WEST LAFAYETTE
HOME of PURDUE

REDEVELOPMENT COMMISSION
Wednesday, September 16, 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 - August 19, 2026
      Documents:
      - RDC Minutes - August 19, 2026
   b. Metro FiberNet Allocation Area Update
   c. Project Updates
   d. Owner's Representative Updates
   e. 2027 Spending Plan
3. New Business
   a. Financial Schedule - September 16, 2026
      Documents:
      - Financial Schedule - September 16, 2026
      - RDC 2026 Spending Plan
      - RDC 2026 Spending Plan Addendum

- RDC Purchasing Policy

b. Request for Qualifications Opening - Fire Station 3 & Public Safety Center Appliances - Development

c. Bid Acceptance - Cason Family Park Pedestrian Crossing - Development

d. Agreement Acceptance - Public Safety Center & Fire Station 3 A/V Services - Development

e. Fire Station 3 - Letter of Intent Ratification - Motorola - Development
Documents:
- Memo - Letter of Intent - Motorola
- Ratification - Letter of Intent - Motorola

f. Resolution No. RC 2026-10 - Bond Refunding
Documents:
- Resolution RC 2026-10 - RDC Resolution Authorizing Refunding Certain Bond Series

g. Approval of Claims - September 16, 2026
Documents:
- RDC Claims - September 16, 2026

4. ---
Informational

5. ---
Public Comment

6. ---
Adjournment

Next Meeting Date: October 21, 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

August 19, 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, Arnold Chen, Kristen Edmundson, Stacey Burr, Amy Austin
Absent: Darrell Clase, Holly Keckler
Also Present: Patrick Jones (Commission Attorney), Nicole Stocks (Commission Treasurer Representative)

Old Business:

Approval of July 15, 2026 Meeting Minutes

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

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

Project Updates

Chad Spitznagle, Housing Director, shared that an offering sheet for the lot at 2016 N Salisbury was approved at the West Lafayette Enrichment Foundation last week. Moving forward, the Enrichment Foundation will be working towards an offering sheet for 810 N Grant Street as well.

Kathy Lozano, Parks Superintendent, shared that the Lommel Park Restroom will be opening on September 10th at 10am.

Joint Board Updates

Jen Van Schuyver, Director of Devleopment, shared that the Joint Board update approved minutes and approved claims.

Owners Representative

Annette Basham, JS Held, shared that there was a tour of the Public Safety Center with City Officials. Phase 1 of the project is still expected to be completed by the end of the year. Fire Station 3 is nearing 100% documentation and is heading towards bidding in early September. The Early Childhood Education Center Project study is continuing, with a community outreach meeting on September 2nd from 6-8pm.

Levi Evans, BE Represented, updated the commission that Chauncey Avenue concrete has been poured and is looking at a two week cure period. The 425 Connector project has a road closure upcoming for a roundabout and bridge construction.

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

Mayor Erin Easter gave an update to both Resolution RC 2024-21 and RC 2025-13, as an agreement with the state relative to an agreement with SK Hynix has been signed and will be posted to the IEDC portal shortly. Mayor Easter shared that the original deal, structured in 2022, has now been negotiated to a point that the City feels is complete. Mayor Easter shared that the new deal means no funds from this agreement can be used to transfer water or build infrastructure to move water out of Tippecanoe County. Mayor Easter also shared that the state statute minimum has been negotiated up from 12% to 20%, allowing more funding to go towards the Tippecanoe County School system as well as the county and the City of West Lafayette. This will more than cover the property tax loss due to Senate Bill 1. There is an additional agreement for $45 million which will go towards infrastructure upgrades, including a new wastewater facility, the fire station 3 expansion, and streets. Additional funds will come back to the City, similar to TIF funds, as well. These funds will be put towards both school district, the WREC group, as well as multiple city plans in the future. The City will host a number of conversations in 2027 to discuss how to spend these funds. Commissioner Austin thanked the Mayor for including Tippecanoe County School Corporation in these plans and discussions. President Oates shared additional background on Resolution RC 2024-21 – Specifically that an Innovation Development District (IDD) was first going to be placed on “Site A”, it was noted that an IDD cannot be placed on an existing TIF district. As such, this Resolution would create a new designated area for the IDD and TIF district, as well as creating a new TIF district that does not have debt attached to it and therefore does not have an end date. Following this Resolution, “Site A” was changed to “Site B”, and therefore Resolution RC 2025-13 was created and updates site locations, as well as a new location for the new TIF District. Both Resolutions have had a declaratory resolution approved by the RDC, the Area Plan Commission (APC), and City Council. They are now available as confirmatory resolutions for final approval. President Oates stated that Resolution RC 2024-21 no longer applies to the area and would prevent the City from moving forward with the IDD agreement. President Oates suggested that this Resolution be denied due to this fact. Commissioner Burr asked about whether a public comment or public hearing would be necessary before this vote, President Oates clarified that a public hearing was advertised for and will be held forthwith.

