WEST LAFAYETTE
HOME of PURDUE

REDEVELOPMENT COMMISSION
Wednesday, July 15, 2026 at 8:30 AM

Meeting Agenda

Redevelopment Commission is held at Margerum 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 - June 17, 2026
      Documents:
      - RDC Minutes - June 17, 2026
   b. Project Updates
   c. Owner's Representative Updates
   d. Presentation - Greater Lafayette Commerce Update
   e. Resolution RC 2024-21 - Confirmatory Resolution - KCB Redevelopment 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
   f. Resolution RC 2025-13 - Confirmatory Resolution - KCB Development Plan
      Documents:
      - Proposed Addendum - Resolution RC 2025-13

- 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 - July 15, 2026
Documents:
- Financial Schedule - July 15, 2026
- RDC 2026 Spending Plan
- RDC 2026 Spending Plan Addendum
- RDC Purchasing Policy

b. Request for Qualifications - Fire Station 3 & Public Safety Center A/V - Development
Documents:
- Memo - AV Professional Services and Procurement
- Request for Qualifications - AV Professional Services and Procurement

c. Contract Agreement - Fire Station 3 CMc - Kettelhut - Development
Documents:
- Memo - Kettelhut CMc Contract - Fire Station 3

d. Approval - Public Art Project Administered by The Art Federation - Development
Documents:
- Memo - Public Art Project Administered by TAF
- Informational - Artist in Residence Agreement - TAF

e. Claim Approval - Board of Works - Public Safety Center Furniture - Development
Documents:
- Memo - Claim Approval - Board of Works
- Informational - Memo - Public Safety Center Furniture - Phase 1
- Informational - Invoice - Public Safety Center Furniture - Phase 1

f. Amendment 1 - County Road 425 Project - Engineering
Documents:
- Memo - CR 425 Design Services Amendment 1
- Scope and Fee Change Request - County Road 425
- Amendment No. 1 - CR 425 Design Services

g. Quote Acceptance - School Resource Vehicle Equipment - Move Over Outfitters - Police
Documents:
- Memo - School Resource Vehicle Equipment - MoveOver Outfitters
- Quote - School Resource Vehicle Equipment - MoveOver Outfitters

h. Quote Acceptance - Gear Lockers, Training Door, Personal Lockers - Fire
Documents:
- Memo - Gear Lockers, Training Door, Personal Lockers
- Quotes - Gear Lockers, Training Door, Personal Lockers

i. Approval of Claims - July 15, 2026
Documents:
- RDC Claims - July 15, 2026

4. Informational

5. Public Comment

6. Adjournment Next Meeting Date: August 19th, 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

June 17, 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, Stacey Burr, Darrell Clase

Absent: Holly Keckler

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

Old Business:

Approval of May 20, 2026 Meeting Minutes

Commissioner Clase moved to approve the minutes from May 20, 2026. Commissioner Edmundson seconded.

The meeting minutes were approved by a voice vote of 5-0-0 (Aye-Nay-Abstention).

Project Updates

Jen Van Schuyver, Director of Development, shared an update that the Early Childhood Education meeting that was scheduled for tonight was postponed due to inclement weather. This meeting will be rescheduled and the online survey will remain up until that time. Van Schuyver also introduced the newest Development Department hire, Project Manager Grace Mugford.

Owners Representative

Levi Evans, Be Represented, shared that all poles have been installed on Robinson Street and Indian Trail as part of the neighborhood lighting project. Evans reviewed the schedule to energize these poles. Lommel Park restroom is 95% complete, there is access control and sitework items that need to be completed. Crews are currently preparing to remove the old concrete on Chauncey Avenue, the roadway will be completely closed until late August to be reconstructed.

Annette Basham, JS Held, shared that the Public Safety Center is still moving through phase 1 with framing and walls installed. Phase 1 is still expected to finish around November 2026, at which point the Police Department will be able to occupy this space. Fire Station 3 is working through design and expecting to go out to bid in August/September time frame. Basham also explained the postponement of the Early Childhood Education meeting.

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

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

The motion was approved with a voice vote of 5-0-0.

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

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

The motion was approved with a Voice vote of 5-0-0.

New Business:

Financial Schedules

Peter Gray, Commission Treasurer, presented the financial schedules.

Resolution RC 2026-07 – Reallocation of Project Funds

Jen Van Schuyver, Director of Development and Peter Gray, Commission Treasurer, shared the resolution, a net-zero change to the spending plan which allows for the downpayment of furniture for the Public Safety Center. Van Schuyver shared that more details would be shared in later agenda items.

Commissioner Clase moved to approve Resolution RC 2026-07. Commissioner Edmundson seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The resolution was approved with a roll call vote of 5-0-0.

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

Jenifer Van Schuyver, Director of Development, requested approval of a quotation to purchase furniture for the ongoing Public Safety Center project. The total contract amount for the furniture is $1,143,482.86; however, staff are asking for the initial payment of $290,200 to be paid this year. The remaining payments are anticipated to be included in future RDC spending plans.

Commissioner Clase moved to approve the quote. Commissioner Edmundson seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion was approved with a roll call vote of 5-0-0.

Change Order 2 – 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 $730,000, will shift these funds back to City control and will allow the City to directly procure fitness equipment and information technology equipment for the Public Safety Center project. 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. The new GMP contract for the project will now be $60,776,489. A discussion on how the City saves money through cooperative pricing agreements.

Commissioner Clase 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, Darrell Clase
Nay: none
Abstention: none

The motion was approved with a roll call vote of 5-0-0.

Letter of Intent – Wintek – Public Safety Center - Development

Jenifer Van Schuyver, Director of Development, requested the approval of a letter of intent with Wintek regarding the Public Safety Center project. This letter of intent covers three quotes through a Sourcewell Contract for IT equipment with an amount not-to-exceed $527,915.37. This funding will come from the original bonds secured for construction of the Public Safety Center. Chris Benavidez, Director of Technology, answered questions about how long the technology and equipment is expected to last, as well as how the new IT room has better air flow and security to make sure that the equipment lasts as long as possible.

Commissioner Clase moved to approve the letter of intent and authorize the Director of Development to sign an agreement with Wintek on the Commission's behalf. Commissioner Edmundson seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion was approved with a roll call vote of 5-0-0.

Equipment Procurement – Fitness Gear – Public Safety Center - Development

Jenifer Van Schuyver, Director of Development, requested the approval of a quote from Life Fitness/Hammer Strength in an amount not-to-exceed $197,742.67. This quote is specific to the Public Safety Center project and includes a comprehensive list of necessary fitness gear which supports the health, safety, and operational readiness of public safety personnel. President Oates discussed leasing equipment versus purchasing, and why the team went with purchasing the equipment. Chief Ferguson shared that the Police and Fire department have partnered with Franciscan Health for a Tactical Athletic Trainer who will have an office nearby to the fitness facility.

Commissioner Clase moved to approve the procurement of fitness gear for the Public Safety Center. Commissioner Edmundson seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion was approved with a roll call vote of 5-0-0.

Approval of Claims

231 North TIF Claims—6/17/26 **$9,510.00**

Commissioner Clase moved to approve and pay the 231 North TIF claims for the total amount of $9,510.00. Seconded by Commissioner Edmundson.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion to approve and pay the 231 North TIF claims for the total amount of $9,510.00 passed with a roll call vote of 5-0-0.

231 Purdue TIF Claims—6/17/26 **$991,335.50**

Commissioner Clase moved to approve and pay the 231 Purdue TIF claims for the total amount of $991,335.50. Seconded by Commissioner Edmundson.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion to approve and pay the 231 Purdue TIF claims for the total amount of $991,335.50 passed with a roll call vote of 5-0-0.

KCB TIF Claims—6/17/26 **$1,471,682.83**

Commissioner Clase moved to approve and pay the KCB TIF claims for the total amount of $1,471,682.83. Seconded by Commissioner Edmundson.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion to approve and pay the KCB TIF claims for the total amount of $1,471,682.83 passed with a roll call vote of 5-0-0.

Levee/Village TIF Claims—6/17/26 **$5,589,371.31**

Commissioner Clase moved to approve and pay the Levee/Village TIF claims for the total amount of $5,589,371.31. Seconded by Commissioner Edmundson.

The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion to approve and pay the Levee/Village TIF claims for the total amount of $5,589,371.31 passed with a roll call vote of 5-0-0.

RDA 2025 – Public Safety Center —6/17/26 **$2,389,916.16**

Commissioner Clase moved to approve and pay the RDA 2025 Public Safety Center claims for the total amount of $2,389,916.16. Seconded by Commissioner Edmundson.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion to approve and pay the RDA 2025 – Public Safety Center claims for the total amount of $2,389,916.16 passed with a roll call vote of 5-0-0.

Sagamore Parkway TIF Claims —6/17/26 **$42,747.80**

Commissioner Clase moved to approve and pay the Sagamore Parkway TIF claims for the total amount of $42,747.80. Seconded by Commissioner Edmundson.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr, Darrell Clase
Nay: none
Abstention: none

The motion to approve and pay the Sagamore Parkway TIF claims for the total amount of $42,747.80 passed with a roll call vote of 5-0-0.

Informational

There were no informational items at this time.

Public Comment

There was no public comment at this time.

Commissioner Comment

President Oates reiterated that the Early Childhood Education meeting scheduled for tonight has been postponed due to weather.

Adjourn

Commissioner Clase moved to adjourn. Commissioner Edmundson seconded. The meeting adjourned at 9:23 AM.

Next Meeting Date: Wednesday, July 15, 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

CITY OF WEST LAFAYETTE SEAL Clerk INDIANA

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

CITY OF WEST LAFAYETTE SEAL Clerk INDIANA

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

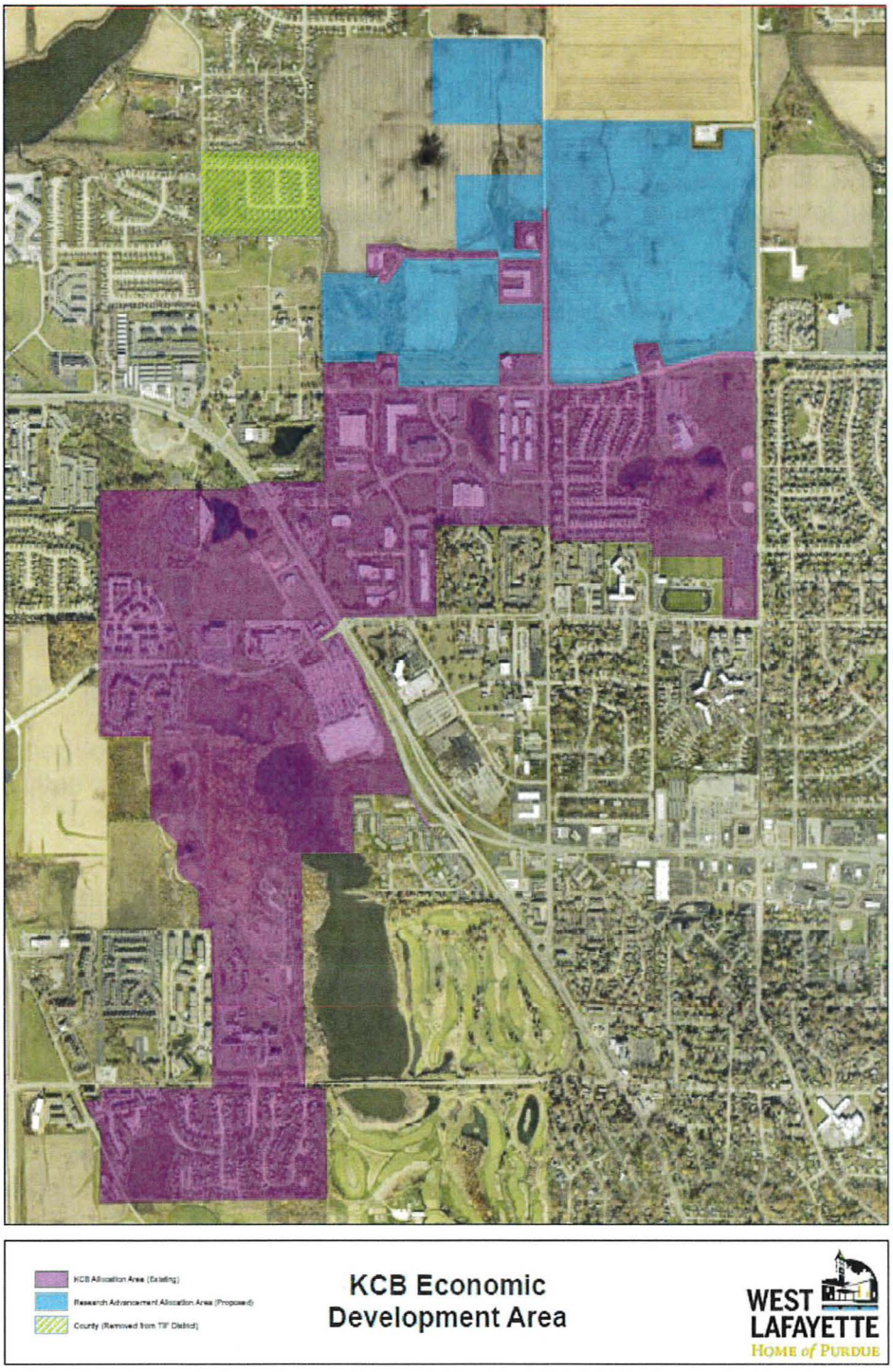
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79-06-01-128-035.000-023
79-06-01-127-034.000-023
79-06-01-127-033.000-023
79-06-01-128-041.000-023

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



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

DMS 42753969.1

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
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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 #

