from your organization, subject to the finalization of terms and execution of a definitive purchase agreement.

The description of equipment to procure can be referenced in the quotes below for the West Lafayette Public Safety Center project:

Wintek Quote #	Not to Exceed (NTE) Sourcewell Contract #020624-SYN
005456 Version 1	\$412,288.45
005408 Version 1	\$50,932.16
005455 Version 1	\$29,376.80
005462 Version 1	\$35,317.96
TOTAL NTE:	\$527,915.37

We understand that the cooperative pricing through Sourcewell Contract #020624-SYN has been applied and all taxes have been removed since the city is exempt.

The intended purchase order number is expected to be generated on or before June 30, 2026, pending:

- approval signatures from the West Lafayette Redevelopment Commission on June 17, 2026,
- budget confirmation, and
- mutually agreed-upon commercial terms, including pricing, delivery schedule, warranty, and payment terms.

This LOI is non-binding and does not constitute a contractual obligation on either party, except where otherwise stated in a subsequent written agreement.



We look forward to working with your team and appreciate your cooperation in moving this process forward.

Sincerely,

Jenifer Van Schuyver
Director of Development
City of West Lafayette, Indiana
765-775-5164
jvanschuyver@westlafayette.in.gov

CC: Larry Oates, President, West Lafayette Redevelopment Commission



We have prepared a quote for you.

City of West Lafayette
Public Safety - Cisco Networking
Hardware - Pricing is based off of
Sourcwell Contract #020624-SYN

Quote # 005456 Version 1

Hardware

Product Details		Price	Qty	Extended Price
C9300X-48HXN-E	Catalyst 9300 48-port, 8xmGig+40x5G 90W UPOE+, Network Ess	\$8,612.01	6	\$51,672.06
CON-L1NBD-C9300XP4	CX LEVEL 1 8X5XNBD Catalyst 9300 48-port, 8xmGig+40x5G 90W	\$5,654.41	6	\$33,926.46
C9300-DNA-E-48	C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	6	\$0.00
CON-L1SWT-C93E48	CX LEVEL 1 SW SUB C9300 DNA ESSENTIALS	\$242.65	6	\$1,455.90
C9300-DNA-E-48-5Y	C9300 DNA Essentials, 48-Port, 5 Year Term License	\$1,106.00	6	\$6,636.00
C9300-NW-E-48	C9300 Network Essentials, 48-port license	\$0.00	6	\$0.00
SC9300UK9-1715	CAT9300/9400/9500/9600 UNIVERSAL	\$0.00	6	\$0.00
PWR-C1-BLANK	Config 1 Power Supply Blank	\$0.00	6	\$0.00
PWR-C1-1100WAC-P	1100W AC 80+ platinum Config 1 Power Supply	\$0.00	6	\$0.00
C9300-SPS-NONE	No Secondary Power Supply Selected	\$0.00	6	\$0.00
CAB-TA-NA	North America AC Type A Power Cable	\$0.00	6	\$0.00
C9300-SSD-NONE	No SSD Card Selected	\$0.00	6	\$0.00
STACK-T1-1M	1M Type 1 Stacking Cable	\$99.29	6	\$595.74

Hardware

Product Details		Price	Qty	Extended Price
CAB-SPWR-150CM	Catalyst Stack Power Cable 150 CM - Upgrade	\$49.65	6	\$297.90
C9K-ACC-RBFT	RUBBER FEET FOR TABLE TOP SETUP 9200 and 93xx	\$0.00	6	\$0.00
C9K-ACC-SCR-4	12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	6	\$0.00
CAB-GUIDE-1RU	1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	6	\$0.00
C9300X-NM-8Y	Catalyst 9300 8 x 10G/25G Network Module SFP+/SFP28	\$1,265.91	6	\$7,595.46
NETWORK-PNP-LIC	Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	6	\$0.00
C9300-48P-E	Catalyst 9300 48-port PoE+, Network Essentials	\$6,384.55	13	\$82,999.15
CON-L1NBD-C93004PE	CX LEVEL 1 8X5XNBD CATALYST 9300 48-PORT POE+, NETWORK ESSEN	\$4,189.93	13	\$54,469.09
C9300-DNA-E-48	C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	13	\$0.00
CON-L1SWT-C93E48	CX LEVEL 1 SW SUB C9300 DNA ESSENTIALS	\$242.65	13	\$3,154.45
C9300-DNA-E-48-5Y	C9300 DNA Essentials, 48-Port, 5 Year Term License	\$1,106.00	13	\$14,378.00
C9300-NW-E-48	C9300 Network Essentials, 48-port license	\$0.00	13	\$0.00
SC9300UK9-1718	CAT9300/9400/9500/9600 UNIVERSAL	\$0.00	13	\$0.00
PWR-C1-715WAC-P	715W AC 80+ platinum Config 1 Power Supply	\$0.00	13	\$0.00

Hardware

Product Details		Price	Qty	Extended Price
C9300-SPS-NONE	No Secondary Power Supply Selected	\$0.00	13	\$0.00
CAB-TA-NA	North America AC Type A Power Cable	\$0.00	13	\$0.00
C9300-SSD-NONE	No SSD Card Selected	\$0.00	13	\$0.00
STACK-T1-50CM	50CM Type 1 Stacking Cable	\$49.65	13	\$645.45
CAB-SPWR-30CM	Catalyst Stack Power Cable 30 CM	\$47.16	13	\$613.08
PWR-C1-BLANK	Config 1 Power Supply Blank	\$0.00	13	\$0.00
C9K-ACC-RBFT	RUBBER FEET FOR TABLE TOP SETUP 9200 and 93xx	\$0.00	13	\$0.00
C9K-ACC-SCR-4	12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	13	\$0.00
CAB-GUIDE-1RU	1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	13	\$0.00
NETWORK-PNP-LIC	Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	13	\$0.00
NM-BLANK-T1	Cisco Catalyst Type 1 Network Module Blank	\$0.00	13	\$0.00
C9300-NM-NONE	No Network Module Selected	\$0.00	13	\$0.00
C9300-24P-E	Catalyst 9300 24-port PoE+, Network Essentials	\$3,779.58	6	\$22,677.48
CON-L1NBD-C93002PE	CX LEVEL 1 8X5XNBD Catalyst 9300 24-port PoE+, Network Essen	\$2,480.62	6	\$14,883.72

Hardware

Product Details		Price	Qty	Extended Price
C9300-DNA-E-24	C9300 DNA Essentials, 24-Port Term Licenses	\$0.00	6	\$0.00
CON-L1SWT-C93E24	CX LEVEL 1 SW SUB C9300 DNA ESSENTIALS	\$132.35	6	\$794.10
C9300-DNA-E-24-5Y	C9300 DNA Essentials, 24-Port, 5 Year Term License	\$603.27	6	\$3,619.62
C9300-NW-E-24	C9300 Network Essentials, 24-port license	\$0.00	6	\$0.00
SC9300UK9-1718	CAT9300/9400/9500/9600 UNIVERSAL	\$0.00	6	\$0.00
PWR-C1-715WAC-P	715W AC 80+ platinum Config 1 Power Supply	\$0.00	6	\$0.00
C9300-SPS-NONE	No Secondary Power Supply Selected	\$0.00	6	\$0.00
CAB-TA-NA	North America AC Type A Power Cable	\$0.00	6	\$0.00
C9300-SSD-NONE	No SSD Card Selected	\$0.00	6	\$0.00
STACK-T1-50CM	50CM Type 1 Stacking Cable	\$49.65	6	\$297.90
CAB-SPWR-30CM	Catalyst Stack Power Cable 30 CM	\$47.16	6	\$282.96
NM-BLANK-T1	Cisco Catalyst Type 1 Network Module Blank	\$0.00	6	\$0.00
PWR-C1-BLANK	Config 1 Power Supply Blank	\$0.00	6	\$0.00
C9K-ACC-RBFT	RUBBER FEET FOR TABLE TOP SETUP 9200 and 93xx	\$0.00	6	\$0.00