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

A Public Hearing for Resolution RC 2024-21 was held. There were no public comments.

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

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

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

President Oates shared that there was an amendment to Resolution RC 2025-13 that was tabled at the last meeting.

Commissioner Edmundson moved to approve an amendment to Resolution RC 2025-13. Commissioner Chen seconded.

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

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

Commissioner Edmundson moved to approve Resolution RC 2025-13 as amended. Commissioner Chen seconded.

A Public Hearing for Resolution RC 2025-13 was held. There were no public comments.

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

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

New Business:

Financial Schedules

Nicole Stocks, Commission Treasurer Representative, presented the financial schedules.

Presentation – Fire Station 3

Fire Chief Jeff Need, Stephen Kromkowski with DLZ, and Alex Gonzalez with Kettelhut gave a presentation on the upcoming Fire Station 3 expansion. The reasoning for the expansion now includes an accommodation for increased staff and additional vehicles, safety improvements, and the health and safety of fire fighters overall. The project cost is anticipated to be between $13-$15 Million.

Commissioner Edmundson moved to approve the Fire Station 3 Expansion Plan as presented. Commissioner Chen seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

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

Resolution RC 2026-08 – Reallocation of Project Funds

Jen Van Schuyver, Director of Development, shared the financial resolution. This resolution reallocates funds from various projects that do not need the additional funds to move them into the West Lafayette Fire Department Station 3 project as well as a reimbursement project. Commissioner Edmundson moved to approve Resolution RC 2026-08. Commissioner Chen seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

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

Resolution RC 2026-09 – Transfer of Funds

Jenifer Van Schuyver, Director of Development, shared the resolution, which transfers funds from various projects to the West Lafayette Fire Station 3 project.

Commissioner Edmundson moved to approve Resolution RC 2026-09. Commissioner Chen seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

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

Construction Agreement – Fire Station 3 CMc – Kettelhut Construction - Development

Jenifer Van Schuyver, Director of Development, requested approval of an agreement between Kettelhut Construction, Inc and the Redevelopment Commission for Construction Management as Manager work on the Fire Station 3 project. A pre-construction fee of $10,000 is requested as well. Commissioner Burr requested more information on how the Kettelhut construction fee would be decided, Alex Gonzalez of Kettelhut explained that the fee will be 3.85% of the construction cost.

Commissioner Edmundson moved to authorize pre-construction fee of $10,000 as well as approve the contract with Kettelhut Construction, Inc. Commissioner Chen seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

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

Request for Qualifications Opening – Fire Station 3 & Public Safety Center A/V

Qualifications were opened for the Fire Station 3 & Public Safety Center A/V project. Two qualifications were received: Blades Audio/Video Security and ERMCO. Jen Van Schuyver, Director of Development, requested to take the qualifications under advisement.

Commissioner Edmundson moved to take the qualifications under advisement. Commissioner Chen seconded.
The motion was approved with a voice vote of 4-0-0.

Request for Qualifications – Fire Station 3 & Public Safety Center Appliances

Jen Van Schuyver, Director of Development, requested the release of a request for qualifications for Fire Station 3 & Public Safety Center Appliances. The qualifications will be received at the September 16th RDC meeting and a qualification will be tentatively accepted during the October RDC meeting.

Commissioner Edmundson moved to approve the release of the request for qualifications. Commissioner Chen seconded.
The motion was approved with a voice vote of 4-0-0.

Request for Bids – Cason Family Park Pedestrian Crossing

Jen Van Schuyver, Director of Development, requested the release of a request for bids to install a HAWK pedestrian crossing at Cason Family Park. Bids will be due at the September 8th Board of Works meeting and will be accepted at the September 16th Redevelopment Commission meeting.