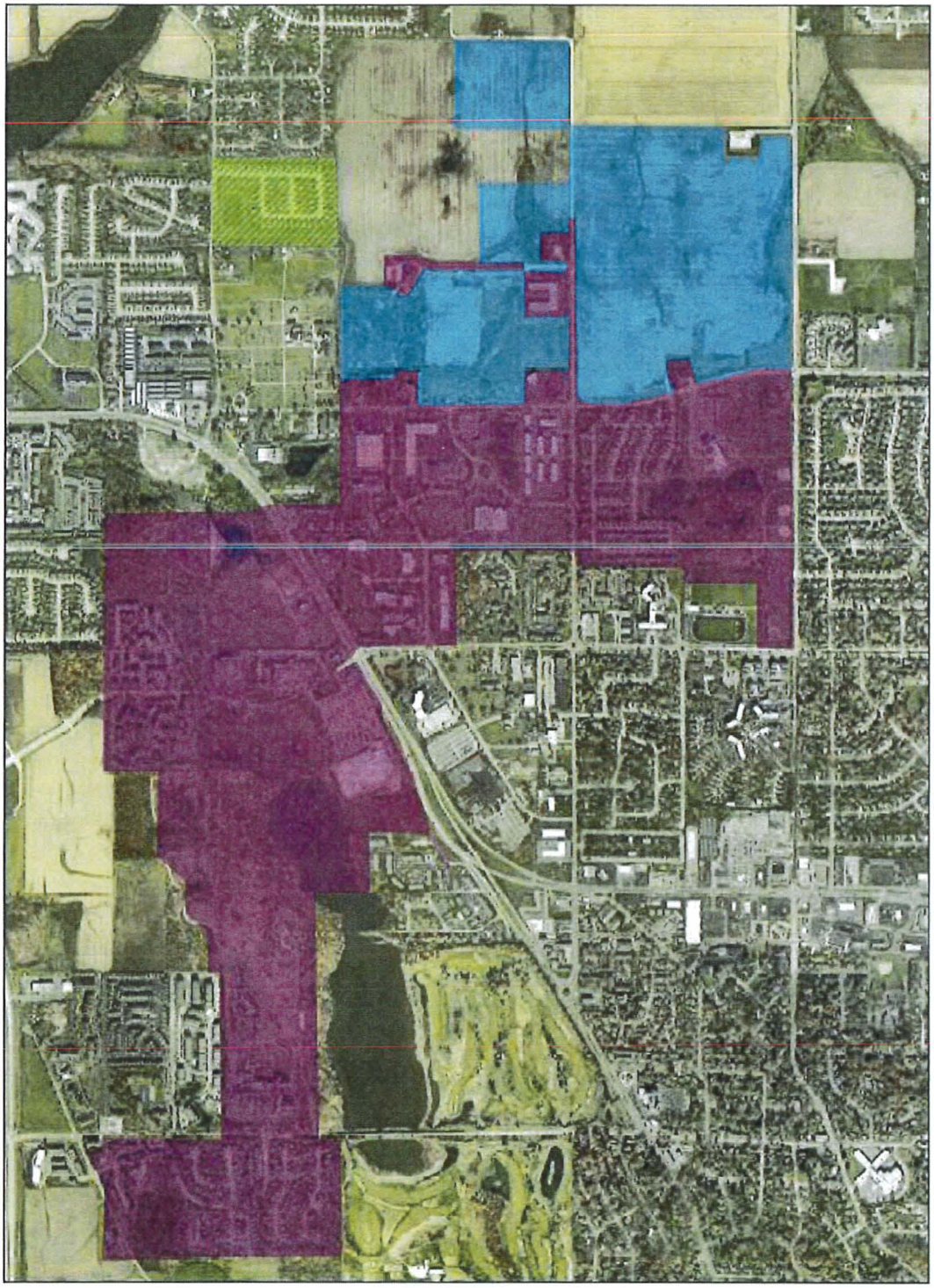
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79-06-01-128-035.000-023
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79-06-01-127-033.000-023
79-06-01-128-041.000-023

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]





DMS 42753969.1

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

DMS 42753969.1

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

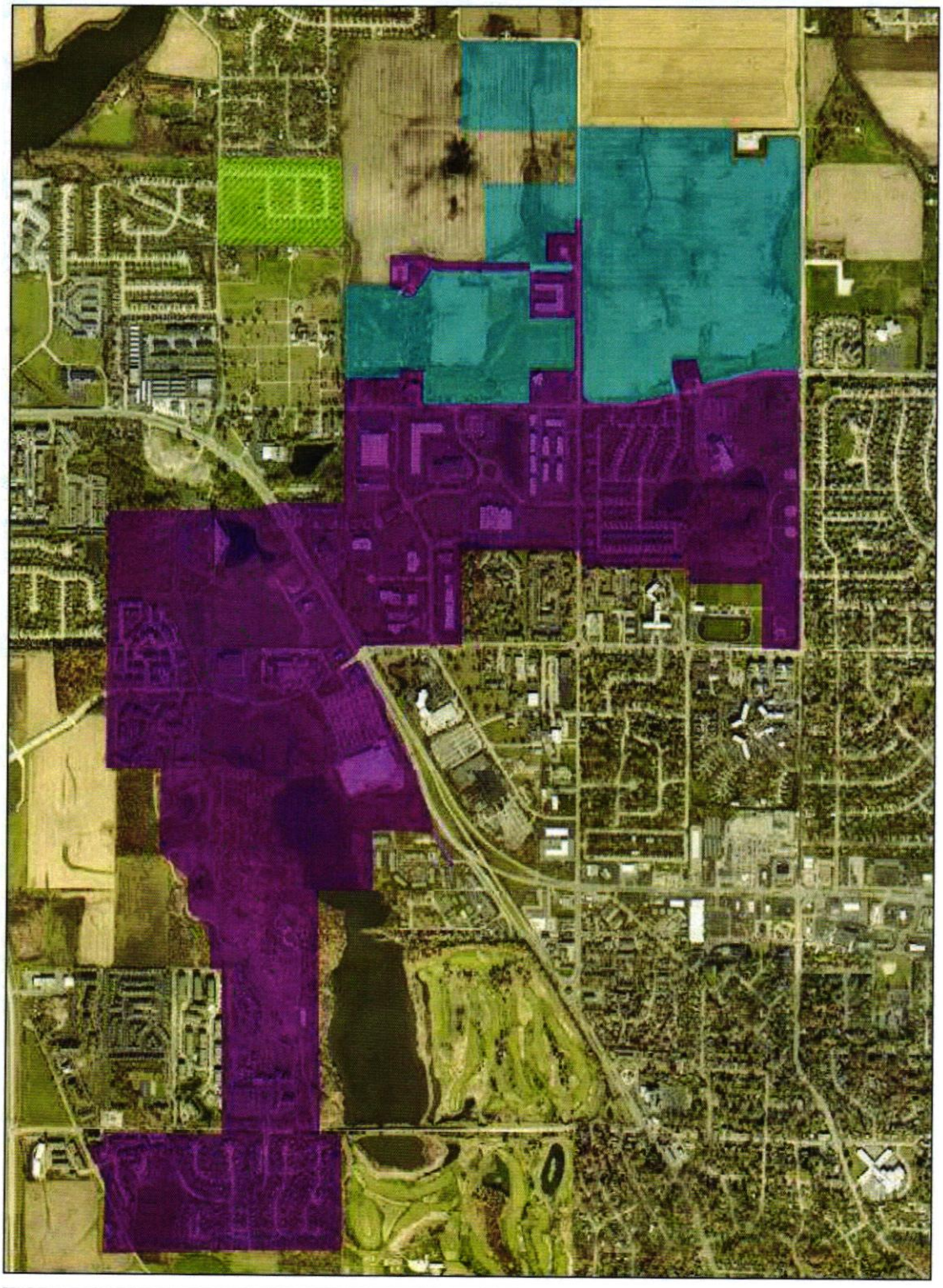
Parcel #

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
79-06-01-128-003.000-023
79-06-01-128-004.000-023
79-06-01-128-005.000-023
79-06-01-128-006.000-023
79-06-01-128-007.000-023
79-06-01-128-008.000-023
79-06-01-128-009.000-023
79-06-01-128-010.000-023
79-06-01-128-011.000-023
79-06-01-128-012.000-023
79-06-01-128-013.000-023
79-06-01-128-014.000-023
79-06-01-128-015.000-023
79-06-01-128-016.000-023
79-06-01-128-017.000-023
79-06-01-128-018.000-023
79-06-01-128-019.000-023
79-06-01-128-020.000-023
79-06-01-128-021.000-023
79-06-01-128-022.000-023
79-06-01-128-023.000-023
79-06-01-128-024.000-023
79-06-01-128-025.000-023
79-06-01-127-012.000-023
79-06-01-127-013.000-023

79-06-01-127-035.000-023
79-06-01-127-014.000-023
79-06-01-127-015.000-023
79-06-01-127-016.000-023
79-06-01-127-017.000-023
79-06-01-127-018.000-023
79-06-01-127-019.000-023
79-06-01-127-020.000-023
79-06-01-127-021.000-023
79-06-01-127-022.000-023
79-06-01-127-023.000-023
79-06-01-127-024.000-023
79-06-01-127-025.000-023
79-06-01-127-026.000-023
79-06-01-127-027.000-023
79-06-01-127-028.000-023
79-06-01-127-029.000-023
79-06-01-127-030.000-023
79-06-01-127-031.000-023
79-06-01-127-032.000-023
79-06-01-128-026.000-023
79-06-01-128-027.000-023
79-06-01-128-028.000-023
79-06-01-128-040.000-023
79-06-01-128-034.000-023
79-06-01-128-033.000-023
79-06-01-128-032.000-023
79-06-01-128-031.000-023
79-06-01-128-030.000-023
79-06-01-128-029.000-023
79-06-01-128-039.000-023
79-06-01-128-038.000-023
79-06-01-128-037.000-023
79-06-01-128-036.000-023
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]



DMS 42753969.1

ADDENDUM TO EXHIBIT A - RESOLUTION RC 2025-03

PARCELS REMOVED FROM KCB ALLOCATION AREA AND ADDED TO NEW RAD ALLOCATION AREA – UPDATED 2026

Parcel #

79-06-01-200-003.000-034

79-02-36-400-033.000-034

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

79-02-36-400-001.000-029

79-02-36-400-004.000-029

79-06-01-200-023.000-034

ADDENDUM TO EXHIBIT B - RESOLUTION RC 2025-03

PARCELS NOT PRESENTLY IN A TIF AND ADDED TO KCB ECONOMIC DEVELOPMENT AREA AND RAD ALLOCATION AREA – UPDATED 2026

Parcel #

79-02-36-400-004.000-029

79-02-36-400-001.000-029

ADDENDUM TO EXHIBIT C - RESOLUTION RC 2025-03

PARCELS TO BE REMOVED FROM THE KCB ECONOMIC

DEVELOPMENT AREA – UPDATED 2026

Parcel #

79-03-31-376-001.000-034
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
79-06-01-128-003.000-023
79-06-01-128-004.000-023
79-06-01-128-005.000-023
79-06-01-128-006.000-023
79-06-01-128-007.000-023
79-06-01-128-008.000-023
79-06-01-128-009.000-023
79-06-01-128-010.000-023
79-06-01-128-011.000-023
79-06-01-128-012.000-023
79-06-01-128-013.000-023
79-06-01-128-014.000-023
79-06-01-128-015.000-023
79-06-01-128-016.000-023
79-06-01-128-017.000-023
79-06-01-128-018.000-023
79-06-01-128-019.000-023
79-06-01-128-020.000-023
79-06-01-128-021.000-023
79-06-01-128-022.000-023
79-06-01-128-023.000-023
79-06-01-128-024.000-023

79-06-01-128-025.000-023
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79-06-01-127-013.000-023
79-06-01-127-035.000-023
79-06-01-127-014.000-023
79-06-01-127-015.000-023
79-06-01-127-016.000-023
79-06-01-127-017.000-023
79-06-01-127-018.000-023
79-06-01-127-019.000-023
79-06-01-127-034.000-023
79-06-01-127-026.000-023
79-06-01-127-025.000-023
79-06-01-127-024.000-023
79-06-01-127-023.000-023
79-06-01-127-022.000-023
79-06-01-127-021.000-023
79-06-01-127-020.000-023
79-06-01-127-027.000-023
79-06-01-127-028.000-023
79-06-01-127-029.000-023
79-06-01-127-030.000-023
79-06-01-127-031.000-023
79-06-01-127-032.000-023
79-06-01-128-026.000-023
79-06-01-128-027.000-023
79-06-01-128-028.000-023
79-06-01-128-040.000-023
79-06-01-128-034.000-023
79-06-01-128-033.000-023
79-06-01-128-032.000-023
79-06-01-128-031.000-023
79-06-01-128-030.000-023
79-06-01-128-029.000-023
79-06-01-128-035.000-023
79-06-01-128-036.000-023
79-06-01-128-037.000-023
79-06-01-128-038.000-023
79-06-01-128-039.000-023
79-06-01-128-041.000-023
79-06-01-127-036.000-023
79-06-01-127-033.000-023

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 Ø 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

CITY OF WEST LAFAYETTE SEAL Clerk INDIANA

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

CITY OF WEST LAFAYETTE SEAL Clerk INDIANA

APC

Planning for Tippecanoe County, Lafayette, West Lafayette
Battle Ground, Clarks Hill, and Dayton

Ryan P. O'Gara, AICP, Executive Director

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 P. O'Gara

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:

Ryan P. O'Gara

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 #

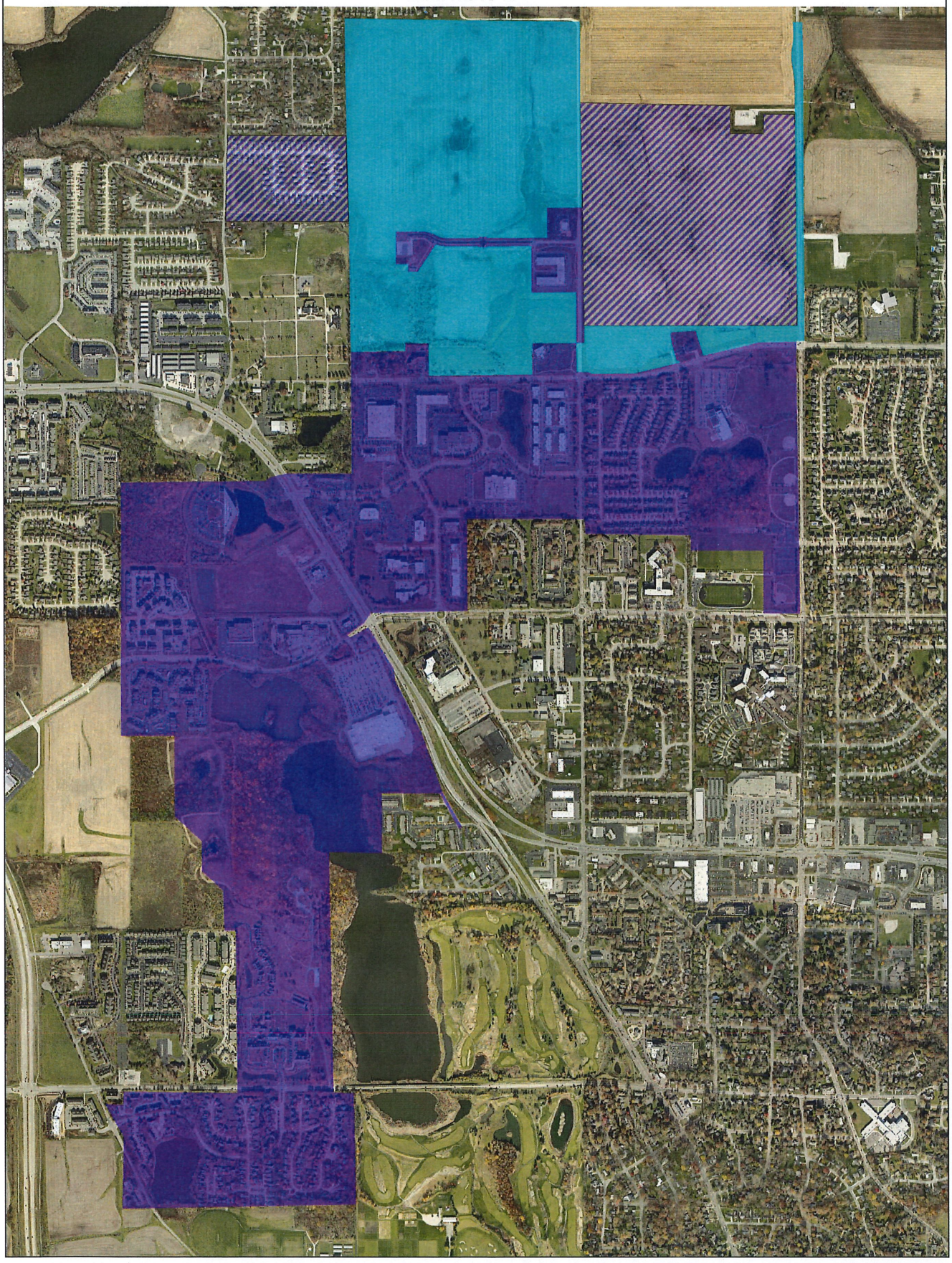
79-07-06-100-002.000-034
79-07-06-100-003.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-06-01-127-036.000-023
79-06-01-127-001.000-023
79-06-01-127-002.000-023
79-06-01-127-003.000-023
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79-06-01-128-030.000-023
79-06-01-128-029.000-023
79-06-01-128-039.000-023
79-06-01-128-038.000-023
79-06-01-128-037.000-023
79-06-01-128-036.000-023
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 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
HOME of PURDUE