Hardware

Product Details		Price	Qty	Extended Price
C9K-ACC-SCR-4	12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	6	\$0.00
CAB-GUIDE-1RU	1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	6	\$0.00
C9300-NM-NONE	No Network Module Selected	\$0.00	6	\$0.00
NETWORK-PNP-LIC	Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	6	\$0.00
CW9174I-CFG	Cisco Wireless 9174I (W7, 3 radio, 3 band, 4x4) Global	\$1,024.08	4	\$4,096.32
CON-L1NBD-CW98ICFG	ENH 8X5XNBD Cisco Wireless 9174I W7, 3 radio, 3 band	\$452.21	4	\$1,808.84
AIR-AP-BRACKET-2	802.11 AP Universal Mounting Bracket	\$0.00	4	\$0.00
AIR-AP-T-RAIL-R	Ceiling Grid Clip for APs & Cellular Gateways-Recessed	\$0.00	4	\$0.00
CW9174I-SINGLE	SINGLE PACK OPTION	\$0.00	4	\$0.00
CW9172I-CFG	Cisco Wireless 9172I(W7,3 radio,3 band 2x2),Global	\$680.52	49	\$33,345.48
CON-L1NBD-CW9172IC	ENH 8X5XNBD Cisco Wireless 9172I	\$5.12	49	\$250.88
AIR-AP-BRACKET-2	802.11 AP Universal Mounting Bracket	\$0.00	49	\$0.00
AIR-AP-T-RAIL-F	Flush Mount for APs & Cellular Gateways-Recessed	\$0.00	49	\$0.00

Hardware

Product Details		Price	Qty	Extended Price
CW9172I-MULTI	Minimum Quantity = 10	\$0.00	49	\$0.00
CISCO-NETWORK-SUB	Cisco Networking Subscription	\$0.00	1	\$0.00
LIC-CW-E	Cisco Wireless License Essentials	\$375.00	49	\$18,375.00
LIC-SPACES-ESS	Cisco Spaces Essentials for Cisco Wireless Essentials	\$0.00	49	\$0.00
SVS-LOSPT-CN	Cisco Network Product Support	\$0.00	1	\$0.00
LIC-CW-E	Cisco Wireless License Essentials	\$372.18	4	\$1,488.72
LIC-SPACES-ESS	Cisco Spaces Essentials for Cisco Wireless Essentials	\$0.00	4	\$0.00
AIR-MNT-VERT1=	Vertical pole/wall mounting kit for Catalyst APs	\$49.15	19	\$933.85
CW9163E-B	Catalyst 9163E AP(W6E, tri-band 2x2,Outdoor) w/Reg-B	\$1,137.76	19	\$21,617.44
CON-L1NCD-CW9163EB	CX LEVEL 1 8X7NCD Catalyst 9163E AP(W6E, tri-band 2x2,Outd	\$628.68	19	\$11,944.92
NETWORK-PNP-LIC	Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	19	\$0.00
SW9163E-CAPWAP-K9	Capwap software for Catalyst 9163E	\$0.00	19	\$0.00
CDNA-E-C9163	Wireless Cisco DNA On-Prem Essential, 9163Tracking	\$0.00	19	\$0.00
DNA-E-5Y-C9163	C9163 Cisco DNA On-Prem Essential,5Y Term,Trk Lic	\$0.00	19	\$0.00
AIR-DNA-E	Wireless Cisco DNA On-Prem Essential, Term Lic	\$0.00	19	\$0.00

Hardware

Product Details	Price	Qty	Extended Price
CON-L1SWT-AIRDNAE CX LEVEL 1 SW SUB AIRONET CISCO DNA ES	\$47.80	19	\$908.20
AIR-DNA-E-5Y Wireless Cisco DNA On-Prem Essential, 5Y Term Lic	\$221.80	19	\$4,214.20
AIR-DNA-E-T Wireless Cisco DNA On-Prem Essential, Term, Tracker Lic	\$0.00	19	\$0.00
AIR-DNA-E-T-5Y Aironet DNA Essentials 5 Year Term	\$0.00	19	\$0.00
AIR-DNA-NWSTACK-E Wireless DNA Perpetual Network Stack - Essentials	\$0.00	19	\$0.00
CW-ANT-O1-NS-00 4/8/8 dBi Omni Dipole, N connector, Catalyst and Meraki	\$105.44	57	\$6,010.08

Subtotal: **\$405,988.45**

Professional Services

Product Details	Price	Qty	Extended Price
Fixed Labor Fixed Project Labor Wireless Access Point Installation	\$150.00	18	\$2,700.00
Fixed Labor Fixed Project Labor Fixed Project Labor - Data Center Move • Switch Configuration • AP Configuration • Rack and Stack Assistance	\$150.00	24	\$3,600.00

Subtotal: **\$6,300.00**

Public Safety - Cisco Networking Hardware - Pricing is based off of Sourcewell Contract #020624-SYN



Prepared by:
Wintek Corporation

Jason Monroe
765-269-4847
Fax 765-742-0646
jmonroe@tipmont.org

Prepared for:
City of West Lafayette

222 N Chauncey Ave
West Lafayette, IN 47906
Chris Benavidez
(765) 807-8966
cbenavidez@westlafayette.in.gov

Quote Information:

Quote #: 005456

Version: 1
Delivery Date: 06/05/2026
Expiration Date: 06/29/2026

Quote Summary

Description	Amount
Hardware	\$405,988.45
Professional Services	\$6,300.00
Total: \$412,288.45	

Pricing is based off of Sourcewell Contract #020624-SYN

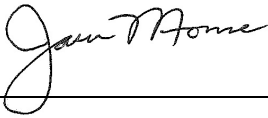
All quotes expire 30 days after the origination date. After 30 days quote must be resubmitted for pricing approval.

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. All approved orders are final. If order is canceled by Customer due to issues out of Wintek's control, approved order will result in a 5% order processing fee. Returns after 30 days are not valid. Credit from returns within 30 days may have restrictions on use.

Wintek will invoice for hardware and software upon receipt from the Wintek distributor. Labor and SMARTnet services will be invoiced upon completion of the project.

Orders over \$100,000, Wintek may require a 10% of quote total deposit when order is placed.

Wintek Corporation

Signature: 
Name: Jason Monroe
Title: Customer Experience Practice Leader
Date: 06/05/2026

City of West Lafayette

Signature: _____
Name: Chris Benavidez
Date: _____



**We have
prepared
a quote
for you.**

City of West Lafayette

APC Sourcewell Contract# 020624-SYN

Quote # 005408 Version 1

Hardware

Product Details		Price	Qty	Extended Price
GVSOPT031	Galaxy VS 4th Breaker kit for 77.6in tall Maintenance Bypass Cabinet	\$2,256.65	1	\$2,256.65
AP8862	Rack PDU 2G, Metered, ZeroU, 20A,	\$863.73	12	\$10,364.76
GVSUPS20KR0 B5FS	Galaxy VS UPS 20kW 208V with N+1 power	\$23,739.43	1	\$23,739.43
GVSOPT014	GalaxyVS Air FilterKit for1970mm tallUPS	\$233.40	1	\$233.40
GVSBPUSU60G-WP	Galaxy VS Maintenance Bypass Panel	\$1,933.76	1	\$1,933.76
GVSBT4LL	Galaxy VS 9Ah Smart Modular	\$4,402.08	2	\$8,804.16
SOURCEWELL-020624-SYN-FEE	Sourcewell-020624-SYN-fee	\$0.00	1	\$0.00

Subtotal: **\$47,332.16**

Professional Services

Product Details		Price	Qty	Extended Price
Fixed Labor	Fixed Project Labor	\$150.00	24	\$3,600.00
	Fixed Project Labor			
	• Coordinate with Electrical Contractor • Complete final connections to UPS • Install and connect PDUs • Update and Commission UPS			

Subtotal: **\$3,600.00**

APC Sourcewell Contract# 020624-SYN



Prepared by:

Wintek Corporation

Jason Monroe

765-269-4847

Fax 765-742-0646

jmonroe@tipmont.org

Prepared for:

City of West Lafayette

222 N Chauncey Ave

West Lafayette, IN 47906

Chris Benavidez

(765) 807-8966

cbenavidez@westlafayette.in.gov

Quote Information:

Quote #: 005408

Version: 1

Delivery Date: 06/08/2026

Expiration Date: 06/30/2026

Quote Summary

Description	Amount
Hardware	\$47,332.16
Professional Services	\$3,600.00

Total: \$50,932.16

All quotes expire 30 days after the origination date. After 30 days quote must be resubmitted for pricing approval.