Commissioner Edmundson moved to approve the bid release for Cason Family Park Pedestrian Crossing, which will be opened at the September 8th Board of Works meeting. Commissioner Chen seconded.
The motion was approved with a voice vote of 4-0-0.

Agreement – Chauncey Avenue Sewer Separation - Development

Jen Van Schuyver, Director of Development, requested approval of an agreement with VS engineering for topographic surveying and utility locating for a planned future sewer separation. This agreement will be for an amount not to exceed $74,600. This does not include

design of the project. President Oates gave background on this project, which includes the South Street Plaza project that is currently being designed.

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

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

Construction Agreement – John T. Myers Bridge - Engineering

Scott Chandler, City Engineer, requested funding approval to move forward on construction work for the John T. Myers Pedestrian bridge, the interlocal agreement of which was signed in 2025. Chandler requested $1,550,433.81 as a 50% split for the project.

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

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

Change Order 1 – McCormick Road – Utility Locating - Engineering

Kristen Edmundson recused herself from discussion at 10:45am.

Scott Chandler, City Engineer, requested the approval of a change order for the McCormick Road project to perform necessary utility locating. The amount of the change order is not to exceed $26,200.

Commissioner Chen moved to approve the change order. Commissioner Burr seconded.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Stacey Burr
Nay: none
Abstention: none

The motion was approved with a roll call vote of 3-0-0.

Kristen Edmundson rejoined the meeting at 10:49am.

Tiny Purchase Acceptance – Portable Power Station - Communications

Michelle Brantley, Communications Director, requested the approval of a tiny purchase for a portable power station for a total amount of $474.36. This power station will allow power to city events where commercial power is not available.

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

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

Internal Funds Transfer

Commissioner Edmundson moved to approve and pay the internal funds transfer for a total of $45,308.19. Seconded by Commissioner Chen.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

The motion to approve and pay the internal funds transfer for the total amount of $45,308.19 passed with a roll call vote of 4-0-0.

Approval of Claims

231 North TIF Claims—8/19/26 **$13,260.00**

Commissioner Edmundson moved to approve and pay the 231 North TIF claims for the total amount of $13,260.00. Seconded by Commissioner Chen.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

The motion to approve and pay the 231 North TIF claims for the total amount of $13,260.00 passed with a roll call vote of 4-0-0.

KCB TIF Claims—8/19/26 **$521,843.42**

Commissioner Edmundson moved to approve and pay the KCB TIF claims for the total amount of $521,843.42. Seconded by Commissioner Chen.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

The motion to approve and pay the KCB TIF claims for the total amount of $521,843.42 passed with a roll call vote of 4-0-0.

Levee/Village TIF Claims—8/19/26 **$552,739.71**

Commissioner Edmundson moved to approve and pay the Levee/Village TIF claims for the total amount of $552,739.71. Seconded by Commissioner Chen.

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

The motion to approve and pay the Levee/Village TIF claims for the total amount of $552,739.71 passed with a roll call vote of 4-0-0.

RDA 2025 – Public Safety Center —8/19/26 **$1,623,445.21**

Commissioner Edmundson moved to approve and pay the RDA 2025 Public Safety Center claims for the total amount of $1,623,445.21. Seconded by Commissioner Chen.

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

The motion to approve and pay the RDA 2025 – Public Safety Center claims for the total amount of $1,623,445.21 passed with a roll call vote of 4-0-0.

Sagamore Parkway TIF Claims —8/19/26 **$331,914.22**

Commissioner Edmundson moved to approve and pay the Sagamore Parkway TIF claims for the total amount of $331,914.22. Seconded by Commissioner Chen.
The roll call vote:
Aye: Lawrence Oates, Arnold Chen, Kristen Edmundson, Stacey Burr
Nay: none
Abstention: none

The motion to approve and pay the Sagamore Parkway TIF claims for the total amount of $331,914.22 passed with a roll call vote of 4-0-0.

Informational

President Oates shared the tentative 2027 Spending Plan with commissioners.

Public Comment

There was no public comment at this time.

Commissioner Comment

There were no commissioner comments at this time.

Adjourn

Commissioner Edmundson moved to adjourn. Commissioner Edmundson seconded. The meeting adjourned at 11:14 AM.

Next Meeting Date: Wednesday, September 16, 2026, at 8:30 AM Eastern.