West Lafayette, IN
Redevelopment Commission

2026 Spending Plan Tracking
July 15, 2026

Sagamore TIF - PO Status

	Sagamore-2910	Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
1	Beginning Fund Balance @ 1/1/26	623,595	(27,669)	-	595,926	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		(6,308)			
	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	-	-	-	-	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	32,840	(32,840)	-	-	100%
12	RDC Project Fund	25,000	-	-	25,000	0%
13	Construction Services	300,000	(233,994)	-	66,006	78%
14	Public Safety Center Furniture	162,160	(162,160)	-	-	100%
	2026 Spending Plan	1,384,300	(1,234,422)	(17,578)	132,300	90%

West Lafayette, IN **2026 Spending Plan Tracking**

Redevelopment Commission **July 15, 2026**

Sagamore TIF - Claims

		Claims	Claims	Total PO	Open PO's	
	Sagamore-2910	Total	Jul	Amount	2026 Total	% Used
1	Beginning Fund Balance @ 1/1/26	24,139	7,241	(27,669)	(3,530)	87%
2	PO 25000898-Wintek-Lommel Park Restroom	4,960	4,960	(4,960)	-	100%
3	PO 25000899-Wintek-Lommel Park Restroom	2,281	2,281	(2,281)	-	100%
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		(6,308)	-	100%
	2026 Spending Plan					
6	Debt Payments	17,578	-	-	-	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	549,507	10,023	(765,428)	(215,921)	72%
11	IT Vehicle	32,840	-	(32,840)	-	100%
12	RDC Project Fund	-	-	-	-	0%
13	Construction Services	177,417	14,479	(233,994)	(56,577)	76%
14	Public Safety Center Furniture	-	-	(162,160)	(162,160)	0%
	2026 Spending Plan	817,341	24,502	(1,234,422)	(434,658)	65%
	Total Sagamore-2910	841,480.06	31,742		(438,188)	

West Lafayette, IN
Redevelopment Commission

2026 Spending Plan Tracking
July 15, 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	(6,308)	
	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)	
14	Public Safety Center Furniture	(162,160)	
		$ (656,073)	**Unencumbered (Available) Cash**
		728,630	TIF Increment-Jun ($645k est)
		$ 72,557	**Forecasted Cash Balance - EOM-Jun**
		(132,300)	Unencumberd Spending Plan
		345,552	TIF Increment-Dec ($429k est)
	Sagamore	**$ 285,808**	**Forecasted Cash Balance - EOY**

West Lafayette, IN
Redevelopment Commission

2026 Spending Plan Tracking
July 15, 2026

KCB TIF - PO Status

	KCB-2920	Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
20	Beginning Fund Balance @ 1/1/26	4,753,830	(3,641,151)	-	1,112,679	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		-			
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 Reprented - 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	137,350	-	-	137,350	0%
38	Snow Plow Vehicle Operation	240,953	(240,953)	-	-	100%
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	(160,346)	-	14,654	92%
42	Trail System Sinage - Installation Phase 1	100,000	-	-	100,000	0%
43	SS4A (Safe Streets 4 All) Implementation Grant Match	-	-	-	-	0%
44	RDC Project Fund	25,000	-	-	25,000	0%
45	Early Childhood Education Center	262,650	-	-	262,650	0%
46	Public Safety Center Furniture	62,273	(62,273)	-	0	100%
	2026 Spending Plan	6,676,913	(2,634,176)	(2,434,228)	1,871,159	72%

West Lafayette, IN **2026 Spending Plan Tracking**
Redevelopment Commission **July 15, 2026**

KCB TIF - Claims

		Claims	Claims	Total PO	Open PO's	
	KCB-2920	Total	Jul	Amount	2026 Total	
20	Beginning Fund Balance @ 1/1/26	1,260,531		(3,641,151)	(2,380,621)	35%
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	42,997	216	(57,948)	(14,951)	74%
25	PO 24000077 - Greater Lafayette Com-Job Training	-		(500)	(500)	0%
26	PO 24000544 - Wintek - IT Equipment	-		-	-	0%
27	PO 25000110 - Veridus-Cason Family Park	1,775		(1,775)	-	100%
28	PO 25000900 - Wintek-Lommel Park Restroom	49,540	49,540	(49,540)	-	100%
29	PO 25000906 - TL Kincaid-Lommel Park Restroom	209,473		(288,760)	(79,287)	73%
30	PO 25001025 - BE Reprented - Const Inspection	26,966		(30,000)	(3,034)	90%
31	PO 25000662 - Veridus	-		-	-	0%
32	PO 25000473 - Amer StructurePoint-425 Design	716,842	40,881	(2,082,911)	(1,366,069)	34%
33	PO 25000551 - VS Engineering-McCormick Design	212,937	17,257	(939,723.00)	(726,787)	23%
34	PO 25000584 - Sutphen Corp-Firetruck	-		(10,000)	(10,000)	0%
	Expenses					
35	Debt Payments	2,450,727	-	(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	70,696	9,760	(160,346)	(89,650)	44%
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	55,066	-	(262,650)	(207,584)	21%
46	Public Safety Center Furniture	-	-	(62,273)	(62,273)	0%
	2026 Spending Plan	2,885,395	9,760	(2,634,176)	(2,183,009)	17%
	Total KCB-2920	4,145,925.95	117,653		(4,563,630)	

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	-	
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 Reprented - 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	(160,346)	
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	-	
46	Public Safety Center Furniture	(62,273)	
		$ (3,693,075)	**Unencumbered (Available) Cash**
		3,793,499	TIF Increment-Jun ($3.8M est)
		$ 100,425	**Unencumbered (Available) Cash**
		(1,871,159)	Unencumberd Spending Plan
		2,539,300	TIF Increment-Dec ($2.5M est)
	KCB	**$ 768,565**	**Forecasted Cash Balance - EOY**

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	(3,130,210)	-	3,302,048	49%
51	PO 22000362 - Veridus - Salisbury Coridor (2021 Contract)		-			
52	PO 22000634 - Veridus - Chauncey Plaza		-			
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 Acquision	190,158	-	-	190,158	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)	-	420,481	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)	(24,017)	45,870	34%
92	Accounting Services	70,000	-	(7,528)	62,473	11%
93	RDC Project Fund	25,000	-	-	25,000	0%
94	Public Safety Center Furniture	65,967	(65,767)	-	200	100%
	2026 Spending Plan	19,403,163	(7,975,381)	(4,255,872)	7,231,910	63%

Levee Village TIF - Claims

	Levee / Village-2930	Claims Total	Claims Jul	Total PO Amount	Open PO's 2026 Total	
50	Beginning Fund Balance @ 1/1/26	1,728,999	299,421	(3,130,210)	(1,401,212)	55%
51	PO 22000362 - Veridus - Salisbury Coridor (2021 Contract)	-		-	-	0%
52	PO 22000634 - Veridus - Chauncey Plaza	-		-	-	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)	-	100%
56	PO 24000736 - Context - South Street Design	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		(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	58,916	34,250	(74,790)	(15,874)	79%
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		(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	259,921	259,921	(446,389)	(186,469)	58%
75	PO 25001010-Jahanshaahi-Trail Assessment	5,250	5,250	(5,250)	-	100%
	Expenses					
76	Debt Payments	9,984,078	-	(5,842,850)	(83,100)	99%
77	Wabash Landing P2 Reimbursement	-	-	(116,900)	(116,900)	0%
78	Development Incentives	86,520	12,360	(148,320)	(61,800)	58%
79	Downtown Floodplain Area Planning and Acquision	-	-	-	-	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	-	(521,250)	(360,051)	31%
90	Construction Oversight	334,974	59,554	(629,426)	(294,452)	53%
91	Legal Services	24,130	-	(113)	-	100%
92	Accounting Services	7,528	818	-	-	0%
93	RDC Project Fund	-	-	-	-	0%
94	Public Safety Center Furniture	-	-	(65,767)	(65,767)	0%
	2026 Spending Plan	10,889,301	72,732	(7,915,381)	(1,281,952)	84%
	Total Levee / Village-2930	12,618,299.60	372,152		(2,683,164)	

Levee Village TIF - Cash Forecast

	Levee / Village-2930	
50	Beginning Fund Balance @ 1/1/26	6,432,258
51	PO 22000362 - Veridus - Salisbury Coridor (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 Acquision	-
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	(24,130)
92	Accounting Services	(7,528)
93	RDC Project Fund	-
94	Public Safety Center Furniture	(65,767)

	$ (7,810,340)	**Unencumbered (Available) Cash**
	11,028,884	TIF Increment-Jun ($10.0M est)
	$ 3,218,544	**Unencumbered (Available) Cash**
	(7,231,910)	Unencumberd Spending Plan
	5,654,931	TIF Increment-Dec ($6.7M est)
Levee Village	**$ 1,641,566**	**Forecasted Cash Balance - EOY**

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-Construc 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	

US 231 North TIF - Claims

		Claims	Claims	Total PO	Open PO's	
	US 231 North-2950	Total	Jul	Amount	2026 Total	
100	Beginning Fund Balance @ 1/1/26	73,172	2,650	(216,742)	(143,570)	34%
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	59,584	2,650	(203,154)	(143,570)	
	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	147,389.20	2,650	(570,519)	(423,130)	

US 231 Purdue TIF - Claims

		Claims	Claims	Total PO	Open PO's
	US 231 Purdue-2960	Total	Jul	Amount	2026 Total
115	Beginning Fund Balance @ 1/1/26	-	-	-	-
	Expenses				
116	Debt - State Street Bond Payments	1,980,884	-	-	-
117	PRF Reimbursement - State Street	1,000,000	-	(4,300,000)	(3,300,000)
	2026 Spending Plan	2,980,884	-	(4,300,000)	(3,300,000)
	Total US 231 Purdue-2960	2,980,883.50	-		(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**
	258,881	TIF Increment-Jun ($434k est)
	$ 347,403	**Unencumbered (Available) Cash**
	(326,223)	Unencumberd Spending Plan
	464,573	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**
	1,501,804	TIF Increment-Jun ($2.6M est)
	$ (2,753,430)	**Unencumbered (Available) Cash**
	(117)	Unencumberd Spending Plan
	2,852,949	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)	-	-	

Landmark TIF - Claims

		Claims	Claims	Total PO	Open PO's
	Landmark-2931	Total	Jul	Amount	2026 Total
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
	Tapawingo-2932	Total	Jul	Amount	2026 Total
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 Redevelop & Modernization	(108,000)	
		$ (108,000)	**Unencumbered (Available) Cash**
		634	TIF Increment-Jun ($131k est)
		$ (107,366)	**Unencumbered (Available) Cash**
		(108,968)	Unencumberd Spending Plan
		217,302	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**
		216,290	TIF Increment-Jun ($241k est)
		$ (183,710)	**Unencumbered (Available) Cash**
		-	Unencumberd Spending Plan
		185,817	TIF Increment-Dec ($161k est)
	US 231-Purdue	**$ 2,107**	**Forecasted Cash Balance - EOY**

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 (less $776K & $730K)		(54,180,014)			
	PO 26000603 - Honeyweel (US Digital Designs)		(287,474)			
	PO 26000619 - Avigilon (Motorola)		(390,438)			
	PO 26000xxx - Wintek		(527,915)			
	PO 26000xxx - Life Fitness/Hammer Strength		(197,743)			
	Add'l Own Contingency (net $776k GMP reduction)		(97,614)			
	Add'l Own Contingency (net $730k GMP reduction)		(4,342)			
	Owners Contingency		(10,717,986)			
		73,000,000	-	-	-	100%

Public Safety Center

		Claims	Claims	Total PO	Open PO's
	Public Safety Center-3900	Total	Jul	Amount	2026 Total
130					
	Expenses				
131	Public Safety Center	15,621,788	2,663,355	(66,403,526)	(50,781,739)
	PO 25000686 - Kettelhut - 2025				
	PO 25000686 - Kettelhut - 2026 (less $776K & $730K)	15,621,788	2,663,355	(54,180,014)	(38,558,227)
	PO 26000603 - Honeyweel (US Digital Designs)	-		(287,474)	(287,474)
	PO 26000619 - Avigilon (Motorola)	-		(390,438)	(390,438)
	PO 26000xxx - Wintek	-		(527,915)	(527,915)
	PO 26000xxx - Life Fitness/Hammer Strength	-		(197,743)	(197,743)
	Add'l Own Contingency (net $776k GMP reduction)	-		(97,614)	(97,614)
	Add'l Own Contingency (net $730k GMP reduction)	-		(4,342)	(4,342)
	Owners Contingency	-		(10,717,986)	(10,717,986)
	Total Public Safety Center-3900	15,621,788	2,663,355		(50,781,739)

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**		

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

			Annotations	Notes
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
EDA Original Principle: $300,000
Wellness Center Original Principle: $31,885,000

Principle and Interest
EDA Remaining Balance: $277,871
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 Acquision	Development	$	256,125.00	Masterplan and Acquision 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 Upgades	
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**		

			Annotations	Notes
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

EDA Original Principle: $300,000
Williams Street Original Principle: $8,360,000
State Street Original Principle: $72,585,000
City Hall Original Principle: $11,790,000
Public Safety Center Original Principle: $54,675,000
Parking Garage Spaces Original Balance: $831,000

Principle and Interest

EDA Remaining Balance: $277,871
Williams Street Remaining Balance: $9,114,003
State Street Remaining Balance: $65,185,556
City Hall Remaining Balance: $11,731,500
Public Safety Center Remaining Balance: $66,241,125
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 Acquistion	
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
Interest and Commitment Fee End of December 2025: $9,562,447
State Street PRF Loan: $23,847,985.17
Purdue University Pre-Development Costs: $5,500,000
State Street Discovery Park Infrastructure: $34,977,611

Purdue State Street Remaining Balance: $29,140,053
Interest and Commitment Fee Remaing: $3,187,447
State Street PRF Loan Remaining Balance: $23,847,985.17
Purdue University Pre-Development Costs Remaining Balance: $5,500,000
State Street Discovery Park Infrastructure Remaining Balance $34,977,611

*changes quarterly one-year treasury plus 2.5%

*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	Department			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	Department			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	Department			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	Department			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	Department			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.

WEST LAFAYETTE
HOME of PURDUE

MEMO

TO: West Lafayette Redevelopment Commission

FROM: Jenifer Van Schuyver, Director of Development

DATE: July 15, 2026

SUBJECT: Request for Qualifications – A/V Professional Services - Development

The City of West Lafayette is requesting the release of the Request for Statements of Qualifications (RFQ) for A/V Professional Services and Procurement. Bids are due by Wednesday, August 19, 2026, at 8:30 a.m. where the responses will be opened shortly thereafter.