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Wintek Corporation**City of West Lafayette**

Signature:

Name: Jason Monroe

Title: Customer Experience Practice Leader

Date: 06/08/2026

Signature:

Name: Chris Benavidez

Date:



**We have
prepared
a quote
for you.**

City of West Lafayette

**APC Rack Mounted UPS - Pricing is based
off of Sourcewell Contract #020624-SYN**

Quote # 005455 Version 1

Hardware

* Contains Optional Items

Product Details	Price	Qty	Extended Price
SRT2200RMXL APC Smart-UPS SRT 2200VA RM A-NC	\$2,713.25	10	\$27,132.50
AP9564 Rack PDU, Basic, 1U, 20A (locking), 120V	\$224.43	10	\$2,244.30
SWITE1YR-DIGI EcoStruxure IT Expert 1 Year Digital Subscription 	\$53.58	10*	\$535.80

* Optional Subtotal: **\$535.80**Subtotal: **\$29,376.80**

APC Rack Mounted UPS - Pricing is based off of Sourcewell Contract #020624-SYN



Prepared by:
Wintek Corporation
Jason Monroe
765-269-4847
Fax 765-742-0646
jmonroe@tipmont.org

Prepared for:
City of West Lafayette
222 N Chauncey Ave
West Lafayette, IN 47906
Chris Benavidez
(765) 807-8966
cbenavidez@westlafayette.in.gov

Quote Information:
Quote #: 005455
Version: 1
Delivery Date: 06/01/2026
Expiration Date: 06/29/2026

Quote Summary

Description	Amount
Hardware	\$29,376.80
Total: \$29,376.80	

*Optional Expenses

Description	One-Time
Hardware	\$535.80
Optional Subtotal: \$535.80	

Pricing is based off of Sourcewell contract 020624-SYN

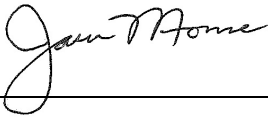
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Wintek will invoice for hardware and software upon receipt from the Wintek distributor. Labor and SMARTnet services will be invoiced upon completion of the project.

Orders over \$100,000, Wintek may require a 10% of quote total deposit when order is placed.

Wintek Corporation

Signature: 
Name: Jason Monroe
Title: Customer Experience Practice Leader
Date: 06/01/2026

City of West Lafayette

Signature: _____
Name: Chris Benavidez
Date: _____



We have prepared a quote for you.

City of West Lafayette
Public Safety Building - Cisco Phones -
Pricing is based off of Sourcwell
Contract #020624-SYN

Quote # 005462 Version 1

Hardware

Product Details	Price	Qty	Extended Price
DP-9851-K9++ Cisco Desk Phone 9851, with NFC, TAA, Carbon Black =	\$255.49	92	\$23,505.08
CON-L1NBD- CX LEVEL 1 8X5XNBD Cisco Desk Phone 9851, Carbon Black DP9851K9	\$51.54	92	\$4,741.68
DP-9800-KEM= Cisco Desk Phone 9800 Key Expansion Module, Carbon Black	\$294.16	20	\$5,883.20
CON-L1NBD- CX LEVEL 1 8X5XNBD Cisco Desk Phone 9800 Key Expansion DP9KE8MA Modu	\$59.40	20	\$1,188.00

Subtotal: **\$35,317.96**

Public Safety Building - Cisco Phones - Pricing is based off of Sourcewell Contract #020624-SYN



Prepared by:
Wintek Corporation

Jason Monroe
765-269-4847
Fax 765-742-0646
jmonroe@tipmont.org

Prepared for:
City of West Lafayette

222 N Chauncey Ave
West Lafayette, IN 47906
Chris Benavidez
(765) 807-8966
cbenavidez@westlafayette.in.gov

Quote Information:

Quote #: 005462

Version: 1
Delivery Date: 06/09/2026
Expiration Date: 07/07/2026

Quote Summary

Description	Amount
Hardware	\$35,317.96

Total: \$35,317.96

Pricing is based off of Sourcewell Contract #020624-SYN

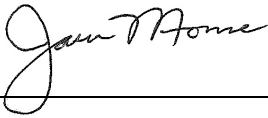
All quotes expire 30 days after the origination date. After 30 days quote must be resubmitted for pricing approval.

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Wintek Corporation

Signature: 
Name: Jason Monroe
Title: Customer Experience Practice Leader
Date: 06/09/2026

City of West Lafayette

Signature: _____
Name: Chris Benavidez
Date: _____

TO: West Lafayette Redevelopment Commission

FROM: Jen Van Schuyver, Director of Development

DATE: June 17, 2026

SUBJECT: Fitness Equipment – West Lafayette Public Safety Center - Development

As part of the Public Safety Center project, the City has been coordinating the procurement of fitness equipment within the Public Safety Center. Life Fitness provided a comprehensive equipment quote which includes treadmills, stationary bicycles, barbell sets, power bands, and various other fitness equipment essential to the health, safety, and operational readiness of public safety personnel.

Staff requests that the Redevelopment Commission approve acceptance of the **Life Fitness/Hammer Strength quote, CPQ-30919, in an amount not-to-exceed \$197,742.67.**

The funds for this procurement will come from the original bonds secured for construction of the Public Safety Center and will not affect the RDC's 2026 Spending Plan. This procurement is included within the previously approved \$73,000,000 not-to-exceed overall project budget and does not increase the total anticipated project cost.

Thank you for your consideration

CC: Finance Department, Fire Department, Police Department

LifeFitness

**HAMMER
STRENGTH®**

PREPARED BY

Jim Holik

Email: jim.holik@lifefitness.com

Phone: (847) 226-9033

Inspiring the world to work out

QUOTE : CPQ-30919

DATE : 03-27-2026

BILL TO : KETTELHUT CONSTRUCTION INC
740 SAGAMORE PKWY S
LAFAYETTE
IN 47905-4733
US

SHIP TO : CITY OF WEST LAFAYETTE
711 W NAVAJO ST
WEST LAFAYETTE
IN 47906-1967
US

ONSITE CONTACT

Kyle Goodman
kgoodman@westlafayette.in.gov

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
1	INTEGRITY+ TREADMILL w/ SE4 24 INT-SE424-XF-14	 Int Plus Tread SE4 Smooth Charcoal Low Volt Base SE4 24 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt 90 DEG 96 IN	3	\$15,449.00	\$8,496.95	\$25,490.85
2	INTEGRITY+ CROSS-TRAINER w/ SE4 16 INX-SE416-XF-13	 Int Plus Cross Trainer SE4 Smooth Charcoal Base SE4 16 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight	1	\$11,329.00	\$6,230.95	\$6,230.95
3	INTEGRITY+ UPRIGHT BIKE w/ SE4 16 INC-SE416-XF-13	 Int Plus Upright SE4 Smooth Charcoal Base SE4 16 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight	1	\$8,239.00	\$4,531.45	\$4,531.45
4	LIFE FITNESS POWERMILL w/ SE4 16 INPM-SE416-XF-13	 PowerMill Base Handlebar Smooth Charcoal Kit SE4 16 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight	2	\$15,449.00	\$8,496.95	\$16,993.90
5	HEAT ROW LCD PRF-ROW-LCD-01		2	\$3,119.00	\$1,715.45	\$3,430.90
	Extended Warranty, Parts & Labor- 3 Year, Rower EW-ROWER-PARTLBR-3YR		2	\$440.00	\$242.00	\$484.00
6	Hammer Strength HD Airbike PT-AB-01		1	\$2,651.00	\$1,458.05	\$1,458.05
	Extended Warranty, Parts & Labor- 3 Year, Indoor Cycle EW-INDOORCYCLE-PARTLBR-3YR		1	\$361.00	\$198.55	\$198.55
7	CONCEPT2 SKIERG PRFMBTR-2700-US		1	\$2,002.00	\$1,201.20	\$1,201.20
8	CONCEPT2 SKIERG FLOORSTAND PRFMBTR-2710-US		1	\$589.00	\$471.20	\$471.20