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Kristen Edmundson, Secretary

Approved:

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Lawrence T. Oates, President

West Lafayette, IN
Redevelopment Commission

2026 Spending Plan Tracking
September 16, 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	500	-	-	500	0%
8	Development Incentives	-	-	-	-	0%
9	Knox Box eKey Cores	40,000	(40,000)	-	-	100%
10	Police Vehicles and Vehicle Equipment	800,000	(774,578)	-	25,422	97%
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%
15	Fire Station #3	3,500	-	-	3,500	0%
	2026 Spending Plan	1,384,300	(1,243,572)	(17,578)	123,150	91%

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

Redevelopment Commission **September 16, 2026**

Sagamore TIF - Claims

		Claims	Claims	Total PO	Open PO's	
	Sagamore-2910	Total	Sep	Amount	2026 Total	% Used
1	Beginning Fund Balance @ 1/1/26	24,139	-	(27,669)	(3,530)	87%
2	PO 25000898-Wintek-Lommel Park Restroom	4,960		(4,960)	-	100%
3	PO 25000899-Wintek-Lommel Park Restroom	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	719,261	-	(774,578)	(55,317)	93%
11	IT Vehicle	32,840	-	(32,840)	-	100%
12	RDC Project Fund	-	-	-	-	0%
13	Construction Services	177,842	425	(233,994)	(56,152)	76%
14	Public Safety Center Furniture	162,160	-	(162,160)	-	100%
15	Fire Station #3	-	-	-	-	0%
	0	-		-	-	0%
	2026 Spending Plan	1,149,681	425	(1,243,572)	(111,469)	91%
	Total Sagamore-2910	1,173,819.32	425		(114,999)	

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	(774,578)	
11	IT Vehicle	(32,840)	
12	RDC Project Fund	-	
13	Construction Services	(233,994)	
14	Public Safety Center Furniture	(162,160)	
15	Fire Station #3	-	
	0		
		$ (665,224)	**Unencumbered (Available) Cash**
		728,630	TIF Increment-Jun ($645k est)
		$ 63,407	**Forecasted Cash Balance - EOM-Jun**
		(123,150)	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
September 16, 2026

KCB TIF - PO Status

	KCB-2920	Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
20	Beginning Fund Balance @ 1/1/26	4,753,830	(3,635,070)	-	1,118,760	76%
21	Wellness Center Depreciation Fund 2022-2025		(200,000)			
22	Wellness Center Depreciation Reduction		25,588			
23	PO 22000705 - Greater Lafayette Commerce-Inari Ag		-			
24	PO 23000813 - WL Enrichment Foundation		(57,948)			
25	PO 24000077 - Greater Lafayette Com-Job Training		-			
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	198,387	(198,364)	-	23	100%
37	Development Incentives	87,350	-	(72)	87,278	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	(173,894)	-	1,106	99%
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	(2,778,134)	(2,434,300)	1,727,130	74%

West Lafayette, IN **2026 Spending Plan Tracking**
Redevelopment Commission **September 16, 2026**

KCB TIF - Claims

	KCB-2920	Claims Total	Claims Sep	Total PO Amount	Open PO's 2026 Total	
20	Beginning Fund Balance @ 1/1/26	1,630,884		(3,635,070)	(2,004,187)	45%
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	-		-	-	0%
24	PO 23000813 - WL Enrichment Foundation	44,649		(57,948)	(13,299)	77%
25	PO 24000077 - Greater Lafayette Com-Job Training	-		-	-	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)	-	100%
29	PO 25000906 - TL Kincaid-Lommel Park Restroom	245,882		(288,760)	(42,878)	85%
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	991,006	151,622	(2,082,911)	(1,091,905)	48%
33	PO 25000551 - VS Engineering-McCormick Design	271,065	14,915	(939,723)	(668,658)	29%
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	198,364	-	(198,364)	-	100%
37	Development Incentives	72	-	-	-	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	158,161	76,811	(173,894)	(15,733)	91%
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	169,684	-	(262,650)	(92,966)	65%
46	Public Safety Center Furniture	62,273	-	(62,273)	-	100%
	2026 Spending Plan	3,280,233	76,811	(2,778,134)	(1,932,200)	30%
	Total KCB-2920	4,911,116.85	243,347		(3,936,387)	

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	-
24	PO 23000813 - WL Enrichment Foundation	(57,948)
25	PO 24000077 - Greater Lafayette Com-Job Training	-
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	(198,364)
37	Development Incentives	(72)
38	Snow Plow Vehicle Operation	(240,953)
39	Fire Truck	(1,790,000)
40	WLFD Station 3 Expansion	-
41	WLFD New Firefighter Equipment	(173,894)
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)