Qualified firms are invited to submit a Statement of Qualifications for the services of A/V consulting, design, procurement, and related services for the West Lafayette Redevelopment Commission. A summary of the project, submission requirements, submission deadlines and selection processes are included in the attached RFQ. The selected firm will be announced on Wednesday, September 16, 2026 during the Redevelopment Commission meeting.

Thank you for your consideration.

CC: IT Department

Request for Statement of Qualifications

AV Professional Services & Procurement



Contact:

Annette Basham

Assistant Vice President

J.S. Held, LLC

abasham@jsheld.com

Release Date: Wednesday, July 15, 8:30am EDT

Questions Due By: Friday, August 7, 2026, 4:30pm EDT

Deadline for Proposals: Wednesday, August 19, 2026, 8:30am EDT

Notification of Award: Wednesday, September 16, 2026, 8:30am EDT

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Invitation

The following Request for Statements of Qualifications (SOQ) serves as official notification of the need for professional Audio-Video (AV) consulting, design, procurement, and related services for the West Lafayette Redevelopment Commission.

This SOQ is being issued to solicit Statements of Qualifications from qualified firms interested in providing AV professional services and procurement support for design and construction projects undertaken by the West Lafayette Redevelopment Commission. One firm may be selected to provide services for multiple projects on an as-needed basis.

Submission of a Statement of Qualifications does not guarantee that a firm will be contracted to perform any services but serves as notice that the firm desires to be considered for selection. A summary of the potential projects requiring AV services, the services requested, submission requirements, and the selection process are included herein.

Background

The City of West Lafayette has experienced significant population growth over the past decade, driven by increases in both the student-resident and permanent populations. To meet the evolving needs of the community, the City continues to invest in public infrastructure, public safety facilities, parks, and transportation improvements. As part of these ongoing efforts, the City and West Lafayette Redevelopment Commission require qualified Audio-Video (AV) consulting, design, procurement, and implementation services for multiple capital improvement projects.

West Lafayette Public Safety Center

The City has entered into an agreement with DLZ Indiana, LLC as designer and Kettelhut Construction as constructor for the development of the West Lafayette Public Safety Center. The project includes the renovation of the existing Police Department into a shared administration and training facility, construction of a new Fire Department building immediately east of the existing police facility, and construction of a multi-level parking structure serving both public and secured police operations.

The completed campus will provide centralized training rooms, fitness facilities, meeting spaces, and shared support areas for both the Police and Fire Departments. AV services may be required for training rooms, conference spaces, public meeting areas, emergency operations functions, and other technology-enabled spaces throughout the facility.

Construction Timeline: Phase 1 – Police Facility: Current through Q1 2027

Phase 2 – Fire Facility: Current through Q2 2028

Fire Station #3

Continued growth on the north side of the City has created a need for additional staffing, equipment, and operational capacity at Fire Station No. 3. Due to existing space limitations, the City is planning an expansion and renovation of the station to accommodate additional apparatus, including a new fire engine and Hazardous Materials (HazMat) response vehicle, as well as expanded living and support spaces for firefighters.

DLZ Indiana, LLC has been selected as the project designer and Kettelhut Construction as the constructor. AV services may be required for training, meeting, operational, and administrative spaces associated with the facility improvements.

Construction Timeline: Q4 2026 through Q1 2028

Services Requested

The West Lafayette Public Safety Center has been designed by the Architect/Engineer, and the project construction documents include a preliminary Audio-Visual Systems Specification (Section 27 41 00 – Audio-Video Systems), equipment locations, and associated infrastructure requirements.

The City will provide the following documents as attachments to this solicitation:

A. Audio-Video Systems Specification, Section 27 41 00.

B. Current construction drawing set and applicable revisions.

C. Architectural Supplemental Instructions (ASI), Proposal Requests (PR), and other issued modifications affecting AV systems.

D. US Digital Designs (USDD) station alerting system information.

E. Motorola security system information.

The selected firm shall review all provided documentation and shall incorporate the requirements contained therein into its proposed solution. The AV Systems Integrator shall be responsible for identifying omissions, conflicts, coordination issues, and recommended enhancements necessary to provide fully functional and operational systems.

Where discrepancies exist between the construction documents, attached vendor information, and proposed AV systems, the AV Systems Integrator shall identify

such discrepancies and provide recommendations for resolution prior to procurement and installation.

The attached specification is intended to establish minimum performance requirements, operational intent, system functionality, installation standards, testing requirements, and closeout requirements. Responding firms may propose equivalent or enhanced solutions that meet or exceed the performance requirements of the construction documents.

General Scope of Services

The selected firm shall provide a complete turnkey Audio-Visual solution in accordance with the project construction documents, Section 27 41 00 – Audio-Video Systems, attached vendor information, and the requirements outlined herein, including, but not limited to:

Design Review and Coordination

A. Review available design and construction documents.

B. Validate room functionality and operational requirements.

C. Verify display, camera, microphone, speaker, and equipment locations.

D. Coordinate required infrastructure with the Architect, Construction Manager, Electrical Contractor, Technology Contractor, and Owner.

E. Identify deficiencies, conflicts, omissions, and recommended enhancements.

Systems Engineering

Develop and provide:

A. Equipment schedules.

B. Floor plans.

C. Signal flow diagrams.

D. Rack elevations.

E. Network requirements.

F. Control system architecture.

G. User interface concepts.

H. Device addressing and labeling standards.

I. Integration requirements with third-party systems.

Procurement

Provide all equipment, software, licensing, accessories, cabling, mounting hardware, racks, and supporting components required for complete system functionality.

The selected firm shall be responsible for procurement scheduling, equipment storage, logistics, and delivery coordination.

Functional Spaces

AV systems shall support the operational needs of the Public Safety Center including, but not limited to, the following space types identified within the construction documents.

Training Rooms

Systems shall support:

A. Instructor-led presentations.

B. Hybrid and remote training.

C. Video conferencing.

D. Wireless content sharing.

E. Lecture recording.

F. Presentation audio reinforcement.

G. Multi-display presentation capabilities.

Conference Rooms

Systems shall support:

A. Audio and video conferencing.

B. User laptop connectivity.

C. Wireless presentation.

D. Simple and intuitive room control.

E. Microsoft Teams and comparable conferencing platforms.

Meeting Rooms

Systems shall support:

A. Small-group collaboration.

B. Video conferencing.

C. Local content sharing.

D. Simplified user operation.

Major Incident / Roll Call Room

Systems shall support:

A. Daily operational briefings.

B. Incident command operations.

C. Multi-source content display.

D. Situational awareness displays.

E. Video conferencing.

F. Presentation and training functions.

G. Flexible display routing and content management.

Administrative Areas:

Systems shall support:

A. Information sharing.

B. Staff meetings.

C. Digital messaging.

D. Local content display.

Common Areas and Public Spaces

Systems may include:

A. Digital signage.

B. Public information displays.

C. Emergency messaging capability.

D. Staff communications displays.

System Integration Requirements

The selected firm shall coordinate and integrate AV systems with other building technologies and operational systems where required.

Station Alerting

The City anticipates utilizing US Digital Designs (USDD) station alerting systems throughout the facility.

The selected firm shall:

A. Review attached USDD documentation.

B. Identify required interfaces and integrations, if applicable.

C. Accommodate all necessary display, audio, and operational requirements, if applicable.

Security Systems

The City anticipates utilizing Motorola security systems throughout the facility.

The selected firm shall:

A. Review attached Motorola documentation.

B. Support display, monitoring, and operational interfaces where applicable.

C. Ensure compatibility with proposed AV systems, if applicable.

Information Technology

The selected firm shall coordinate all networked AV systems with City IT personnel including:

A. Network architecture.

B. Device management.

C. IP addressing.

D. Cybersecurity requirements.

E. Remote monitoring capabilities.

F. Software licensing requirements.

Performance Requirements

The completed system shall:

A. Provide reliable daily operation within a public safety environment.

B. Utilize commercial-grade equipment suitable for continuous operation.

C. Support 4K display and distribution technologies where appropriate.

D. Support modern video conferencing platforms.

E. Provide intuitive and consistent user interfaces.

F. Meet applicable AVIXA performance standards and industry best practices.

G. Support future expansion and technology upgrades where practical.

Deliverables

The selected firm shall provide, at a minimum:

Design and Construction Deliverables

A. Product data sheets.

B. Equipment schedules.

C. Shop drawings.

D. Signal flow diagrams.

E. Rack elevations.

F. Floor plans.

G. Network diagrams.

H. Control system layouts.

I. User interface mockups.

J. Procurement schedules.

Closeout Deliverables

A. Record drawings.

B. As-built documentation.

C. Equipment inventory.

D. Programming files.

E. Uncompiled source code.

F. System backups.

G. Network addressing information.

H. Training materials.

I. Operations and maintenance manuals.

J. Warranty documentation.

Testing, Commissioning, and Acceptance

The selected firm shall provide complete system commissioning, including:

A. Factory staging and testing.

B. Equipment configuration and programming.

C. Audio system tuning.

D. Video calibration.

E. Functional performance testing.

F. Network verification.

G. End-to-end system testing.

H. Acceptance demonstrations.

I. Punch list completion.

The City reserves the right to witness any testing, commissioning, or acceptance activities.

Training

The selected firm shall provide comprehensive training for City staff, public safety center personnel, and designated administrators.

Training shall include:

A. Daily operation.

B. Meeting and conferencing functions.

C. Incident room operation.

D. Troubleshooting procedures.

E. System administration.

F. Preventative maintenance.

Electronic user guides, quick-reference materials, and recorded training sessions shall be provided.

Warranty and Support

The selected firm shall provide:

A. Minimum three (3) year system warranty.

B. Manufacturer warranties registered in the Owner's name.

C. Software licensing support.

D. Technical support during normal business hours.

E. On-site service when required.

F. Annual preventative maintenance visits during the warranty period.

Submission Requirements

Submissions are to be sent to:

West Lafayette City Clerk's Office
Attn: Statement of Qualifications, A/V Professional Services
222 N. Chauncey Avenue
West Lafayette, IN 47906
Clerk@WestLafayette.in.gov

Six hard-copy responses and a PDF version on a USB must be submitted by 8:30 AM EDT on Wednesday, August 19th. Submissions received after this deadline will not be considered.

Please seal all submittal documents in an envelope or box labeled, "Statement of Qualifications, Audio-Visual Professional Services & Procurement"

Submission Format

Responses shall be limited to twenty-five (25) pages, excluding cover letter, resumes, dividers, and insurance certificates.

Submittals shall include the following information in the order listed below:

A. Cover Letter

Provide a cover letter signed by an authorized representative of the firm. The letter shall include:

- Firm name and primary office location.
- Primary contact person and contact information.
- Statement of interest in providing services.
- Confirmation of the firm's ability to perform the requested services.

B. Firm Qualifications and Experience

Provide a brief overview of the firm including:

- Company history and areas of expertise.
- Office location(s) that will support the project.
- Experience providing audio-visual consulting, design, procurement, installation, commissioning, and support services.
- Experience serving municipal, public safety, governmental, or public-sector clients.
- Relevant certifications, licenses, and professional affiliations.

C. Project Team

Identify the proposed project team and organizational structure.

Include:

- Primary point of contact.
- Key personnel and their proposed roles.
- Brief resumes highlighting relevant experience.
- Years of experience with the firm and within the industry.
- Relevant certifications (CTS, CTS-D, CTS-I, manufacturer certifications, etc.).
- Estimated level of involvement for each team member.
- Standard hourly billing rates for proposed personnel.

D. Relevant Project Experience

Provide descriptions of at least three (3) projects of similar size, complexity, and scope completed within the past ten (10) years.

Project summaries should include:

- Project name and location.
- Owner/client.
- Construction value.
- Description of services provided.
- Project delivery method.
- Relevance to public safety, governmental, training, emergency operations, or municipal facilities.

- Project completion date.

Additionally, provide a summary of the firm's experience with public procurement and project delivery methods utilized in Indiana.

E. References

Provide a minimum of three (3) client references for projects similar in scope and complexity.

Include:

- Client name.
- Organization.
- Project name.
- Telephone number.
- Email address.
- Relationship to the project.

F. Project Approach

Describe the firm's approach to delivering the requested services, including:

- Review and validation of the existing AV design documents.
- Coordination with the City, Design Team, Construction Manager, IT staff, security vendor, and station alerting vendor.
- Procurement and equipment management.
- Installation and quality control procedures.
- Commissioning and testing approach.
- User training and closeout services.
- Warranty support and long-term service capabilities.

G. Insurance

Provide evidence of the firm's ability to satisfy insurance requirements for professional services and technology integration work.

H. Acknowledgements

Provide a statement acknowledging the following:

- The firm has reviewed the solicitation documents and attachments.

- The firm has the capacity and resources necessary to complete the work within the anticipated project schedule.
- Receipt of all issued addenda.
- Ability to meet the City's standard contract requirements.
- Ability to provide a complete turnkey solution in accordance with the requirements of this solicitation.

Fee Proposal

A fee proposal shall **not** be included with the SOQ submission.

The City reserves the right to request fee proposals, conduct interviews, and/or request additional information from one or more short-listed firms as part of the final selection process.

Additional Notes and Requirements

The City reserves the right to invite one or more firms to participate in an interview as part of the evaluation process. Interviews will be conducted on Wednesday, August 26th, 2026. Firms selected for an interview may be requested to submit a separate fee proposal at that time. The City's expectation is that the interview team will consist of the individuals proposed to perform the work, including the Project Manager and other key personnel identified in the Statement of Qualifications.

The selected firm will be required to enter into an agreement containing the standard contract provisions included as an attachment to this Request for Statements of Qualifications. Respondents shall acknowledge their ability to meet these requirements within their submission.

The Redevelopment Commission has established a goal of fifteen percent (15%) participation by Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Veteran Business Enterprises (VBE) on the overall project. Firms certified by the City of Indianapolis or the Indiana Department of Transportation as MBE, WBE, or VBE firms shall be recognized for purposes of meeting this goal. Respondents are encouraged to identify any certified firms proposed as part of their team.

Evaluation Committee

The evaluation committee is anticipated to include the following individuals:

- Larry Oates, Redevelopment Commission President
- Jenifer Van Schuyver, Director of Development

- Chris Coprek, Development Project Manager
- Chris Benavidez, Director of Technology
- Jeff Need, Fire Chief
- Adam Ferguson, Police Chief
- Seth Crussel, Owner's Representative, J.S. Held

The City reserves the right to modify the composition of the evaluation committee and/or include additional reviewers as deemed necessary.

Selection

In its sole discretion, the City of West Lafayette will select the respondent determined to provide the best value to the City.

In addition to the qualifications and criteria identified in this solicitation, the City may consider, without limitation, a respondent's financial resources, technical capabilities, experience, references, reputation, available personnel, ability to comply with applicable laws and regulations, ability to perform the services in a timely and satisfactory manner, ability to procure required equipment and materials, and any other factors deemed relevant by the City.

The City reserves the right to reject any or all submissions, waive informalities, request additional information, conduct interviews, negotiate with one or more respondents, and make any award determined to be in the best interest of the City.

Questions and Clarifications

To ensure all respondents receive the same information during the solicitation process, the City will only respond to written questions submitted via email. Respondents shall not contact City staff, members of the Redevelopment Commission, evaluation committee members, or J.S. Held personnel regarding this solicitation except as expressly provided herein.