Strength

1	HAMMER STRENGTH LINEAR LEG PRESS HSLLP	 Charcoal Frame Black Upholstery LANG.ENG	1	\$7,508.00	\$4,878.90	\$4,878.90
2	PLATE LOADED PENDULUM X SQUAT PL-XSQ	 Charcoal Frame Charcoal WorkArm Black Upholstery ENGLISH	1	\$8,400.00	\$4,680.00	\$4,680.00

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Strength						
3	AXIOM SEATED LEG CURL EXTENSION OP-SLCE	 Charcoal Frame Black Upholstery Standard Weight Full Shroud	1	\$5,513.00	\$3,583.45	\$3,583.45
4	HAMMER STRENGTH BARBELL RACK FW-BAR	 Charcoal Frame English	1	\$1,464.00	\$951.60	\$951.60
5	HAMMER STRENGTH DUMBBELL RACK THREE TIER FW-D3	 Charcoal Frame Dumbbell Tray	2	\$1,943.00	\$1,262.95	\$2,525.90
6	HAMMER STRENGTH DELUXE WEIGHT TREE FW-DWT	 Charcoal Frame English	1	\$706.00	\$458.90	\$458.90
7	HMR ADJUSTABLE BENCH (PRO STYLE) FWMAB	 Charcoal Frame Black Upholstery	3	\$1,766.00	\$1,147.90	\$3,443.70
28	LIFE FITNESS BACK EXTENSION LBR-BE	 Charcoal Frame Black Single Stitch Upholstery	1	\$1,845.00	\$1,199.25	\$1,199.25
29	LF B&R ADJUSTABLE DECLINE BENCH LBR-DB	 Charcoal Frame Black Single Stitch Upholstery	1	\$1,835.00	\$1,192.75	\$1,192.75
8	LF PWR PLAY CORE LPP-CORE	 Charcoal Frame English	2	\$2,309.00	\$1,500.85	\$3,001.70
9	LF PWR PLAY ROPE PULL LPP-RP	 Charcoal Frame English	1	\$3,464.00	\$2,251.60	\$2,251.60
10	LF PWR PLAY POWER PIVOT LPP-PP	 Charcoal Frame English	1	\$2,099.00	\$1,364.35	\$1,364.35
11	LF PWR PLAY ADJUSTABLE 2:1 CABLE LPP-AC	 Charcoal Frame English LB Weight Stack No Shroud	1	\$3,149.00	\$2,046.85	\$2,046.85
12	LF PWR PLAY CORE CONNECTOR - ADJ CABLE CROSSOVER LPP-CX	 Charcoal Frame English LB Weight Stack No Shroud	1	\$6,614.00	\$4,299.10	\$4,299.10
13	LF PWR PLAY PULLDOWN LPP-PD	 Charcoal Frame Black Upholstery LB Weight Stack No Shroud	1	\$3,464.00	\$2,251.60	\$2,251.60

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Strength						
14	LF PWR PLAY ROW LPP-RW	 Charcoal Frame Black Upholstery LB Weight Stack No Shroud	1	\$3,464.00	\$2,251.60	\$2,251.60
15	LF PWR PLAY ASSIST DIP CHIN LPP-DC	 Charcoal Frame LB Weight Stack	1	\$5,249.00	\$3,411.85	\$3,411.85
16	LF PWR PLAY ADJ CABLE HANDLE STORAGE LPP-HR	 Charcoal Frame	1	\$681.00	\$442.65	\$442.65
17	HD ELITE ID CUSTOM POWER RACK ELT-PR-ID	 High Wear Charcoal Frame High Wear Charcoal X-Member High Wear Charcoal Support and Catches English 96IN / 244CM 007 Training Upright PR No Wing Option 34.5IN / 88CM PR Training Depth Both Flexible & Premium Bar Catch Super Duty X-Member (Cust Sign Compatible) 15IN/38CM Short Storage Depth No Mullet Left Feature No Mullet Right Feature BTF Anchors No Spider Gusset Option No Modular Storage Trays 4 XL Weight Horns 1 Bull Horn Rotating Chin Up	1	\$7,286.00	\$4,860.85	\$4,860.85
18	6X8 IMPACT SUPPRESSION PLATFORM ISP-6X8	 Rubber Top No Logo RUBBER TOP ELT/HDW POWER RACK INSERT Ramp	1	\$7,569.00	\$4,919.85	\$4,919.85
19	HD ELITE ID NON DOCK N LOCK BENCH ELT-ADJN	 High Wear Charcoal Frame Black Upholstery	1	\$1,505.00	\$978.25	\$978.25
20	UTILITY BAND PEG (PAIR) HDU-UBP		3	\$167.00	\$108.55	\$325.65
21	MODULAR POWER PIVOT HDU-PPM		1	\$448.00	\$291.20	\$291.20
22	LOW BAR STORAGE HDU-BS		1	\$121.00	\$78.65	\$78.65
23	NORDIC HAMSTRING HDU-NH	 Black Upholstery	1	\$301.00	\$195.65	\$195.65
24	UTILITY PAD HDU-UP	 High Wear Charcoal Frame Black Upholstery	1	\$454.00	\$295.10	\$295.10

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Strength						
25	HD UNIVERSAL PERIMETER CORE HDU-PCOR	 High Wear Charcoal Frame High Wear Charcoal X-Member English HDU CORE WIDTH 72IN / 183 CM 72IN / 183 CM SQUARE 72IN / 183 CM DUMBBELL TRAY 72IN / 183 CM DUMBBELL TRAY 72IN / 183 CM DUMBBELL TRAY 72IN / 183 CM DUMBBELL TRAY	1	\$4,263.00	\$2,770.95	\$2,770.95
26	LIGHTNING ARMS HDU-LTNG	 High Wear Charcoal Frame HIGH WEAR CHARCOAL LOWER BRACKET PAIR BAR SUPPORT PAIR HD ELITE ID RACK DYNAMIC BOLT TO FLOOR ANCHORS	1	\$1,801.00	\$1,170.65	\$1,170.65
27	72IN/183CM iD/NX DUMBBELL TRAY HDU-SM72-DBT		1	\$403.00	\$261.95	\$261.95
30	HD ELITE ID CUSTOM HALF RACK ELT-HR-ID	 High Wear Charcoal Frame High Wear Charcoal X-Member High Wear Charcoal Support and Catches English 96IN / 244CM 007 Training Upright 3X3 Square With Neutral Grip Handles No Wing Option Super Duty X-Member (Cust Sign Compatible) 21IN/54CM Long Storage Depth No Mullet Left Feature No Mullet Right Feature BTF Anchors With Stability Feet No Spider Gusset Option No Modular Storage Trays 3 Standard Weight Horns 2 XL Weight Horns	1	\$5,327.00	\$3,462.55	\$3,462.55
31	3 IN BALL GRIP (PAIR) HDU-BG3		2	\$179.00	\$125.30	\$250.60
32	HD UNIVERSAL ARC BAR HDU-ARC	 High Wear Charcoal Frame	1	\$342.00	\$239.40	\$239.40
Accessories						
1	BOSU PRO BALANCE TRAINER, GRAY ACC-BSU-1000-01		1	\$307.00	\$184.20	\$184.20
2	BATTLE ROPE, 1.5IN(38mm) DIA, 30FT(9.1m), BLK ACC-BR-1000-01		1	\$145.00	\$87.00	\$87.00
3	TRX SUSPENSION TRAINER ACC-TRX-1000-01		1	\$425.00	\$255.00	\$255.00