$	**(3,831,023)**	**Unencumbered (Available) Cash**
	3,793,499	TIF Increment-Jun ($3.8M est)
$	**(37,524)**	**Unencumbered (Available) Cash**
	(1,727,130)	Unencumberd Spending Plan
	2,539,300	TIF Increment-Dec ($2.5M est)
KCB **$**	**774,646**	**Forecasted Cash Balance - EOY**

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

Redevelopment Commission **September 16, 2026**

Levee Village TIF - PO Status

	Levee / Village-2930	Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
50	Beginning Fund Balance @ 1/1/26	6,432,258	(3,080,210)	-	3,352,048	48%
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		(290,000)			
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	228,015	(148,320)	-	79,695	65%
79	Downtown Floodplain Area Planning and Acquision	-	-	-	-	#DIV/0!
80	Public Art - Artist in Residency Program	77,000	(77,000)	-	-	100%
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	-	-	-	-	#DIV/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	4,730,519	(941,730)	-	3,788,789	20%
90	Construction Oversight	629,426	(629,426)	-	-	100%
91	Legal Services	70,000	(113)	(24,017)	45,870	34%
92	Accounting Services	70,000	-	(15,355)	54,645	22%
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	(8,549,861)	(4,263,700)	6,726,602	65%

Levee Village TIF - Claims

		Claims	Claims	Total PO	Open PO's	
	Levee / Village-2930	Total	Sep	Amount	2026 Total	
50	Beginning Fund Balance @ 1/1/26	1,989,583	53,184	(3,080,210)	(1,090,627)	65%
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		(290,000)	-	100%
60	PO 25000461-DLZ Indiana-Public Safety Ctr	294,167	53,184	(950,571)	(656,404)	31%
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	65,678		(74,790)	(9,112)	88%
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	414,390		(446,389)	(32,000)	93%
75	PO 25001010-Jahanshaahi-Trail Assessment	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	98,880	-	(148,320)	(49,440)	67%
79	Downtown Floodplain Area Planning and Acquision	-	-	-	-	0%
80	Public Art - Artist in Residency Program	70,000	-	(77,000)	(7,000)	91%
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	742,938	448,193	(941,730)	(198,792)	79%
90	Construction Oversight	432,404	41,591	(629,426)	(197,022)	69%
91	Legal Services	24,130	-	(113)	-	100%
92	Accounting Services	15,355	-	-	-	0%
93	RDC Project Fund	-	-	-	-	0%
94	Public Safety Center Furniture	65,767	-	(65,767)	-	100%
	2026 Spending Plan	11,724,425	489,784	(8,412,861)	(952,136)	89%
	Total Levee / Village-2930	13,714,007.64	542,968		(2,042,764)	

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	(290,000)
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	(77,000)
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	(941,730)
90	Construction Oversight	(629,426)
91	Legal Services	(24,130)
92	Accounting Services	(15,355)
93	RDC Project Fund	-
94	Public Safety Center Furniture	(65,767)

	$ (8,265,647)	**Unencumbered (Available) Cash**
	11,028,884	TIF Increment-Jun ($10.0M est)
	$ 2,763,237	**Unencumbered (Available) Cash**
	(6,726,602)	Unencumberd Spending Plan
	5,654,931	TIF Increment-Dec ($6.7M est)
Levee Village	**$ 1,691,566**	**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	73,800	-	-	73,800	0%
106	McCormick Road Design	306,200	(305,760)	-	440	100%
107	Heavy Equipment Parks Vehicle Operation	75,000	(74,217)	-	783	99%
108	RDC Administration	200,000	-	(92,079)	107,921	46%
109	RDC Project Fund	25,000	-	-	25,000	0%
	2026 Spending Plan	680,000	(379,977)	(92,079)	207,944	69%

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 Total	Claims Sep	Total PO Amount	Open PO's 2026 Total	
	US 231 North-2950					
100	Beginning Fund Balance @ 1/1/26	91,932	5,500	(216,742)	(124,810)	42%
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	78,344	5,500	(203,154)	(124,810)	
	Expenses					
105	Development Incentives	-	-	-	-	
106	McCormick Road Design	-	-	(305,760)	(305,760)	
107	Heavy Equipment Parks Vehicle Operation	74,217	-	(74,217)	-	
108	RDC Administration	92,079	-	-	-	0%
109	RDC Project Fund	-	-	-	-	
	2026 Spending Plan	166,296	-	(379,977)	(305,760)	20%
	Total US 231 North-2950	258,227.71	5,500	(596,719)	(430,570)	