Questions shall be submitted to:

Annette Basham, Assistant Vice President
J.S. Held, LLC
abasham@jsheld.com
Subject Line: AV Services Q&A

Questions must be submitted no later than 4:30 p.m. EDT on Friday, August 7, 2026.

If the City determines that clarifications, corrections, or additional information are necessary, an addendum containing all questions and responses will be distributed electronically to interested firms no later than 4:30 p.m. EDT on Tuesday, August 11th, 2026.

Respondents are responsible for acknowledging receipt of all addenda issued prior to the submission deadline.

City of West Lafayette Provisions Required in All Contracts

This section is included as a courtesy to give advanced notice of requirements on all city contracts. Please acknowledge ability to meet these requirements in the Acknowledgments section of your proposal.

Prevailing Party – Attorney Fees

Notwithstanding any term or condition in this Contract to the contrary, in the event litigation is commenced to enforce any term or condition of this Contract, the prevailing party shall be entitled to costs and expenses of litigation including a reasonable attorney fee.

E-Verify

[Selected Respondent] shall comply with E-Verify Program as follows:

A. Pursuant to IC 22-5-18, **[Selected Respondent]** shall enroll in and verify the work eligibility status of all newly hired employees of **[Selected Respondent]** through the E-Verify Program ("Program"). **[Selected Respondent]** is not required to verify the work eligibility status of all newly hired employees through the Program if the Program no longer exists.

B. **[Selected Respondent]** and its subcontractors shall not knowingly employ or contract with an unauthorized alien or retain an employee or contract with a person that **[Selected Respondent]** or its subcontractors subsequently learns is an unauthorized alien. If **[Selected Respondent]** violates this Section 7(b), the City of West Lafayette shall require **[Selected Respondent]** to remedy the violation not later than thirty (30) days after the City of West Lafayette notifies **[Selected Respondent]**. If **[Selected Respondent]** fails to remedy the violation within the thirty (30) day period, the City of West Lafayette shall terminate the contract for breach of contract. If the City of West Lafayette terminates the contract, **[Selected Respondent]** shall, in addition to any other contractual remedies, be liable to the City of West Lafayette for actual damages. There is a rebuttable presumption that **[Selected Respondent]** did not knowingly employ an unauthorized alien if **[Selected Respondent]** verified the work eligibility status of the employee through the Program.

C. If **[Selected Respondent]** employs or contracts with an unauthorized alien but the City of West Lafayette determines that terminating the contract would be detrimental to the public interest or public property, the City of West Lafayette may allow the contract to remain in effect until the City of West Lafayette procures a new contractor.

D. **[Selected Respondent]** shall, prior to performing any work, require each subcontractor to certify to **[Selected Respondent]** that the subcontractor does not knowingly employ or contract with an unauthorized alien and has enrolled in the Program. **[Selected Respondent]** shall maintain on file a certification from each subcontractor throughout the duration of the Project. If **[Selected Respondent]** determines that a subcontractor is in violation of this Section 7(d), **[Selected Respondent]** may terminate its contract with the subcontractor for such violation. Such termination may not be considered a breach of contract by **[Selected Respondent]** or the subcontractor.

E. By its signature below, **[Selected Respondent]** swears or affirms that it i) has enrolled and is participating in the E-Verify program, ii) has provided documentation to the City of West Lafayette that it has enrolled and is participating in the E-Verify program, and iii) does not knowingly employ an unauthorized alien.

Non-Discrimination

Pursuant to the Indiana Civil Rights Law, specifically Ind. Code § 22-9-1-10, and in keeping with the purposes of the federal Civil Rights Act of 1964, the Age Discrimination in Employment Act, and the Americans with Disabilities Act:

A. The Contractor covenants that it shall not discriminate against any employee or applicant for employment relating to this Contract with respect to the hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment, because of the employee's or applicant's race, color, national origin, religion, sex, age, disability, ancestry, status as a veteran, or any other characteristic protected by federal, state, or local laws ("Protected Characteristics"). The Contractor certifies compliance with applicable federal laws, regulations, and executive orders prohibiting discrimination based on the Protected Characteristics in the provision of services. Breach of this subparagraph may be regarded as a material breach of this Contract, including for purposes of Indiana Code§ 55-11-5.5-2, but nothing in this paragraph shall be construed to imply or establish an employment relationship between the City and any applicant or employee of the Contractor or any subcontractor.

B. Contractor covenants that it does not and shall not operate any programs or engage in any practices promoting Diversity, Equity, and Inclusion (DE!) that

violate Indiana or Federal Civil Rights Laws by treating a person differently on the basis of race or sex, such as by considering race or sex when making recruitment, hiring, disciplinary, promotion, or employment decisions; requiring employees to participate in training or education programs that employ racial or sex stereotypes; or attempting to achieve racial or sex balancing in the Contractor's workforce. The Parties agree that a breach of this subparagraph is a material breach of this Contract, including for purposes of Indiana Code § 5-11-5.5-2, but nothing in this paragraph shall be construed to imply or establish an employment relationship between the City and any applicant or employee of the Contractor or any subcontractor.

Compliance with Accessibility (Services, Programs, and Activities)

It is the intent and goal of the CITY of West Lafayette to ensure that all services, programs, activities, and digital content provided by or on behalf of the CITY are accessible to and usable by individuals with disabilities.

Pursuant to Title II of the Americans with Disabilities Act (28 CFR Part 35), including updates issued by the U.S. Department of Justice on March 8, 2024, all contractors, vendors, and partners providing services to the CITY shall comply with applicable accessibility requirements.

A. General Compliance

All services, programs, and activities must be designed, delivered, and operated so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities.

B. Digital Accessibility (Websites, Mobile Apps, and Digital Content)

All web content, mobile applications, and digital services provided to the public or to CITY employees shall comply with the technical standards established under the 2024 DOJ rule, including conformance with:

Web Content Accessibility Guidelines (WCAG) 2.1, Level AA (or most current version adopted by DOJ)

This requirement applies to, but is not limited to:

- Public-facing websites and web applications
- Mobile applications
- Online forms, permits, and payment systems
- PDFs and other digital documents
- Third-party platforms used to deliver CITY services

C. Effective Communication

The CITY and its contractors shall provide appropriate auxiliary aids and services where necessary to ensure effective communication with individuals with disabilities, including but not limited to:

- Qualified interpreters
- Captioning services
- Accessible document formats
- Assistive technology compatibility

D. Procurement and Third-Party Compliance

All third-party vendors, contractors, and service providers shall ensure that any platform, software, or service used to deliver CITY services complies with applicable accessibility standards. Contracts shall require documentation of compliance upon request.

E. Ongoing Compliance and Maintenance

Accessibility is an ongoing obligation. All parties shall:

- Regularly evaluate digital content and services for accessibility
- Remediate identified barriers in a timely manner
- Ensure updates or changes do not introduce new accessibility barriers

F. Enforcement and Remedies

Projects or services found to be out of compliance with these standards may be subject to the following:

- A non-compliance fee of $250 per day until the issue is corrected
- Suspension of service delivery or issuance of a “Stop Work” or “Stop Service” order
- If, after three (3) documented violations and ten (10) business days to correct identified issues, compliance is not achieved, the CITY reserves the right to terminate the contract or agreement

Compliance with Title VI

It is the intent and goal of the city to ensure that all new construction within the City of West Lafayette shall comply with the Title VI guidelines.

[Selected Respondents] in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title VI Program and Related Statues, issued pursuant to such Acts, hereby notifies all bidders that it will **affirmatively ensure** that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of religion, race, color, national origin, sex, sexual orientation, gender identity, age, disability/handicap and low income in consideration for an award.

CITY OF WEST LAFAYETTE NON-COLLUSION AFFIRMATION

STATE OF INDIANA

COUNTY OF: TIPPECANOE SS:

The undersigned offeror or agent, duly swears, under penalties for perjury, that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be offered by any person nor to prevent any person from making an offer nor to induce anyone to refrain from making an offer and that this offer is made without reference to any other offer.

_____

Offeror (Firm)

_____

Signature of Offeror or Agent

Before me, a Notary Public in and for said County and State personally appeared, _____, who acknowledged the truth of the statements in the foregoing affirmation on this _____day of _____, 20__.

_____

My Commission Expires:

_____

_____

(written) Notary Public

_____

(printed)

County of Residence: _____

WEST LAFAYETTE
HOME of PURDUE

MEMO

TO: West Lafayette Redevelopment Commission

FROM: Jenifer Van Schuyver, Director of Development

DATE: July 15, 2026

SUBJECT: Agreement – Fire Station 3 CMc – Kettelhut - Development

The City of West Lafayette respectfully requests that the Redevelopment Commission approve an **Agreement** with **Kettelhut Construction, Inc.** and the West Lafayette Redevelopment Commission for preconstruction and construction services for the proposed West Lafayette Fire Station 3 renovation and addition project. Kettelhut will be conducting cost calculations and provide material and design considerations to ensure value engineering is considered during the initial phases of design. The preconstruction fixed fee cost will be an amount not-to-exceed **$10,000** and will be paid out of the **KCB TIF District** under **Line Item 40**, leaving a balance of $1,240,000.

Thank you for your consideration.

WEST LAFAYETTE
HOME of PURDUE

MEMO

TO: West Lafayette Redevelopment Commission

FROM: Jen Van Schuyver, Director of Development

DATE: July 15, 2026

SUBJECT: Approval – Public Art Project Administered by The Art Federation (TAF)

We respectfully request that the Redevelopment Commission approve funding for the ongoing Artist in Residence project, including administrative services provided by **The Art Federation (TAF),** in an amount not to exceed **$77,000**. Of this amount, **$70,000** will be allocated to artist compensation, and **$7,000** will be paid to TAF for project administration, representing 10% of the artist contract.

Esteban Garcia, the City's Artist in Residence, will collaborate with the City of West Lafayette Redevelopment Commission and The Art Federation to complete the project in 2027. The proposed scope of work includes the design, fabrication, and installation of a large-scale public art installation.

This project represents the third and final installation under the current Artist in Residence contract. The funding for this project is budgeted out of the **Levee/Village TIF District** under **Line Item 80 – Public Art – Artist in Residency Program**.

Thank you for your consideration

CC: Finance Department

CONTRACT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION AND THE ARTS FEDERATION

This agreement, made this 21 day of SEPTEMBER, 2022, at West Lafayette, Indiana, by and between the Redevelopment Commission a (hereinafter referred to as the "City") for the City of West Lafayette, Indiana and **The Arts Federation** (hereinafter referred to as the "Contractor").

WITNESSETH:

That in consideration of the mutual covenants hereinafter set forth, the City and the Contractor agree as follows:

WHEREAS, the City desires project administration and curation related to public art throughout the City;

WHEREAS, the City desires to employ Contractor to perform said services;

WHEREAS, the Contractor has specialized knowledge and experience in public art project management including public art announcements, artist selection, contract negotiation, project implementation and working with stakeholders in facilitating public art projects; and

NOW THEREFORE, in consideration of the foregoing, the parties agree to the following Agreement, to wit:

Article 1: SCOPE OF SERVICES

The Contractor may perform in conjunction with City staff, some or all the following Professional Services for new or existing public art projects or other acquisitions:

a. Administer, manage, facilitate, and oversee the delivery of public art projects;
b. Attend community meetings with stakeholders to gain input on subject matter and potential themes to identify public art deliverables;
c. Perform research and present to City staff and consultants a recommendation on a scope and direction for the City's acquisition of art for City projects;
d. Produce and promote calls to artists agreed to by the City Administrator;
e. Coordinate budget and timeline development with City staff;
f. Coordinate the art selection process and provide consultation to the City's selection committees;
g. Coordinate contracting with the artist(s);
h. Assist as needed with obtaining City Arts Team approvals and permitting.

Requests for Work Plan. The City shall initiate each Work Plan by issuing written request to the Contractor to prepare a proposal (each, a "Proposal").

Contractor Proposals. The Contractor shall prepare a Proposal and submit it to City staff. The Proposal shall include:

a. A detailed description of the Services to be performed;
b. A summary description of the means and methods that will be used to perform the Services;
c. A budget that includes a detailed cost estimate for each subtask; and
d. A list of deliverables.

City Review and Negotiation. The City will review the Proposal and promptly negotiate the terms with the Contractor to establish the scope of Services, cost, deliverables, and schedule.

Notice to Proceed. Following the Parties' agreement on the terms, the City will provide a written notice to the Contractor to proceed with the Service. The Contractor may not commence work without a written notice.

Article 2: COMPENSATION

For those administration and curation services performed by the Contractor, be compensated 10% of the project budget for the project work plan/proposal. The City shall pay to the Contractor ninety percent of the proposal payable after submission of an invoice. Ten percent will be paid when the project is complete, and all requirements are satisfied. The Contractor shall submit an invoice to the City at the time of the project commencing. Payments shall be made by the City within 30 days of receipt of invoice.

Payments to artists and related arts providers and contractors shall be made directly by the Contractor upon verification by the Contractor that the work has been satisfactorily performed and with prior approval from the City.

Article 3: PERSONNEL

All services required hereunder will be performed by Contractor or its agent and all individuals engaged in the work shall be fully qualified and shall be authorized or permitted under state and local law to perform such services.

CONTRACT DOCUMENTS

The contract documents include this agreement subsequent work plans for all projects, and the Contractor's certification of insurance, together with plans and any subsequent addenda.

Said documents are hereby incorporated into and made a part of this agreement the same as if herein fully set forth.

Article 4: SEVERANCE

The intent of the parties is that this agreement be deemed entire in the sense that its purpose is to establish one price for the doing of the whole work, and that it be deemed severable in the sense that the voidance of any part or portion shall not void the remainder.

It is understood and agreed that partial payments may be made for the mutual convenience of the City and Contractor.

Article 5: RECORDS

The Contractor will maintain proper records for review by the City.

Article 6: DATE OF COMPLETION

The Contractor agrees that he will have the work contained in this contract completed by **October 1, 2027.**

Article 7: PREVAILING PARTY – ATTORNEY FEES

Notwithstanding any term or condition in this Contract to the contrary, in the event litigation is commenced to enforce any term or condition of this Contract, the prevailing party shall be entitled to costs and expenses of litigation including a reasonable attorney fee.

Article 8: NO INVESTMENT IN IRAN

As required by Ind. Code § 5-22-16.5, the Contractor certifies that the Contractor is not engaged in investment activities in Iran. Providing false certification may result in the consequences listed in Ind. Code § 5-22-16.5-14, including termination of this Contract and denial of future contracts, as well as an imposition of a civil penalty.

Article 9: NON-COLLUSION

The undersigned offeror or agent, being duly sworn on oath, says that he or she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him or her, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor to prevent any person from making an offer nor to induce anyone to refrain from making an offer and that this offer is made without reference to any other offer.

Article 10: E-VERIFY – USCIS Form I-9

Contractor shall comply with E-Verify Program as follows:

a. Pursuant to IC 22-5-1.7, Contractor shall enroll in and verify the work eligibility status of all newly hired employees of Contractor through the E-Verify Program ("Program"). Contractor is not required to verify the work eligibility status of all newly hired employees through the Program if the Program no longer exists.

b. Contractor and its subcontractors shall not knowingly employ or contract with an unauthorized alien or retain an employee or contract with a person that Contractor or its subcontractors subsequently learns is an unauthorized alien. If Contractor violates this Section 7(b), the City shall require Contractor to remedy the violation not later than thirty (30) days after the City notifies Contractor. If Contractor fails to remedy the violation within the thirty (30) day period, the City shall terminate the contract for breach of contract.