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
4	LIFE FITNESS FOAM ROLLER, GRAY, SOFT, 36IN LF-FR-1000-01		2	\$56.00	\$33.60	\$67.20
5	LIFE FITNESS VINYL JUMP ROPE - 8FT - RED LF-JR8-72145		3	\$20.00	\$12.00	\$36.00
6	LF JUMP ROPE, VINYL, BEARINGS, 2.74M/9FT, GRAY LF-JR9-72147		3	\$22.00	\$13.20	\$39.60
7	LF CORE MAT, 55Lx24Wx0.59in(139x61cm x 15mm),BLK LF-CM-1010-01		5	\$85.00	\$51.00	\$255.00
8	Power Band,41x0.25in(104x0.6cm)x4.5MM Thick,Orange ACC-BD-1000-02		2	\$16.00	\$9.60	\$19.20
9	Power Band,41x0.5in(104x1.3cm)x4.5MM Thick,Red ACC-BD-1001-02		2	\$21.00	\$12.60	\$25.20
10	Power Band,41x0.75in(104x1.9cm)x4.5MM Thick,Blue ACC-BD-1002-02		2	\$31.00	\$18.60	\$37.20
11	Power Band,41x1.25in(104x3.2cm)x4.5MM Thick,Green ACC-BD-1003-02		2	\$39.00	\$23.40	\$46.80
12	Power Band,41x1.75in(104x4.5cm)x4.5MM Thick,Black ACC-BD-1004-02		2	\$48.00	\$28.80	\$57.60
13	Power Band,41x2.5in(104x6.4cm)x4.5MM Thick,Purple ACC-BD-1005-02		2	\$68.00	\$40.80	\$81.60
14	Power Band,41x4in(104x10cm)x4.5MM Thick,Grey ACC-BD-1006-02		2	\$110.00	\$66.00	\$132.00

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
15	HAMMER SLAM BAG, 10KG/ 22LBS, BLACK NEOPRENE HS-SB-3004-01		1	\$114.00	\$68.40	\$68.40
16	HAMMER SLAM BAG, 12KG/ 26LBS, BLACK NEOPRENE HS-SB-3005-01		1	\$128.00	\$76.80	\$76.80
17	HAMMER SLAM BAG, 14KG/ 30LBS, BLACK NEOPRENE HS-SB-3006-01		1	\$144.00	\$86.40	\$86.40
18	HAMMER SLAM BAG, 18KG/ 39LBS, BLACK NEOPRENE HS-SB-3008-01		1	\$193.00	\$115.80	\$115.80
19	HAMMER SLAM BAG, 20KG/ 44LBS, BLACK NEOPRENE HS-SB-3009-01		1	\$208.00	\$124.80	\$124.80
20	HAMMER SLAMBALL, 10LBS HS-SB-2102-01		1	\$79.00	\$55.30	\$55.30
21	HAMMER SLAMBALL, 15LBS HS-SB-2103-01		1	\$100.00	\$70.00	\$70.00
22	HAMMER SLAMBALL, 20LBS HS-SB-2104-01		1	\$120.00	\$84.00	\$84.00
23	HAMMER SLAMBALL, 25LBS HS-SB-2105-01		1	\$142.00	\$99.40	\$99.40
24	HAMMER SLAMBALL, 30LBS HS-SB-2106-01		1	\$164.00	\$98.40	\$98.40
25	HAMMER SLAMBALL, 35LBS HS-SB-2107-01		1	\$183.00	\$109.80	\$109.80
26	HAMMER SLAMBALL, 40LBS HS-SB-2108-01		1	\$207.00	\$124.20	\$124.20
27	HAMMER SLAMBALL, 45LBS HS-SB-2109-01		1	\$226.00	\$135.60	\$135.60
28	HAMMER SLAMBALL, 50LBS HS-SB-2110-01		1	\$246.00	\$147.60	\$147.60

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
29	PUSH-PULL SLED, BLK ACC-SLD-1000-01		1	\$738.00	\$442.80	\$442.80
30	SLED HANDLE ACC-SLD-HANDLE-02		1	\$193.00	\$115.80	\$115.80
31	CBL ATTACH-REV STR BAR, 24IN,ALUM,URETHANE GRIP ACC-CA-1002-01		1	\$259.00	\$155.40	\$155.40
32	CBL ATTACH-REV CURL BAR, 24IN,ALUM,URETHANE GRIP ACC-CA-1003-01		1	\$266.00	\$159.60	\$159.60
33	CBL ATTACH-REV VBAR,ALUM,URETHANE GRIP ACC-CA-1004-01		1	\$242.00	\$145.20	\$145.20
34	CBL ATTACH-PRESSDOWN ROPE,NYLON,RBR ENDS ACC-CA-1006-01		1	\$81.00	\$48.60	\$48.60
35	CBL ATTACH-ROW/CHIN HANDLE,ALUM,URETHANE GRIP ACC-CA-1007-01		1	\$242.00	\$145.20	\$145.20
36	PERFORM BETTER ULT SANDBAG, POWER PKG, RED PRFMBTR-1411-10		1	\$241.00	\$192.80	\$192.80
37	PERFORM BETTER ULT SANDBAG, STRENGTH PKG, BLUE PRFMBTR-1411-20		1	\$314.00	\$251.20	\$251.20
38	PERFORM BETTER ECONOMY VERTICAL BAR HOLDER PRFMBTR-5497		1	\$233.00	\$151.45	\$151.45
39	PERFORM BETTER WALL MOUNTED MATT RACK PRFMBTR-2052		1	\$75.00	\$56.25	\$56.25
40	AIREX BALANCE PAD PS-81000		1	\$131.00	\$85.15	\$85.15
41	HAMMER COMPETITION KETTLEBELL, PINK, 8 KG HS-KB-1000-02		2	\$104.00	\$62.40	\$124.80

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
42	HAMMER COMPETITION KETTLEBELL, LIGHT BLUE, 12 KG HS-KB-1001-02		2	\$135.00	\$81.00	\$162.00
43	HAMMER COMPETITION KETTLEBELL, YELLOW, 16 KG HS-KB-1002-02		2	\$160.00	\$112.00	\$224.00
44	HAMMER COMPETITION KETTLEBELL, PURPLE, 20 KG HS-KB-1003-02		2	\$186.00	\$111.60	\$223.20
45	HAMMER COMPETITION KETTLEBELL, ORANGE, 28 KG HS-KB-1005-02		2	\$237.00	\$142.20	\$284.40
46	HAMMER COMPETITION KETTLEBELL, MED GRAY, 36 KG HS-KB-1009-02		2	\$456.00	\$273.60	\$547.20
47	HAMMER COMPETITION KETTLEBELL, DARK BLUE, 44KG HS-KB-1011-02		2	\$562.00	\$337.20	\$674.40
48	HAMMER COMPETITION KETTLEBELL, GOLD, 48 KG HS-KB-1012-02		2	\$641.00	\$384.60	\$769.20
49	LIFE FITNESS FLIP TIRE, 100KG, SOFT VINYL LF-TR-1003-01		1	\$2,619.00	\$1,571.40	\$1,571.40
50	HAMMER PLYO BOX SET, STACKABLE, FOAM, BLACK HS-PB-3000-02		1	\$2,986.00	\$1,791.60	\$1,791.60
51	Collar, Lock Jaw Oly 2, Black, (Pair) ACC-CL-1001-03		1	\$96.00	\$57.60	\$57.60
52	Collar, Lock Jaw Pro 2, Black, (Pair) ACC-CL-1002-03		2	\$108.00	\$64.80	\$129.60
53	Hammer Olympic Bar, 28MM, Stainless, Bearing, 20KG HS-OB-1000-01		2	\$1,763.00	\$1,057.80	\$2,115.60
54	HAMMER POWER BAR, 29MM, CHROME, BUSHING, 20 KG HS-OB-2001-01		1	\$813.00	\$487.80	\$487.80

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
55	HEX BAR-1.9IN DUAL HT GRIP,BLK,54LBS ACC-OB-1000-01		1	\$704.00	\$422.40	\$422.40
56	Hammer Bumper,45LB,Urethane,Blue HS-BP-1001-01		10	\$439.00	\$263.40	\$2,634.00
57	Hammer Bumper,35LB,Urethane,Yellow HS-BP-1002-01		4	\$363.00	\$217.80	\$871.20
58	Hammer Bumper,25LB,Urethane,Green HS-BP-1003-01		4	\$315.00	\$189.00	\$756.00
59	HAMMER BUMPER,10LB,URETHANE,BLACK HS-BP-1012-01		8	\$212.00	\$127.20	\$1,017.60
60	Hammer Olympic Plate 45LB,Rubber,RndX HS-OP-3000-01		35	\$166.00	\$99.60	\$3,486.00
61	Hammer Olympic Plate 35LB,Rubber,RndX HS-OP-3001-01		8	\$131.00	\$78.60	\$628.80
62	Hammer Olympic Plate 25LB,Rubber,RndX HS-OP-3002-01		8	\$93.00	\$55.80	\$446.40
63	Hammer Olympic Plate 10LB,Rubber,RndX HS-OP-3003-01		8	\$38.00	\$22.80	\$182.40
64	Hammer Olympic Plate 5LB,Rubber,RndX HS-OP-3004-01		8	\$19.00	\$11.40	\$91.20
65	Hammer Olympic Plate 2.5LB,Rubber,RndX HS-OP-3005-01		8	\$12.00	\$7.20	\$57.60
66	LIFE FITNESS COVERED RESISTANCE TUBE, EXTRA LIGHT LF-RTB-1000-01		1	\$23.00	\$13.80	\$13.80
67	LIFE FITNESS COVERED RESISTANCE TUBE, LIGHT LF-RTB-1001-01		1	\$24.00	\$14.40	\$14.40