US 231 Purdue TIF - Claims

		Claims Total	Claims Sep	Total PO Amount	Open PO's 2026 Total
	US 231 Purdue-2960				
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	(305,760)	
107	Heavy Equipment Parks Vehicle Operation	(74,217)	
108	RDC Administration	(92,079)	
109	RDC Project Fund	-	
		$ (29,757)	**Unencumbered (Available) Cash**
		258,881	TIF Increment-Jun ($434k est)
		$ 229,125	**Unencumbered (Available) Cash**
		(207,944)	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**

West Lafayette, IN
Redevelopment Commission

2026 Spending Plan Tracking
September 16, 2026

Landmark TIF - PO Status

	Landmark-2931	Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
120	Beginning Fund Balance @ 1/1/26	-	-	-	-	0%
	2026 Spending Plan	Spend Plan				
121	Levee Landmark Agrmnt Reimb up to $5,500,000	108,968	-	-	108,968	
122	City Wide Fueling Redevelop & Modernization	108,000	(108,000)	-	-	
	2026 Spending Plan	216,968	(108,000)	-	108,968	

Tapawingo TIF - PO Status

	Tapawingo-2932	Cash Balance	Encumbered	Non-PO	Unencumbered	% Used
125	Beginning Fund Balance @ 1/1/26	-	-	-	-	0%
	2026 Spending Plan	Spend Plan				
126	Firetruck	400,000	(400,000)	-	-	
	2026 Spending Plan	400,000	(400,000)	-	-	

West Lafayette, IN **2026 Spending Plan Tracking**
Redevelopment Commission **September 16, 2026**

Landmark TIF - Claims

		Claims	Claims	Total PO	Open PO's
	Landmark-2931	Total	Sep	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	Sep	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 - Honeywell (US Digital Designs)		(287,474)			
	PO 26000619 - Avigilon (Motorola)		(390,438)			
	PO 26000690 - Wintek - Cicso Phones		(35,318)			
	PO 26000691 - Wintek - Cisco Net Hardware		(412,288)			
	PO 26000692 - Wintek - UPS-Rack Mounted		(29,377)			
	PO 26000692 - Wintek - UPS-Floor Mounted		(50,932)			
	PO 26000700 - Life Fitness/Hammer Strength		(197,743)			
	PO 26000620 - ERS Wireless (Motorola)(May PO)		(84,220)			
	Add'l Own Contingency (net $776k GMP reduction)		(13,394)			
	Add'l Own Contingency (net $730k GMP reduction)		(4,342)			
	Owners Contingency		(10,717,986)			
	Bond		(66,403,526)	(6,596,474)		
	TIF Spending					
	Sagamore TIF					
14	Public Safety Center Furniture	162,160	(162,160)	-	-	
	Office Interiors					
	KCB TIF					
46	Public Safety Center Furniture	62,273	(62,273)	-	0	
	Levee Village					
80	Public Art - Artist in Residency Program	77,000	(77,000)	-	-	
81	Public Art - River Road Art Project	60,000	(60,000)	-	-	
82	Public Safety Center - Solar Power Construction	200,000	-	-	200,000	
94	Public Safety Center Furniture	65,967	(65,767)	-		
	US 231 North					
	Cash		(265,040)	-		
		73,627,400	-	-	-	100%