If the City terminates the contract, Contractor shall, in addition to any other contractual remedies, be liable to the City for actual damages. There is a rebuttable presumption that Contractor did not knowingly employ an unauthorized alien if Contractor verified the work eligibility status of the employee through the Program.

c. If Contractor employs or contracts with an unauthorized alien but the City determines that terminating the contract would be detrimental to the public interest or public property, the City may allow the contract to remain in effect until the City procures a new contractor.

d. Contractor shall, prior to performing any work, require each subcontractor to certify to Contractor that the subcontractor does not knowingly employ or contract with an unauthorized alien and has enrolled in the Program. Contractor shall maintain on file a certification from each subcontractor throughout the duration of the Project. If Contractor determines that a subcontractor is in violation of this Section 7(d), Contractor may terminate its contract with the subcontractor for such violation. Such termination may not be considered a breach of contract by Contractor or the subcontractor.

e. By its signature below, Contractor swears or affirms that it i) has enrolled and is participating in the E-Verify program, ii) has provided documentation to the City that it has enrolled and is participating in the E-Verify program, and iii) does not knowingly employ an unauthorized alien.

Article 11: NON-DISCRIMINATION

Pursuant to Ind. Code § 22-9-1-10 and the City of West Lafayette's Municipal Code, the Contractor represents that it and its subcontractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to the employee's or applicant's hiring, tenure, terms, conditions or privileges of employment or any matter directly or indirectly relating to employment because of the employee's or applicant's race, religion, color, sex, disability, national origin, ancestry, veteran status, sexual orientation, or gender identity.

Article 12: COMPLIANCE WITH ACCESSIBILITY

It is the intent and goal of the City to ensure that all new construction within the City of West Lafayette shall comply with all ADA and PROWAG guidelines.

Pursuant to Title II regulations at 28CFR 35.151; and the 2004 ADAAG CFR part 1191, appendices B and D, the City of West Lafayette adopted the 2010 ADA SAD standards for new construction and alterations for facilities, and also adopted the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published July 26, 2011.

Facilities located within the City of West Lafayette, the 2010 ADA SAD standards shall be met for new construction and alterations for projects within the City.

Facilities located within the right of way, PROWAG standards shall be met for new

construction and alterations for project elements.

Fair Housing Act (FHA) and Section 504 of the Rehabilitation Act, and The Architectural Barriers Act (ABA) standards and guidelines shall be followed.

Accessibility guidelines shall be met on all projects requiring compliance with the FHA, Section 504, or the ABA.

Projects found to not be in compliance with these standards and guidelines will be accessed fines, as follows:

- Non-compliant fee ($250 per day), and a "Stop Work" order will be issued.
- If after (3) violations and (10) business days to correct non-compliance issues, your contract will be revoked.

Article 13: COMPLIANCE WITH TITLE VI

It is the intent and goal of the City to ensure that all new construction within the CITY of West Lafayette shall comply with all TITLE VI guidelines.

"[Subrecipient] in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title VI Program and Related Statutes, issued pursuant to such Acts, hereby notifies all bidders that it will **affirmatively ensure** that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of religion, race, color, national origin, sex, sexual orientation, gender identity, age, disability/handicap and low income in consideration for an award."

Article 14: INSURANCE

The **CONTRACTOR** shall at its own expense maintain in effect during the term of this contract the following insurance with limits as shown or greater:

General Liability (including automobile) – combined single limit of $1,000,000.00;
Workers' Compensation – statutory limit; and

Professional Liability for protection against claims arising out of performance of professional services caused by negligent error, omission, or act in the amount of $1,000,000.00.

The **CONTRACTOR** shall provide Certificates of Insurance indicating the aforesaid coverage upon request of the **City.**

IN WITNESS WHEREOF we have set our hands the day and year first above written.

City of West Lafayette

REDEVELOPMENT COMMISSION

The Art Federation

Lawrence T. Oates, President

ATTEST:

Darrell Clase, Secretary

END OF SECTION

WEST LAFAYETTE
HOME of PURDUE

MEMO

TO: West Lafayette Redevelopment Commission

FROM: Jenifer Van Schuyver, Development Department

DATE: July 15, 2026

SUBJECT: Claim Approval – Board of Works – Public Safety Center Furniture Purchase

At the June 17, 2026 meeting, the Redevelopment Commission approved the Phase 1 furniture proposal from Office Interiors for the West Lafayette Public Safety Center.

Staff is requesting authorization for the Board of Public Works to review and approve the related claim on behalf of the Redevelopment Commission no later than its July 28, 2026, meeting. This authorization will allow the Phase 1 order to proceed within the required acceptance and payment timeline.

Thank you for your consideration.

WEST LAFAYETTE
HOME of PURDUE

MEMO

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:

TIF District	Amount
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

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

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

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.

WEST LAFAYETTE
HOME of PURDUE

MEMO

TO: West Lafayette Redevelopment Commission

FROM: Scott Chandler, City Engineer

DATE: July 15, 2026

SUBJECT: Change Order Amendment No 1. – CR 425 Design Services - Engineering

Attached for consideration is Amendment No. 1 with American StructurePoint, Inc. for the CR 425 N Design Services contract.

The amendment updates the scope of services and reallocates existing contract funds to cover additional work needed to maintain project continuity for CR 425 N from Yeager Road to Soldiers Home Road. The change request identifies the additional work as pavement design, the Birchmill traffic signal, Phase 1 water main work, retaining wall design, additional geotechnical work for the retaining wall, and the Yeager and Kalberer signal.

To offset this work, Subsurface Utility Exploration and Bid Phase Services are removed from the current agreement, and those funds are shifted to Special Investigations. Subsurface Utility Exploration and Bid Phase Services will not be a future amendment as these services are no longer needed as part of the project. The amendment also modifies Appendix D to reflect the revised scope and compensation structure.

This is a zero-dollar amendment and does not increase the total contract amount. A future supplemental for Phase 2 services is anticipated, but is not included in this change memo.

Thank you for your consideration

AMERICAN STRUCTUREPOINT INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

CHANGE REQUEST

Project No.: 2024.03450.0001
Project Name: CR 425 from Yeager Road to CR 75 (Soliders Home Road)
Date of Request: 6/19/2026
Request No.: 1
Original Agreement Date: 5/27/2025

TO:
Name: **Redevelopment Commission**
Company: **City of West Lafayette**
Address: **222 N Chauncey Ave. Room 101**
City State Zip: **West Lafayette, IN 47906**

American Structurepoint, Inc., has been requested to make the following changes for the above-referenced project. To maintain project continuity, funds from the original contract have been reallocated to complete the out of scope items identified for CR 425 from Yeager Road to Soldiers Home Road. These changes require a zero-dollar adjustment in our fee as shown below. Upon receipt of your written authorization, we will proceed. Please sign this form and return it to our office.

PHASE 1 DESIGN SERVICES		FEE/RATE
A.6.B Special Investigations*		$100,000 (Original)
Pavement Design	HRLY	$9,870
Birchmill Traffic Signal	HRLY	$11,820
Phase 1 Water Main	HRLY	$54,100
Retaining Wall Design	HRLY	$15,656
Additional Geotechnical Work - Retaining Wall	HRLY	$14,204
Yeager & Kalberer Signal	HRLY	$58,600
	Total =	$164,250
A.1.N Bidding Phase Services		$12,000 (Original)
Shifted Funds to A.6.B Special Investigations	LS	-$12,000
A.5 Subsurface Utility Exploration		$52,250 (Original)
Shifted Funds to A.6.B Special Investigations	LS	-$52,250
A.6.B Special Investigations Updated Total =		**$164,250**

*The current fee for *A.6.b Special Investigations* is $100,000. These scope items are what is planned to be accounted for within *A.6.b. Special Investigations.*

AMERICAN STRUCTUREPOINT INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

A supplemental is anticipated to complete Phase 2 as outlined in the table below.

FUTURE REQUIRED SUPPLEMENTAL FOR ADDITIONAL PHASE 2 SERVICES (NOT INLCUDED IN CURRENT CHANGE MEMO)		FEE/RATE
A.1.d Road Design and Plan Development - Additional Plan work for Separating Phases	LS	$18,500
A.1.l IDEM Construction Stormwater General Permit (Phase 2)	LS	$13,500

The future required supplemental for additional Phase 2 services amount is …….$32,000.

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

Amendment No. 1

This Amendment, made and entered into this 22nd day of June, 2026, by and between Redevelopment Commission for the City of West Lafayette, Indiana, acting by and through its proper officials (hereinafter referred to as WLRDC or LPA) and American Structurepoint, Inc., (hereinafter referred to as CONTRACTOR).

WHEREAS, on May 21, 2025 WLRDC entered into a contract with the CONTRACTOR for Design Services for CR 425 N, and

WHEREAS, the WLRDC has concurred with CONTRACTOR's determination of additional work and has requested a modification of services by the CONTRACTOR.

NOW THEREFORE, it has been determined by WLRDC and the CONTRACTOR that the contract shall be amended as follows:

1. Appendix A, Section D, "Subsurface Utility Exploration" is hereby deleted.
2. Appendix A, Section S, "Bid Phase Services is hereby deleted.
3. Appendix D is modified as attached.

In Witness Whereof, WLRDC and CONTRACTOR have, through duly authorized representatives, entered into this Amendment. The parties having read and understand the foregoing terms of this Amendment do by their respective signatures dated below hereby agree to the terms thereof.

CONTRACTOR:
American Structurepoint, Inc.

Approved
BY: DocuSigned by: Mike Maurovich 62E17AC25CBE419...
Name: Mike Maurovich
Title: 7/7/2026

WLRDC:
City of West Lafayette
REDEVELOPMENT COMMISSION

Approved
BY:

Lawrence T. Oates, President

ATTEST:

Kristin Edmundson, Secretary

2024.03450

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

Appendix “D”

Compensation

A. Amount of Payment

1. The CONSULTANT shall be compensated for basic services to be performed under this Agreement on a lump-sum basis. The total obligation under this portion of the Agreement shall not exceed ~~$2,246,195~~ **$2,234,195** unless approved in writing by the LPA.

a. Project Management	$ 100,000
b. Topographic Survey	$ 143,000
c. Environmental Services	$ 40,000
d. Road Design and Plan Development	$ 1,365,000
f. Culvert Hydraulic and Storm Water Detention Design Services	$ 45,000
g. Bridge Design	$ 230,000
h. Streetscape and Landscape Architecture	$ 37,500
i. Traffic Study	$ 62,370
j. Traffic Signal Design	$32,275
j. Lighting Design	$ 32,550
k. Hydraulic Analysis and Floodplain Permitting	$ 85,000
l. IDEM Construction Stormwater General Permit	$ 13,500
m. Utility Coordination	$ 38,000
~~n. Bid Phase Services~~	~~$ 12,000~~
o. Advance Work	$10,000

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

2. The CONSULTANT shall be compensated for right-of way engineering services based on the specific cost per unit multiplied by the actual units of work. Estimated unit costs are shown in Exhibit 1, which is attached hereto and incorporated herein. The final amount will be adjusted according to the actual subconsultant invoices; however, the final amount shall not exceed $82,975 unless and until a supplemental agreement is executed. Eight parcels are assumed.

3. The CONSULTANT will be paid for the right-of-way land acquisition services based on the specific cost per unit multiplied by the actual units of work. Estimated unit costs are shown in Exhibit 2, which is attached hereto and incorporated herein. The final amount will be adjusted according to the actual subconsultant invoices; however, the final amount shall not exceed $126,729 unless and until a supplemental agreement is executed. Eight parcels are assumed.

4. The CONSULTANT shall receive payment for the geotechnical services performed under this Agreement based on the specific cost per unit as shown in Exhibit 3, attached hereto and incorporated herein, multiplied by the actual units of work performed. The final amount will be adjusted according to the actual units of work performed; however, the final amount shall not exceed $133,225 unless and until a supplemental agreement is executed.

~~5. The CONSULTANT shall receive payment for the Subsurface Utility Exploration services performed under this Agreement based on the specific cost per unit as shown in Exhibit 4, attached hereto and incorporated herein, multiplied by the actual units of work performed. The final amount will be adjusted according to the actual units of work performed; however, the final amount shall not exceed $52,250 unless and until a supplemental agreement is executed.~~

6. The CONSULTANT shall be compensated for the additional services to be performed under this Agreement on an hourly basis. The total obligation under this portion of the Agreement shall not exceed ~~$150,000~~ **$214,250** unless approved in writing by the LPA.

a.	Construction Phase Design Services	$50,000	
b.	Special Investigations	~~$100,000~~	**$164,250**

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

1. Hourly Rate Schedule

AMERICAN STRUCTUREPOINT, INC.
TRANSPORTATION GROUP
2025 STANDARD HOURLY RATES SCHEDULE

Standard Hourly Rates are subject to annual review and adjustment. Hourly rates for services in effec from Jan 1, 2025, to Dec 31, 2025 are:

EMPLOYEE CLASSIFICATION	HOURLY RATE
Principal	$445
Project Manager	$340
Senior Engineer	$260
Project Engineer	$215
*Staff Engineer	$160
Senior Planner	$210
Project Planner	$195
*Staff Planner	$110
Senior Environmental Specialist	$305
Environmental Specialist	$190
*Staff Scientist	$120
Senior Designer	$300
*Designer	$235
*Senior Technician	$215
*Technician	$140
*Researcher	$170
Senior Registered Land Surveyor	$285
Registered Land Surveyor	$225
Staff Land Surveyor	$150
*Senior Survey Crew Chief	$225
*Survey Crew Chief	$170
*Survey Crew Member (1)	$115
*Resident Project Representative	$215
*Construction Inspector	$150
*Interns and Co-ops	$90
Landscape Architect	$175

*Rates for these classifications are subject to overtime premium of an additional 0.18 x hourly rate.

Rates shall be escalated at the rate of 5% per year and will be applicable on Jan 1st of each year.

a. The hourly rates may be adjusted after July 1, 2026, on an annual basis after approval of the West Lafayette City Engineer.

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

b. The CONSULTANT shall not be paid for any service performed by the LPA or not required to develop this project.

2. Method of Payment

a. The CONSULTANT may submit a maximum of one invoice voucher per calendar month for services covered under this Agreement. The invoice voucher shall be submitted to the LPA.

The invoice voucher shall represent the value, to the LPA, of the partially completed services as of the date of the invoice voucher. The CONSULTANT shall attach thereto a summary of each pay item in Section A of this Appendix, percentage completed, and prior payments.

b. The LPA, for and in consideration of the rendering of the engineering services provided for in Appendix “A”, agrees to pay to the CONSULTANT for rendering such services the fees established above in the following manner:

3. For completed services, and upon receipt of invoices from the CONSULTANT and the approval thereof by the LPA, payments covering the services performed shall be due and payable to the CONSULTANT.

4. From the partial payment thus computed, there shall be deducted all previous partial fee payments made to the CONSULTANT.

a. In the event of a substantial change in the scope, character or complexity of the services on the project, the maximum fee payable and the specified fee shall be adjusted in accordance with item 9, Changes In Services, of the General Provisions set out in this Agreement.