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Accessories						
68	LIFE FITNESS COVERED RESISTANCE TUBE, MEDIUM LF-RTB-1002-01		1	\$26.00	\$15.60	\$15.60
69	LIFE FITNESS COVERED RESISTANCE TUBE, HEAVY LF-RTB-1003-01		1	\$27.00	\$16.20	\$16.20
70	LIFE FITNESS COVERED RESISTANCE TUBE, EXTRA HEAVY LF-RTB-1004-01		1	\$28.00	\$16.80	\$16.80
71	HAMMER DUMBBELL SET 5-50LB, URETHANE, 4sided HS-DB-2100-02		1	\$5,006.00	\$2,753.30	\$2,753.30
72	HAMMER DUMBBELL SET 55-75LB, URETHANE, 4sided HS-DB-2100-03		1	\$4,899.00	\$2,694.45	\$2,694.45
73	HAMMER DUMBBELL SET 80-100LB, URETHANE, 4sided HS-DB-2100-04		1	\$5,964.00	\$3,280.20	\$3,280.20
74	HAMMER DUMBBELL SET 105-125LB, URETHANE, 4sided HS-DB-2100-05		1	\$7,349.00	\$4,776.85	\$4,776.85
75	HAMMER DUMBBELL SET 7.5-27.5LB, URETHANE, 4sided HS-DB-2100-07		1	\$2,130.00	\$1,278.00	\$1,278.00
76	HAMMER BARBELL, STRAIGHT, SET 20-110LB, PU, 4sided HS-BB-3200-02		1	\$5,794.00	\$3,476.40	\$3,476.40
77	LF STABILITY BALL, 55CM, GREY LF-SB-1102-02		1	\$68.00	\$47.60	\$47.60
78	LF STABILITY BALL, 65CM, GREY LF-SB-1104-02		1	\$75.00	\$45.00	\$45.00

QUOTE : CPQ-30919

DATE : 03-27-2026

BILL TO : KETTELHUT CONSTRUCTION INC

SHIP TO : CITY OF WEST LAFAYETTE

SHIPMENT : CONSTRUCTION

REQUESTED DELIVERY DATE : 04-03-2028

FREIGHT TERMS : Prepaid

FOB : Shipping Point

PAYMENT TERM : NET 30

TOTAL MSRP	:	\$281,232.00
CUSTOMER DISCOUNT	:	- \$113,549.35
SELLING PRICE	:	\$167,682.65
SURCHARGE	:	\$3,340.00
FREIGHT / FUEL/ INSTALLATION	:	\$26,720.02
ESTIMATED SALES TAX	:	AS APPLICABLE
TOTAL (USD)	:	\$197,742.67

REMITTANCE ADDRESS

2716 NETWORK PLACE
CHICAGO, IL 60673
USA

TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

QUOTE APPROVAL	USD OPERATING UNIT
SIGNATURE _____	SIGNATURE _____
NAME _____	NAME _____
TITLE _____	TITLE _____
DATE OF ACCEPTANCE _____	

Securing Strength Product Acknowledgment

Please respond to Sections 1 and 2 as appropriate.

1. We **recommend** that all strength training equipment be secured to the floor in order to prevent any tipping, rocking or displacement of the equipment which may occur during the use or misuse of the equipment.

Does your order include strength training equipment in this category?

- ☒ Yes
☐ No

You acknowledge that we offer a secure-to-floor service for a minimal additional charge.

- ☐ Elect
☒ Decline

2. We **REQUIRE** that certain units of strength training equipment be secured to the floor (see attached hereto) in accordance with Life Fitness's specifications.

Does your order include strength training equipment in this category?

- ☐ Yes
☒ No

Delivery and installation (including both assembly and floor anchoring) options.

☒ **LIFE FITNESS**

- ☐ **WILL CALL** pick up (FOB origin), delivery and installation by your chosen freight team. You agree that you will be entirely responsible for all of the actions or inactions of your freight and installation designate from the date and place of the Will Call pick up. You agree that you will indemnify, defend and hold Life Fitness entirely harmless from any and all injuries or losses arising from or due to (a) freight damage, (b) damage to property, (c) any personal injuries (up to and including death), and (d) any economic losses (including lost profits or other incidental damages) which may arise due to any transportation mishap, any faulty installation, any failure to secure the equipment to the floor, use of a bolt different from the one Life Fitness recommends or any other action of your freight and installation designate.

- ☐ **ALTERNATIVE INSTALLATION** designed by a licensed structural engineering firm (*specify below*) and installed by a licensed contractor, both selected by you.

(insert name of licensed structural engineering firm)

You represent and warrant that all Life Fitness equipment will be installed in accordance with manufacturer's specifications and in accordance with approved drawings by a licensed engineer. You agree that you will be entirely responsible for all of the actions or inactions of your design and installation teams. You agree that you will indemnify, defend and hold Life Fitness entirely harmless from any and all injuries or losses arising from or due to (a) damage to property, (b) any personal injuries (up to and including death), and (c) any economic losses (including lost profits or other incidental damages) which may arise due to any faulty design, any faulty installation, or any failure to secure the equipment in accordance with Life Fitness specifications.

3. You understand that securing the equipment to the floor will result in holes in, and alterations to, the flooring and subflooring materials and:

- a. You have determined the proper placement of the equipment to be secured;
- b. You have informed us and our third-party installation provider of the placement of utility and service lines in the floor;
- c. You have informed us and our third-party installation provider of the substance of the flooring;
- d. You have confirmed that subflooring consists of no less than 4.0 inches (10 centimeters) of concrete;
- e. You have obtained any and all necessary consents to the drilling of holes in the flooring and subflooring; and
- f. Any failure of the foregoing, which prevents Life Fitness from installing the equipment in accordance with our installation requirements, will incur a restocking fee of twenty percent (20%) of the equipment's purchase price.

You agree that you will be entirely responsible for, and you will indemnify and hold us and our third party installation provider entirely harmless from, any and all claims of injuries or losses (including, without limitation, (i) damage to property, (ii) any personal injuries (up to and including death), or (iii) any economic losses (including lost profits or other incidental damages)) which may occur arising from any inaccuracies in the provision of information in (a) through (e) above.

4. Please acknowledge acceptance of the terms set forth in this Acknowledgment by signing in the space below and returning it to us for our files. By signing below, you represent that you have all power and authority necessary to enter into this Acknowledgment on behalf of the named "BILL TO" and "SHIP TO" Customer.

ACKNOWLEDGED BY CUSTOMER:

Signature

Date

Printed Name

Title

Appendix 1 - Required Bolt-To-Floor Strength Products

Life Fitness strength products:

1. All Synrgy360 units.
 - a. :
 - i. Synrgy360 XL.
 - ii. Synrgy360 XM with at least 2 Cable Columns per unit.
 - iii. Synrgy360 XS with 4 Cables Columns (FXTX-CCCC).
 - iv. Synrgy360 T when connected to the PWR Play Core (LPP-CORE) with a Synrgy360T-PWR Play Storage Connector (FXTT-MJ) and at least 1 PWR Play Station (LPP-___) containing a weight stack.
 - v. Any combination of 4 Synrgy90/Synrgy360/PWR Play Core units connected with 4 Synrgy Cable Crossover Connectors (FXT-BM) in a square configuration.
2. All Synrgy90 units.
 - a. : (See line 1.a.v. listed above.)
3. All PWR Play units with fewer than 3 stations containing a weight stack per Core (LPP-CORE).
 - a. :
 - i. A PWR Play unit comprising of 2 PWR Play Cores (LPP-CORE) connected with the Storage Connector (LPP-SX) and having 1 PWR Play station (LPP-) containing a weight stack per PWR Play Core.
4. All Life Fitness S3 units (SYN-S3CORE, SYN-S3ADD).
5. All Synrgy180 & Synrgy180P units (S180-CORE, S180-ADD, S180P)
 - a. :
 - i. Synrgy180 with the addition of the Synrgy180 Freestanding System (S180-AFSA, S180-AFSAQ, S180-AFSC, S180-AFSCQ)
 - ii. Synrgy180P with the addition of the Synrgy180 Freestanding System (S180P-AFS).