WEST LAFAYETTE POLICE DEPARTMENT

MEMO

TO: The West Lafayette Redevelopment Commission

FROM: Captain Arthur Choate

DATE: July 15th, 2026

SUBJECT: Purchase- School Resource Vehicle Equipment- MoveOver Outfitters

We respectfully request that the Redevelopment Commission approve the following quote to outfit two patrol vehicles as School Resource Officer Vehicles. In 2025, the police department added two more full time School Resource Officers to the West Lafayette Community School Corporation, allowing for one officer for each of its three schools. In the spirit of partnership, the police department with the help of the school administration created a standout vehicle design for our first SRO position several years ago incorporating both police department and school logos. The designs quickly identify the vehicles to the students and the community as School Resource Officers. Please see attached photos.

The attached quote from **MoveOver Outfitters** would allow the police department to match the existing SRO vehicle and allow us to do so with a **government discount applied**. The work quoted will remove standard police graphics, apply new graphics, remove the vehicle partition for easier transportation, and add a storage vault to the rear compartment of the vehicle for added security for miscellaneous police equipment.

The total amount for one vehicle to be outfitted is- **$6,590.37**.

We would ask the Redevelopment Commission to accept the quote with **MoveOver Outfitters** for two vehicles for an amount not to exceed **$13,180.74**.

The money for the equipment and installation is budgeted in the **Sagamore Parkway TIF District from the 2026 RDC spending plan under Line Item 10- Police Vehicles and Equipment.**

This will leave a remaining balance of **$21,391.20**.

Respectfully,

Captain Arthur Choate

CC: Chief Adam Ferguson

Move Over Outfitters Inc
(765) 400-0300
Sales@MoveOverOutfitters.com
www.MoveOverOutfitters.com
3546 Brady Lane, Lafayette IN 47909
8100 W. 700 South, Topeka IN 46571

Estimate #8441

Created: 11/10/2025 at 1:15PM
Payment Term: Net 30
Service Writer: Kent Wainscott

West Lafayette Police Department
711 West Navajo Street
West Lafayette, IN 47906
Jeff Martin: (765) 413-7748
jdmartin@westlafayette.in.gov

2023 FORD Explorer Marked Patrol (#47)
VIN: 1FM5K8AW8PNA03075
License Plate: 24895

Customer Comments	Recommendations
Similar to the process on 2042 (WLPD Car 56)	All applicable Government discounts applied and reflected in the discounted price.

SRO Graphics w/o Overlays

Description	Price	QTY	HRS	Disc	Subtotal
Part: IMPORTANT INFORMATION - PLEASE READ - GRAPHICS POLICY *The graphics department completes projects in the following order:* *Phase 1 - Preliminary Proof/Quote* *Phase 2 - Proof is finalized* *Phase 3 - Final quote is calculated and sent for approval* *Phase 4 - Print Production/Schedule the install* *Phase 5 - Graphics Installation/Pick-Up/ Final Walkthrough* *Once Phases 1-3 are complete, the pre-production stage concludes, and no design changes can be made once production begins. We'll do our best to accommodate last-minute changes, but if not possible, an additional graphics order may be required. In case of installation challenges, we'll promptly contact you with guidance.* *SCHEDULING AND APPOINTMENTS: We appreciate your commitment to our appointment schedule. Please be advised that arriving more than 15 minutes late to your scheduled appointment may result in potential delays in the installation process or require rescheduling. Given the high volume of projects we manage concurrently, punctuality is crucial for*					$0.00

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SRO Graphics w/o Overlays

efficient time management. Your cooperation in adhering to the appointment timing is greatly valued.

WARRANTY AND CARE GUIDE:
Please refrain from taking your vehicle through a commercial car wash service (i.e., Crews) or pressure washing for 30 days after the installation.

Note that caution should be observed when pressure washing the graphics at any time. Although hand washing is the preferred cleaning method, pressure washing may be used under these conditions: Ensure the water pressure is kept below 2000 psi (14 MPa). Keep water temperature below 180 °F (80 °C). Use a spray nozzle with a 40 degree wide angle spray pattern.

FINAL WALKTHROUGH:
At Move Over Outfitters, we want you to love your new graphics and feel confident in their quality. We stand behind our work and will replace any failing graphics—such as bubbling, wrinkling, lifting, or tearing—free of charge within 90 days of your installation appointment, as long as the care recommendations provided have been followed.

When you pick up your vehicle, you'll have the opportunity to review the installation with one of our designers or installers. This is your time to carefully check the graphics for any visible issues —such as misalignments with your approved layout—and let us know right away if something isn't right.

Our warranty covers material or installation failures that appear within the first 90 days of the graphics' lifespan. It does not cover changes in design preferences or installation style

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SRO Graphics w/o Overlays					
after the work is completed, which is why it's important to share any concerns during your final walkthrough. *By authorizing this estimate, you agree to the above terms.*					
Part: 3M - Non-Reflective Print Vinyl w/ Gloss Laminate Includes: - 3 driver's side panels - 3 passenger side panels - 1 tailgate panel *Part #: IJ180-8518* *Per sqft.*	$7.50	242.2		25%	$1,362.38
Labor: Strip Graphics-Hourly *Strip Graphics - (Charged hourly)* ***This is just an estimate, we will adjust the amount of time once the striping of the old graphics is complete.***			4		$400.00
Labor: Graphics Installation - Hourly *Graphics Installation - (charged hourly) – this includes the prep time for cutting graphics out and the installation of the graphics on the vehicle.* ****this is only an estimate, the number is based on how long it takes to install the graphics and will be adjusted accordingly to the time it takes****			10		$1,000.00
Labor: Graphics Material Prep - Per Hour *Preparation of graphics includes:* *- Prepping design for print/cut* *- Prepping material for install (if applicable)* *- Coverage for any extra materials used to the installation of graphics*			1		$50.00
	Discount (13.9%): $454.13		Shop Supplies (10%): $145.00		**Total: $2,957.37**

Remove/Swap Equipment		
Description	**HRS**	**Subtotal**
Labor: Remove Gun Rack	1	$100.00

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Estimate #8441

Created: 11/10/2025 at 1:15PM
Payment Term: Net 30
Service Writer: Kent Wainscott

Remove/Swap Equipment		
Labor: Remove Front Partition	1	$100.00
Labor: Remove Prisoner Seat/Floor	1	$100.00
Labor: Remove window and door covers	1	$100.00
Labor: Install factory seat and door panels, unknown if other parts may be needed	1	$100.00
	Shop Supplies (10%): $50.00	**Total: $550.00**

Vault

Description	Price	QTY	HRS	Disc	Subtotal
Part: Truckvault Single Drawer Vault T-FDEXRU1-20N-PS-HG Explorer Utility Height 1 Drawer Elevated Version Police Package TruckVault 1 Drawer Utility Height Vehicle Year: 2020+ Explorer Interceptor / PIU Ford Interceptor SUV No Third Row Seat Will Accommodate Prisoner Cage Exterior Carpet Black Drawer Interior Carpet Grey Drawer Front(s) Black Composite 1 Dwr Push Button Lock w/Key Override Heavy Duty Drawer Slides - 300lbs	$2,575.00	1		20%	$2,060.00
Part: P-401 - TruckVault - Divider Package - 2) Long 2) Side to Side Include holders and screws	$160.00	1		20%	$128.00
Part: P-682 Top Trim w/Holes - HDPE Surrounds Top Default: 1 1/2" Height Unless Otherwise Stated	$275.00	1		20%	$220.00
Part: P-591 - Truckvault LED Drawer Lighting w/Batt	$40.00	1		20%	$32.00
Part: P-956 - TruckVault Drawer Foam for M-Size SUV Foam Knife and Pen Included	$185.00	1		20%	$148.00
Part: Truckvault Shipping	$275.00	1			$275.00
Labor: Install truckvault			2		$200.00
	Discount (17.44%): $647.00		Shop Supplies (10%): $20.00		**Total: $3,083.00**

Move Over Outfitters Inc
(765) 400-0300
Sales@MoveOverOutfitters.com
www.MoveOverOutfitters.com
3546 Brady Lane, Lafayette IN 47909
8100 W. 700 South, Topeka IN 46571

Estimate #8441

Created: 11/10/2025 at 1:15PM
Payment Term: Net 30
Service Writer: Kent Wainscott

ESTIMATES & SCOPE OF WORK: Estimates are non-binding and valid for thirty (30) days. Costs may change due to unforeseen vehicle conditions or scope changes. Approval authorizes Move Over Outfitters to perform the described work, procure materials, operate the vehicle for testing/evaluation, and utilize subcontractors.

PAYMENT TERMS: Unless otherwise specified, a 50% deposit is required at job acceptance to secure scheduling and initiate parts procurement. Work will not commence until the deposit is received. The remaining balance is due immediately upon project completion and prior to vehicle release, unless otherwise approved. Checks (payable to Move Over Outfitters, 3546 Brady Lane, Lafayette, IN 47909), ACH, Credit card/P-Cards (with fees) are acceptable. A service charge of 1.5% per month (18% annually) applies to any past-due balances. Items ordered specifically for your project are non-cancelable once the order is placed with the vendor and are non-returnable and non-refundable.

This shop charges a 3% credit card processing fee.

Labor	$2,150.00
Parts	$5,326.50
Subtotal	$7,476.50
Discount	$1,101.13
Shop Supplies	$215.00
EPA	$0.00
Tax	$0.00
Grand Total	**$6,590.37**
Paid to Date	($0.00)
REMAINING BALANCE	**$6,590.37**

WARRANTY & CUSTOMER-SUPPLIED PARTS: Customers are responsible for operating the vehicle safely and in compliance with all laws. Issues must be reported immediately. No reimbursement is provided for outside service work without prior written authorization. New products are covered solely by the manufacturer's warranty. No warranties apply to used or customer-supplied parts. If a customer-supplied part is defective or incompatible, the customer remains responsible for all labor charges incurred during the attempt to install or remove said part.

VEHICLE PICK-UP & STORAGE FEES: Customers will be notified upon project completion. Vehicles should be picked up within three (3) business days of notification. Vehicles remaining on-site after three business days are subject to a storage fee of $10 per day.

MECHANIC'S LIEN: Pursuant to Indiana Code § 9-22-6, Move Over Outfitters reserves a statutory mechanic's lien on the vehicle for all unpaid labor, materials, and storage fees. We reserve the right to retain possession of the vehicle until the balance is paid in full.

CARE INSTRUCTIONS: Graphics & Window Tint: Do not use automatic car washes or pressure washers for 30 days (hand wash only). Do not roll windows down for 3–5 days after tinting. Small bubbles/haze are normal for up to 30 days. Avoid abrasive brushes or ammonia-based cleaners. Tonneau Covers: Keep covers closed for 48 hours post-installation to allow for proper forming. Always ensure latches and safety straps are fully engaged.

LIMITATION OF LIABILITY & RELEASE: TO THE FULLEST EXTENT PERMITTED BY INDIANA LAW, MOVE OVER OUTFITTERS SHALL NOT BE LIABLE FOR LOSS OR DAMAGE TO THE VEHICLE, ITS CONTENTS, OR ITS COMPONENTS WHILE IN OUR CARE, CUSTODY, OR CONTROL, EXCEPT TO THE EXTENT CAUSED BY OUR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. MOVE OVER OUTFITTERS IS NOT RESPONSIBLE FOR DELAYS CAUSED BY PARTS AVAILABILITY, SHIPPING, OR THIRD-PARTY TRANSPORTATION. THIS AGREEMENT IS GOVERNED BY INDIANA LAW, WITH EXCLUSIVE VENUE IN TIPPECANOE COUNTY, INDIANA.

Signature _____

WEST LAFAYETTE
FIRE DEPARTMENT

MEMO

Ensuring West Lafayette is always a safe and great place to work, live, and play.

TO: West Lafayette Redevelopment Commission

FROM: Jeff A. Need, Fire Chief

DATE: July 15, 2026

SUBJECT: Quote Acceptance: Gear Lockers/Training Door/Personal Lockers

The West Lafayette Fire Department respectfully requests that the Redevelopment Commission approve the following quotes to purchase Gear Lockers, a Forcible Entry Training Door, and Personal Lockers.

ITEM	VENDOR	COST
Gear Storage Lockers	Witmer	$2,802.80
Forcible Entry Training Door	PEB Enterprises	$9,898.52
Personal Storage Lockers	Amazon	$846.68

The personal lockers are used to store and organize firefighters' items at the stations, the gear lockers are used to store firefighters' turnout gear, and the training door is used to train on forcible entry skills for fire emergencies. The three items will be purchased for an amount not–to–exceed $13,548.

This was budgeted out of the **KCB TIF District** under **line-item 41**, **WLFD New Firefighter Equipment** from the 2026 RDC Spending Plan. This will leave a remaining balance of **$303.00.**

Your consideration is greatly appreciated.

Respectfully submitted,

Jeff A. Need
Fire Chief, City of West Lafayette

Fire Department | 300 North Street | West Lafayette, IN 47906 | (765) 775 – 5175

Witmer
PUBLIC SAFETY GROUP, INC.

101 Independence Way
Coatesville, PA 19320
www.wpsginc.com
kym.sigismonti@wpsginc.com
(484) 718-9927

Quote

Quote#	QUO327136
Date	06/23/2026
Exp. Date	07/23/2026

Bill To:
West Lafayette Fire Dept.
300 North St
West Lafayette, IN 47906-3529
United States

Ship To:
West Lafayette Fire Dept.
300 North St
West Lafayette, IN 47906-3529
United States

Circul Air Free Standing Gear Racks

ID	Name	Ordered By	Terms	Sales Rep	Shipping Method
16832	West Lafayette Fire Dept.	Tony Schutter	Net 30	Kym Sigismonti	Ground

#	Item Name	Description	Quantity	Unit Price	Amount
1	CAC-FSGL-24-03-SEC-RED	Circul-Air Free Standing Gear Storage Lockers - Width of Locker: 24" wide, Number of Lockers in Row: 3 lockers, Upgrade: + Security Panels, Red	1	2,340.50	2,340.50
2	TARIFF-NOTICE	Pricing is subject to change based on applicable tariffs, duties, or other regulatory actions beyond our control. Any adjustments will be communicated as soon as possible. Please reflect acceptance of these potential tariff-related pricing adjustments on your purchase order.		0.00	0.00

ACCEPTANCE OF QUOTATION

The above prices,specifications, and conditions are satisfactory and are hereby accepted.

Freight charges are estimated at the time of quote. Applicable freight costs will apply at time of shipment.