Hammer Strength products:

6. All HD Athletic Rig units.
7. All HD Athletic Perimeter units (HDU-PSF or HDU-PCOR).
8. All HD Athletic Single Bridge units (HDT-BR4).
9. All HD Athletic Racks with a WING attachment (HDU-WING42, HDU-WING72).
10. All HD Athletic & HD Elite racks with Lightning Arms (HDU-LTNG).
 - a. : HD Combo Rack with 2 weight stacks on the backside of the combo rack.
11. HD Athletic NX Power Rack (HDW-PR)
 - a. : When ordered with the Weight Plate Storage Uprights option.
12. HD Athletic NX Half-Half Combo Rack (HDW-HHCR)
 - a. When ordered with the Stability Feet option.
13. HD Athletic NX Power-Half Combo Rack (HDW-PHCR)
 - a. When ordered with the Stability Feet option.
14. All HD Elite iD racks with a WING or BALLISTIC WING (ELT-PUBW)
15. HD Elite iD Half-Half Combo Rack (ELT-HHCR)
 - a. When ordered with the Stability Feet option.
16. HD Elite iD Power-Half Combo Rack (ELT-PHCR)
 - a. When ordered with the Stability Feet option.
17. HD Elite iD Half-Half Combo Rack (ELT-HHCR) with 5 Bull Horn Storage Option
 - a. Exception: Connected to at least one other Combo Rack with a Rack Connector (ELT-RCSQ)

General strength products:

18. All other strength products to be used for body weight suspension training (not listed above).
(Note, these products have not been designed for use with Suspension Training Devices or any other devices not provided with the product, for pulling or pushing on the equipment. The use of those devices may compromise the stability of these units.)
 - a.
 - i. Hammer Strength HD Athletic Double Bridge units (HDT-BR14).
 - ii. Hammer Strength HD Athletic Triple Bridge units (HDT-BR24).

The above "" provide sufficient mass, footprint and/or stabilization to permit the full utilization (which may include body weight suspension training) without the requirement of being secured to the floor.

WARNING:

YOU UNDERSTAND THAT IF THESE UNITS ARE SEPARATED AND/OR RECONFIGURED, THEIR STABILITY WILL BE COMPROMISED AND THE SEPARATED UNITS WILL CREATE A SIGNIFICANT RISK OF SERIOUS INJURY UNLESS THE UNITS ARE SECURELY FASTENED TO THE FLOOR.



NEXT STEPS.....

Thank you for your purchase of a Life Fitness product!

Your dedicated Order Management Partner will serve as your primary point of contact throughout the order processing. Below, you'll find key details and information required to ensure your product is manufactured, shipped, and installed to your complete satisfaction.

Order Confirmation

Within the next few weeks, you will receive an e-mail confirmation from your Order Management Partner that will provide the following information:

- **Estimated/Tentative window for delivery**
- **Site Survey Link** will be sent within the Order Confirmation email from your Order Management Partner.
 - This document will help our Installation partners to ensure they have the proper resources and equipment to properly install your order.
 - **Please complete the Site Survey document upon receiving the link.** Failing to complete the site survey may negatively impact the installation, such as missing equipment or insufficient labor to finish the job.
 - If there are any special needs for your project, please communicate that with your Order Management Partner at your earliest opportunity.

Please be sure to notify your Order Manager promptly if there are any changes required for your order.

Reconfirmation

- If your order pertains to a Grand Opening, Major Refresh, Construction, or Special Event, your Order Management Partner will reach out **approximately 30-90 days prior to the estimated Delivery Date** to verify the status of your site readiness and ensure that any changes are notated in your order.
- **Any changes to your project should be promptly communicated to your Order Management Partner.**

Delivery Scheduling

- Products typically take approximately 2-4 weeks to ship from our warehouse to the partnered installers warehouse.
- Once our third-party installation provider has received your order, they will contact you to schedule a firm installation date and timeframe for your delivery.

If you have any questions please feel free to contact your Order Management Partner for assistance.

Thank you for choosing Life Fitness. We truly value your business and appreciate your trust as a customer.

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Fund	Amount
231 North TIF Fund	\$9,510.00
231 Purdue TIF Fund	\$991,335.50
KCB Allocation	\$1,471,682.83
Levee/Village Allocation	\$5,589,371.31
RDA 2025 - Public Safety Ctr	\$2,389,916.16
Sagamore Parkway Allocation	\$42,747.80
GRAND TOTAL	\$10,494,563.60

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Invoice	Vendor	29-50	Account Title	Detail Description	PO #	Item Amount
577609	VS Engineering Inc. 4275 N High School Rd Indianapolis IN 46254	29500030 - 530011	US 231 North TIF- Engineering Engineering Services	VS - McCormick Rd - 04/2026	25000551	\$9,510.00
REPORT TOTAL:						\$9,510.00

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Invoice	Vendor	29-60	Account Title	Detail Description	PO #	Item Amount
1408505758 4-2 07/26	Argent Institutional Trust Company 1715 N Westshore Blvd Ste 750 Tampa FL 33607	29600000 - 551105	US 231 Purdue TIF Fund Principal- Capital Lease	State Street Proj TIF2 07/26		\$467,436.75
1408505758 4-2 07/26	Argent Institutional Trust Company 1715 N Westshore Blvd Ste 750 Tampa FL 33607	29600000 - 551205	US 231 Purdue TIF Fund Interest- Capital Lease	State Street Proj TIF2 07/26		\$523,148.75
1408505758 4-2 07/26	Argent Institutional Trust Company 1715 N Westshore Blvd Ste 750 Tampa FL 33607	29600000 - 551400	US 231 Purdue TIF Fund Trustee & Paying Agent Fee	State Street Proj TIF2 07/26		\$750.00
REPORT TOTAL:						\$991,335.50

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Invoice	Vendor	29-20	Account Title	Detail Description	PO #	Item Amount
225705000 08/2026	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29200000 - 551105	KCB Allocation Principal-Capital Lease	2019 Lease Rental Bond-Rec Ctr		\$690,000.00
225705000 08/2026	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29200000 - 551205	KCB Allocation Interest-Capital Lease	2019 Lease Rental Bond-Rec Ctr		\$516,500.00
8159024	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29200000 - 551400	KCB Allocation Trustee & Paying Agent Fee	26-27 Admin Fee: 2019 Lease Rental Bond-WC Project		\$1,650.00
577609	VS Engineering Inc. 4275 N High School Rd Indianapolis IN 46254	29200030 - 530011	KCB Allocation- Eng Engineering Services	VS - McCormick Rd - 04/2026	25000551	\$64,672.00
205665	American Structurepoint Inc 9025 River Rd Ste 200 Indianapolis IN 46240	29200030 - 530011	KCB Allocation- Eng Engineering Services	ASP - CR 425N Roadway Design 4/2026	25000473	\$75,245.50
2414	West Lafayette Enrichment Foundation 222 N Chauncey Ave West Lafayette IN 47906	29200040 - 536220	KCB Allocation- Development Public Relations	WL Enhancement investment	23000813	\$834.45
2025038-002	Axis Architecture and Interiors LLC 618 E Market St Indianapolis IN 46202	29200040 - 536300	KCB Allocation- Development Contract Services	ECEC/A&E-KCB TIF	26000390	\$14,500.00
2025038-003	Axis Architecture and Interiors LLC 618 E Market St Indianapolis IN 46202	29200040 - 536300	KCB Allocation- Development Contract Services	ECEC/A&E-KCB TIF	26000390	\$848.08
LPRR-4	TL Kincaid Contracting LLC 323 Columbia St Ste 301 Lafayette IN 47901	29200050 - 543000	KCB Allocation- Parks Buildings	TL Kincaid - Lommel Park Restroom	25000906	\$92,184.30

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INV891928	Witmer Public Safety Group Inc 101 Independence Way Coatesville PA 19320	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Gloves	26000293	\$1,312.62
SI181365	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Patches	26000328	\$280.00
SI182199	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Badges	26000318	\$3,102.70
2214	Vision Marketing Passport System LTD 165 Crestview Ct Barrington IL 60010	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Accountability Tags	26000329	\$116.18
INV897874	Witmer Public Safety Group Inc 101 Independence Way Coatesville PA 19320	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Gloves	26000293	\$403.13
INV901945	Witmer Public Safety Group Inc 101 Independence Way Coatesville PA 19320	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Gloves	26000293	\$2,353.82
1200050693 07/26	Horizon Bank PO Box 800 Michigan City IN 46361	29209440 - 551103	KCB Alloc-Bond & Interest Acct Principal-Bonds	EDA Pmt - KCB 07/26		\$3,000.00
1200050693 07/26	Horizon Bank PO Box 800 Michigan City IN 46361	29209440 - 551203	KCB Alloc-Bond & Interest Acct Interest Exp-Bonds	EDA Pmt - KCB 07/26		\$4,680.05
REPORT TOTAL:						\$1,471,682.83

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Invoice	Vendor	29-30	Account Title	Detail Description	PO #	Item Amount
256855000 08/2026	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29300000 - 551105	Levee/Village Allocation Principal-Capital Lease	2019 Lease Rental Bond-MCH		\$255,000.00
256855000 08/2026	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29300000 - 551205	Levee/Village Allocation Interest- Capital Lease	2019 Lease Rental Bond-MCH		\$179,500.00
5189168400 07/26	The Bank Of New York Mellon 500 Ross St, 10th Floor AIM 154-1000 Pittsburgh PA 15262	29300000 - 551300	Levee/Village Allocation Lease Rental Payment	2016 RDA Lease/Rental RevBond		\$341,000.00
1408505758 4-1 07/26	Argent Institutional Trust Company 1715 N Westshore Blvd Ste 750 Tampa FL 33607	29300000 - 551105	Levee/Village Allocation Principal-Capital Lease	State Street Proj TIF1 07/26		\$557,250.00
1408505758 4-1 07/26	Argent Institutional Trust Company 1715 N Westshore Blvd Ste 750 Tampa FL 33607	29300000 - 551205	Levee/Village Allocation Interest- Capital Lease	State Street Proj TIF1 07/26		\$651,250.00
1408505758 4-1 07/26	Argent Institutional Trust Company 1715 N Westshore Blvd Ste 750 Tampa FL 33607	29300000 - 551400	Levee/Village Allocation Trustee & Paying Agent Fee	State Street Proj TIF1 07/26		\$750.00
8160535	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29300000 - 551400	Levee/Village Allocation Trustee & Paying Agent Fee	26-27 Admin Fee: 2019 Lease Rental Bond-CH Project		\$1,650.00

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WLAFRDAL RB25 08/26	BOK Financial 143 W Market St Ste 600B Indianapolis IN 46204	29300000 - 551105	Levee/Village Allocation Principal-Capital Lease	Lease Pmt - PSC 08/2026		\$1,665,000.00
WLAFRDAL RB25 08/26	BOK Financial 143 W Market St Ste 600B Indianapolis IN 46204	29300000 - 551205	Levee/Village Allocation Interest- Capital Lease	Lease Pmt - PSC 08/2026		\$1,331,750.00
WLAFRDAL RB25 08/26	BOK Financial 143 W Market St Ste 600B Indianapolis IN 46204	29300000 - 551300	Levee/Village Allocation Lease Rental Payment	Lease Pmt - PSC 08/2026		\$1,750.00
240918I- SWL	Cives Corporation 2168 E 88th Dr Merrillville IN 46410	29300033 - 545400	Levee/Village Alloc-Street Heavy Duty/Spec Vehicles	2026 Western Snow Plow	24000649	\$284,345.00
2024-1818- 1R	Context LLC 5825 Lawton Loop East Drive Indianapolis IN 46216	29300040 - 530011	Levee/Village Allocation-Devel Engineering Services	Context Design - South Street Plaza - Design - LV	24000736	\$27,320.58
2024-1818-2	Context LLC 5825 Lawton Loop East Drive Indianapolis IN 46216	29300040 - 530011	Levee/Village Allocation-Devel Engineering Services	Context Design - South Street Plaza - Design - LV	24000736	\$42,329.81
105469-03	CHA Consulting Inc 3 Winners Circle Albany NY 12205-1161	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	Construction Inspection 2026	26000459	\$13,635.40
1674	Cube Property Management LLC PO Box 492 Lafayette IN 47902	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	WLPG Management - 2026 - Part 1 June	26000134	\$12,360.00
000610350	DLZ Indiana LLC 2211 East Jefferson Rd South Bend IN 46615	29300040 - 543000	Levee/Village Allocation-Devel Buildings	DLZ - Phase III - PSC - LV - 2025 - 1 of 4	25000461	\$55,997.56
INV-01US- 0380499	JS Held LLC 50 Jericho Quadrangle Ste 117 Jericho NY 11753	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	2026 OR Services - JSHeld	26000128	\$28,206.80

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1069	BE Represented Corp 1220 S 750 E Lafayette IN 47905	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	2026 OR Services - BE Represented	26000133	\$22,374.63
42495	Christopher Burke Engineering LLC 111 Monument Circle Suite 3500 Indianapolis IN 46204	29300050 - 544000	Levee/Village Allocation-Park Improvements Other Than Bldgs	Cason Family Park Trail Crossing 03/2026	25000833	\$4,035.00
000610351	DLZ Indiana LLC 2211 East Jefferson Rd South Bend IN 46615	29300080 - 543000	Levee/Village Allocation-Fire Buildings	Fire Station 3 A&E - 2026 Funds 05/2026	26000392	\$106,186.48
1400050693 07/26	Horizon Bank PO Box 800 Michigan City IN 46361	29309440 - 551103	LV Alloc-Bond & Interest Acct Principal-Bonds	EDA Pmt - Levee Village 07/26		\$3,000.00
1400050693 07/26	Horizon Bank PO Box 800 Michigan City IN 46361	29309440 - 551203	LV Alloc-Bond & Interest Acct Interest Exp-Bonds	EDA Pmt - Levee Village 07/26		\$4,680.05
REPORT TOTAL:						\$5,589,371.31

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Invoice	Vendor	39-00	Account Title	Detail Description	PO #	Item Amount
6862-11	Kettelhut Construction Inc 740 Sagamore Pkwy S Lafayette IN 47905	39009700 - 543000	RDA 25 Bond-Pub Safe Ctr-Const Buildings	Kettelhut - GMP - PSC - LV - 2025	25000686	\$2,389,916.16
REPORT TOTAL:						\$2,389,916.16

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Invoice	Vendor	29-10	Account Title	Detail Description	PO #	Item Amount
TL25079-0426	Alt & Witzig Engineering Inc 4105 W 99th St Carmel IN 46032	29100040 - 536300	Sagamore Pkwy Allocation-Devel Contract Services	PSC-A&W Material Testing-Sag 04/2026	26000251	\$35,067.75
1000050693 07/26	Horizon Bank PO Box 800 Michigan City IN 46361	29109440 - 551103	Sagamore Alloc- Bond & Int Acct Principal-Bonds	EDA Pmt - Sagamore PkwY 07/26		\$3,000.00
1000050693 07/26	Horizon Bank PO Box 800 Michigan City IN 46361	29109440 - 551203	Sagamore Alloc- Bond & Int Acct Interest Exp-Bonds	EDA Pmt - Sagamore PkwY 07/26		\$4,680.05
REPORT TOTAL:						\$42,747.80

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We have examined the transactions listed on the foregoing transaction register, consisting of _____ pages, and except for transactions not allowed as shown on the register such transactions are hereby allowed in the total amount of **\$10,494,563.60**.

Dated this _____ day of _____, 20____.

Signature of Governing Board

I hereby certify that each of the above listed transactions and invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

City Controller - Signature

_____, 20____.