Quotation is valid until Jul 23,2026

Signature: _____ Date: _____

Subtotal:	2,340.50
Discount:	0.00
Tax Total:	0.00
Freight:	462.30
Total:	**2,802.80**

TheFireStore OfficerStore theEMSstore GIDEON TACTICAL

Quote

PEB Enterprises, LLC
P.O. Box 92
White Marsh VA 23183
Phone 757-715-4334
PEBenterprises.com
SCC ID# S437198-7
Federal ID# 46-1939533
DUNS # 030092872
Cage # 77QS5

Quote To:
Eric Doyle
Edoyle@westlafayette.in.gov
West Lafayette Fire Department
300 North Street
West Lafayette, IN 47906
765-426-7107

Quote # 26-0621
Quote Submitted 06-17-2026
F.O.B. Destination
Terms: Net 30 days
Bid #

Product Description/Part Number	Quantity	Unit	Unit Price	Ext. Price
1. **Challenger Forcible Entry Training Door Simulator.** **Part # RM-DR1-15AB**	1	Each	$9,299.99	$9,299.99
2. ***Initial starter set of consumables included.....*** *4 window plates, 25 OSB pull plates, 25 wooden 2"x2"x9", 3 24" #5 rebar (5/8"), 2 rim lock simulators (for K tool use), 2 dead bolt lock simulators (for R tool use), 2 16" pieces of flat plate (for hinge cutting simulator), 2 pad locks, 2 commercial hinges 4 -1/2"*	1	Each	No Charge	No Charge

	Subtotal	$9,299.99
	VA Sales Tax 6.3%	*Exempt
	Truck Freight	$598.53
	Quote/Bid Total	$9,898.52

Phillip Britton
President/Owner
PEB Enterprises, LLC

Special Notes, Terms or Conditions

Add 3.5% if payment by credit card

This quote is good for 30 days from the date shown above. If award is given please allow up to 2-3 weeks for delivery from the date an official purchase order/contract is recieved by this office at the address shown above.

** VA out of state exempt sale. If you have any questions concerning this Bid/Quote please contact Phillip Britton at 757-715-4334 or at* phillip.britton@pebenterprises.com

Thank you for the business opportunity

Shopping Cart

Deselect all items

Share items in cart | Download as PDF

Delete | Save for later

Price



SUPEER 3 Door Metal Storage Locker for Employees,Heavy Duty Steel School Locker with Adjustable Shelves and 9 Hooks,Metal Lockers for Office,Gym,Home,72"H x 35....

In Stock

Shipped from: NuoJin

FREE delivery **Tue, Jul 14**

Color: Black

Style: 3 Doors

Buy 6, save 9%

$211.67

Typical price: ~~$229.99~~

Savings: $18.32 (8%)

Quantity Price

− 4 + | Need more than 48 units? | Delete | Save for later | Share

Buy it again

PRODIGY 10400 No Coding Blood Glucose Test Strips for Diabetes, Box of 50 Strips, Compatible with PRO...

$8.95 Add to Cart ×

Subtotal (4 items): **$846.68**

Subtotal (4 items): **$846.68**

Proceed to checkout

Request for quote

Quotes available for orders over $10,000 or more than 999 units.

Items with business-only pricing to consider



High Visibility Safety...

4.5 196

-5% $29.44

($9.81/count)

List: ~~$30.99~~

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Add to cart

Claim Runs:
RC070126
RC071526

Payment Date
7/15/2026

City of West Lafayette
List of Accounts Payable Vouchers

Redevelopment Commission

Executed Time
7/9/2026 4:03:53 PM

Fund	Amount
231 North TIF Fund	$2,650.00
KCB Allocation	$117,652.99
Levee/Village Allocation	$372,152.27
Metro FiberNet Allocation	$58,351.87
RDA 2025 - Public Safety Ctr	$2,663,355.43
Sagamore Parkway Allocation	$31,742.24
GRAND TOTAL	**$3,245,904.80**

Invoice	Vendor	29-50	Account Title	Detail Description	PO #	Item Amount
577610	VS Engineering Inc. 4275 N High School Rd Indianapolis IN 46254	29500030 - 530011	US 231 North TIF-Engineering Engineering Services	VS - McCormick Rd - KCB - 2025 - 1 of 2	25000551	$2,650.00
					REPORT TOTAL:	**$2,650.00**

Invoice	Vendor	29-20	Account Title	Detail Description	PO #	Item Amount
577610	VS Engineering Inc. 4275 N High School Rd Indianapolis IN 46254	29200030 - 530011	KCB Allocation-Eng Engineering Services	VS - McCormick Rd - KCB - 2025 - 1 of 2	25000551	$17,256.50
206955	American Structurepoint Inc 9025 River Rd Ste 200 Indianapolis IN 46240	29200030 - 530011	KCB Allocation-Eng Engineering Services	ASP - CR 425N Roadway Design 5/2026	25000473	$40,880.50
2415	West Lafayette Enrichment Foundation 222 N Chauncey Ave West Lafayette IN 47906	29200040 - 536220	KCB Allocation-Development Public Relations	WL Enhancement investment	23000813	$215.81
268119	Wintek Corporation 427 N 6th St Suite C Lafayette IN 47901-1126	29200050 - 543000	KCB Allocation-Parks Buildings	LPR - Fiber Construction - Sag - KCB	25000898	$49,540.00
SI183450	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Class B's	26000323	$7,966.18
32800	Freckles Graphics of Lafayette Inc 3835 Fortune Dr Lafayette IN 47905-4879	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Polos	26000295	$1,170.00
32798	Freckles Graphics of Lafayette Inc 3835 Fortune Dr Lafayette IN 47905-4879	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit On-Duty Shirts	26000327	$624.00
					REPORT TOTAL:	**$117,652.99**

Invoice	Vendor	29-30	Account Title	Detail Description	PO #	Item Amount
261371	City of Lafayette 20 N 6th St Lafayette IN 47901-1412	29300030 - 544000	Levee/Village Allocation-Eng Improvements Other Than Bldgs	CoL-Myers Ped. Bridge-LV-2025 3/2026	25000700	$16,250.00
25144-1	Hawk Enterprises Inc 1850 E North St Crown Point IN 46307-8566	29300030 - 530011	Levee/Village Allocation-Eng Engineering Services	Hawk - Street Lighting Initiative	25001004	$259,920.77
261498	City of Lafayette 20 N 6th St Lafayette IN 47901-1412	29300030 - 544000	Levee/Village Allocation-Eng Improvements Other Than Bldgs	CoL-Myers Ped. Bridge-LV-2025-04/2026	25000700	$18,000.00
6162026-RDC	O W Krohn and Associates LLP 231 Roxbury Ln Noblesville IN 46062	29300040 - 530013	Levee/Village Allocation-Devel Financial Advisor/Actuar Svcs	Accounting Svcs 05/26		$817.50
1676	Cube Property Management LLC PO Box 492 Lafayette IN 47902	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	WLPG Management 2026 - part 2	26000576	$12,360.00
1070	BE Represented Corp 1220 S 750 E Lafayette IN 47905	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	2026 OR Services - BE Represented	26000133	$19,040.00
105469-04	CHA Consulting Inc 3 Winners Circle Albany NY 12205-1161	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	Construction Inspection 2026	26000459	$12,292.60
INV-01US-0388446	JS Held LLC 50 Jericho Quadrangle Ste 117 Jericho NY 11753	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	2026 OR Services - JSHeld	26000128	$28,221.40

20260624-0004	Mohammad Reza Jahanshahi 97 Gardenia Dr West Lafayette IN 47906	29300050 - 536300	Levee/Village Allocation-Park Contract Services	Assessment of Asphalt Trails	25001010	$5,250.00
					REPORT TOTAL:	**$372,152.27**

Invoice	Vendor	29-40	Account Title	Detail Description	PO #	Item Amount
2012 WL/Metro 06/26	US Bank N.A. 1310 Madrid St Suite 100 Marshall MN 56258	29400000 - 568400	Metro FiberNet Allocattion Tax Increment Transmittal	2012 WL/Metro FiberNet Proj 06/2026		$58,351.87
					REPORT TOTAL:	**$58,351.87**

Invoice	Vendor	39-00	Account Title	Detail Description	PO #	Item Amount
6862-12	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	$2,663,355.43
					REPORT TOTAL:	**$2,663,355.43**

Invoice	Vendor	29-10	Account Title	Detail Description	PO #	Item Amount
TL25079-0526	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	26000251	$14,478.80
268118	Wintek Corporation 427 N 6th St Suite C Lafayette IN 47901-1126	29100050 - 543000	Sagamore Parkway TIF Parks Buildings	LPR - WAP Equipment	25000899	$2,280.60
268119	Wintek Corporation 427 N 6th St Suite C Lafayette IN 47901-1126	29100050 - 543000	Sagamore Parkway TIF Parks Buildings	LPR - Fiber Construction - Sag - KCB	25000898	$4,960.00
13317	Move Over Outfitters Inc 3546 Brady Ln Lafayette IN 47909-5106	29100070 - 545200	Sagamore Pkwy Alloc-Police Motor Equipment	Outfit 2026 Police Hybrid Vehicles	26000336	$10,022.84
					REPORT TOTAL:	**$31,742.24**

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 **$3,245,904.80**.

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 _____ .

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

Amendment No. 1

This Amendment, made and entered into this 22nd day of June, 2026, by and between Redevelopment Commission for the City of West Lafayette, Indiana, acting by and through its proper officials (hereinafter referred to as WLRDC or LPA) and American Structurepoint, Inc., (hereinafter referred to as CONTRACTOR).

WHEREAS, on May 21, 2025 WLRDC entered into a contract with the CONTRACTOR for Design Services for CR 425 N, and

WHEREAS, the WLRDC has concurred with CONTRACTOR's determination of additional work and has requested a modification of services by the CONTRACTOR.

NOW THEREFORE, it has been determined by WLRDC and the CONTRACTOR that the contract shall be amended as follows:

1. Appendix A, Section D, "Subsurface Utility Exploration" is hereby deleted.
2. Appendix A, Section S, "Bid Phase Services is hereby deleted.
3. Appendix D is modified as attached.

In Witness Whereof, WLRDC and CONTRACTOR have, through duly authorized representatives, entered into this Amendment. The parties having read and understand the foregoing terms of this Amendment do by their respective signatures dated below hereby agree to the terms thereof.

CONTRACTOR:
American Structurepoint, Inc.

Approved
BY: DocuSigned by: Mike Maurovich 62E17AC25CBE419...
Name: Mike Maurovich
Title: 7/7/2026

WLRDC:
City of West Lafayette
REDEVELOPMENT COMMISSION

Approved
BY:

Lawrence T. Oates, President

ATTEST:

Kristin Edmundson, Secretary

2024.03450

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

Appendix “D”

Compensation

A. Amount of Payment

1. The CONSULTANT shall be compensated for basic services to be performed under this Agreement on a lump-sum basis. The total obligation under this portion of the Agreement shall not exceed ~~$2,246,195~~ **$2,234,195** unless approved in writing by the LPA.

a. Project Management	$ 100,000
b. Topographic Survey	$ 143,000
c. Environmental Services	$ 40,000
d. Road Design and Plan Development	$ 1,365,000
f. Culvert Hydraulic and Storm Water Detention Design Services	$ 45,000
g. Bridge Design	$ 230,000
h. Streetscape and Landscape Architecture	$ 37,500
i. Traffic Study	$ 62,370
j. Traffic Signal Design	$32,275
j. Lighting Design	$ 32,550
k. Hydraulic Analysis and Floodplain Permitting	$ 85,000
l. IDEM Construction Stormwater General Permit	$ 13,500
m. Utility Coordination	$ 38,000
~~n. Bid Phase Services~~	~~$ 12,000~~
o. Advance Work	$10,000

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

2. The CONSULTANT shall be compensated for right-of way engineering services based on the specific cost per unit multiplied by the actual units of work. Estimated unit costs are shown in Exhibit 1, which is attached hereto and incorporated herein. The final amount will be adjusted according to the actual subconsultant invoices; however, the final amount shall not exceed $82,975 unless and until a supplemental agreement is executed. Eight parcels are assumed.

3. The CONSULTANT will be paid for the right-of-way land acquisition services based on the specific cost per unit multiplied by the actual units of work. Estimated unit costs are shown in Exhibit 2, which is attached hereto and incorporated herein. The final amount will be adjusted according to the actual subconsultant invoices; however, the final amount shall not exceed $126,729 unless and until a supplemental agreement is executed. Eight parcels are assumed.

4. The CONSULTANT shall receive payment for the geotechnical services performed under this Agreement based on the specific cost per unit as shown in Exhibit 3, attached hereto and incorporated herein, multiplied by the actual units of work performed. The final amount will be adjusted according to the actual units of work performed; however, the final amount shall not exceed $133,225 unless and until a supplemental agreement is executed.

~~5. The CONSULTANT shall receive payment for the Subsurface Utility Exploration services performed under this Agreement based on the specific cost per unit as shown in Exhibit 4, attached hereto and incorporated herein, multiplied by the actual units of work performed. The final amount will be adjusted according to the actual units of work performed; however, the final amount shall not exceed $52,250 unless and until a supplemental agreement is executed.~~

6. The CONSULTANT shall be compensated for the additional services to be performed under this Agreement on an hourly basis. The total obligation under this portion of the Agreement shall not exceed ~~$150,000~~ **$214,250** unless approved in writing by the LPA.

a.	Construction Phase Design Services	$50,000	
b.	Special Investigations	~~$100,000~~	**$164,250**

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

1. Hourly Rate Schedule

AMERICAN STRUCTUREPOINT, INC.
TRANSPORTATION GROUP
2025 STANDARD HOURLY RATES SCHEDULE

Standard Hourly Rates are subject to annual review and adjustment. Hourly rates for services in effec from Jan 1, 2025, to Dec 31, 2025 are:

EMPLOYEE CLASSIFICATION	HOURLY RATE
Principal	$445
Project Manager	$340
Senior Engineer	$260
Project Engineer	$215
*Staff Engineer	$160
Senior Planner	$210
Project Planner	$195
*Staff Planner	$110
Senior Environmental Specialist	$305
Environmental Specialist	$190
*Staff Scientist	$120
Senior Designer	$300
*Designer	$235
*Senior Technician	$215
*Technician	$140
*Researcher	$170
Senior Registered Land Surveyor	$285
Registered Land Surveyor	$225
Staff Land Surveyor	$150
*Senior Survey Crew Chief	$225
*Survey Crew Chief	$170
*Survey Crew Member (1)	$115
*Resident Project Representative	$215
*Construction Inspector	$150
*Interns and Co-ops	$90
Landscape Architect	$175

*Rates for these classifications are subject to overtime premium of an additional 0.18 x hourly rate.

Rates shall be escalated at the rate of 5% per year and will be applicable on Jan 1st of each year.

a. The hourly rates may be adjusted after July 1, 2026, on an annual basis after approval of the West Lafayette City Engineer.

Docusign Envelope ID: DF98D53F-E031-86ED-80EC-93ECC7757004

b. The CONSULTANT shall not be paid for any service performed by the LPA or not required to develop this project.

2. Method of Payment

a. The CONSULTANT may submit a maximum of one invoice voucher per calendar month for services covered under this Agreement. The invoice voucher shall be submitted to the LPA.

The invoice voucher shall represent the value, to the LPA, of the partially completed services as of the date of the invoice voucher. The CONSULTANT shall attach thereto a summary of each pay item in Section A of this Appendix, percentage completed, and prior payments.

b. The LPA, for and in consideration of the rendering of the engineering services provided for in Appendix “A”, agrees to pay to the CONSULTANT for rendering such services the fees established above in the following manner:

3. For completed services, and upon receipt of invoices from the CONSULTANT and the approval thereof by the LPA, payments covering the services performed shall be due and payable to the CONSULTANT.

4. From the partial payment thus computed, there shall be deducted all previous partial fee payments made to the CONSULTANT.

a. In the event of a substantial change in the scope, character or complexity of the services on the project, the maximum fee payable and the specified fee shall be adjusted in accordance with item 9, Changes In Services, of the General Provisions set out in this Agreement.