Public Safety Center

		Claims	Claims	Total PO	Open PO's
Public Safety Center-3900		Total	Sep	Amount	2026 Total
130					
	Expenses				
131	Public Safety Center	19,427,400	2,182,167	(66,403,526)	(46,976,127)
	PO 25000686 - Kettelhut - 2025				
	PO 25000686 - Kettelhut - 2026 (less $776K & $730K)	19,297,687	2,052,454	(54,180,014)	(34,882,327)
	PO 26000603 - Honeywell (US Digital Designs)	129,712	129,712	(287,474)	(157,762)
	PO 26000619 - Avigilon (Motorola)	-		(390,438)	(390,438)
	PO 26000690 - Wintek - Cicso Phones	-		(35,318)	(35,318)
	PO 26000691 - Wintek - Cisco Net Hardware	-		(412,288)	(412,288)
	PO 26000692 - Wintek - UPS-Rack Mounted	-		(29,377)	(29,377)
	PO 26000692 - Wintek - UPS-Floor Mounted	-		(50,932)	(50,932)
	PO 26000700 - Life Fitness/Hammer Strength	-		(197,743)	(197,743)
	PO 26000620 - ERS Wireless (Motorola)(May PO)	-		(84,220)	(84,220)
	0	-		-	-
	Add'l Own Contingency (net $776k GMP reduction)	-		(13,394)	(13,394)
	Add'l Own Contingency (net $730k GMP reduction)	-		(4,342)	(4,342)
	0	-		-	-
	Owners Contingency	-		(10,717,986)	(10,717,986)
	0	-		-	-
	Bond	-		(66,403,526)	(73,000,000)
	0	-		-	-
	Sagamore TIF	-		-	-
	Public Safety Center Furniture	-		(162,160)	(162,160)
	Office Interiors	-		-	-
	0	-		-	-
	0	-		-	-
	KCB TIF	-		-	-
	Public Safety Center Furniture	-		(62,273)	(62,273)
	0	-		-	-
	0	-		-	-
	0	-		-	-
	Levee Village	-		-	-
	Public Art - Artist in Residency Program	-		(77,000)	(77,000)
	Public Art - River Road Art Project	-		(60,000)	(60,000)
	Public Safety Center - Solar Power Construction	-		-	-
	Public Safety Center Furniture	-		(65,767)	(65,767)
	0	-		-	-
	0	-		-	-
	US 231 North	-		-	-
	0	-		-	-
	0	-		-	-
	Cash	-		(265,040)	(265,040)
	0	-		-	-
	Total Public Safety Center-3900	19,427,400	2,182,167		(120,668,367)

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**		

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**		

			Annotations	Notes
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: September 16, 2026

SUBJECT: Fire Station 3 – Letter of Intent Ratification – Motorola - Development

The Department of Development requests ratification of the Letter of Intent issued to Motorola Solutions for access control and video equipment for the Fire Station No. 3 expansion project.

The Letter of Intent preserves Sourcewell cooperative pricing for a total not-to-exceed amount of $87,392.35 and defers Motorola's anticipated September 5, 2026 price increase while the City completes its approval and procurement process. The Letter of Intent is non-binding, and any purchase remains subject to available funding, final agreements, and required City approvals.

Thank you for your consideration.

CC: Chief Jeff Need, Fire Department

August 26, 2026

Derek Peterson
Senior Solutions Advisor, Indiana
Motorola Solutions Company
500 W. Monroe St., Ste. 4400
Chicago, IL 60661

Subject: Letter of Intent to Procure Equipment

Dear Derek,

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

The description of equipment to procure can be referenced in the proposal below for the West Lafayette Fire Station No. 3 project:

Proposal	Not to Exceed (NTE)
4526300 (MSRP)	$97,102.61
Motorola Sourcewell Contract #020625-MOT Discount	($9,710.26)
TOTAL NTE:	**$87,392.35**

We understand that cooperative pricing through Sourcewell will be applied and all applicable taxes removed as the City is tax exempt. Subject to the conditions set forth herein, Motorola has agreed to honor the quoted pricing of **Eighty-Seven Thousand Three Hundred Ninety-Two Dollars and Thirty-Five Cents ($87,392.35)** and defer the scheduled price increase currently anticipated for September 5, 2026.

The City anticipates issuing a purchase order on or before January 25, 2027, subject to:

- approval by the West Lafayette Redevelopment Commission on September 16, 2026
- project realization and confirmation of available budgeted funds
- execution of a mutually acceptable purchase agreement and commercial terms, including pricing, delivery schedule, warranty, and other applicable conditions
- completion of all required internal approvals and procurement processes
- City of West Lafayette's fiscal cycle

This LOI is non-binding and reflects the parties' current intentions only. The City will not issue a purchase order or make any payment before January 2027, and no obligation to purchase equipment or expend funds shall arise until all required approvals are obtained and a definitive agreement and purchase order are executed.

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

Sincerely,



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

CC: Larry Oates, President, West Lafayette Redevelopment Commission

ACKNOWLEDGEMENT, RECEIPT, AND PRICING CONFIRMATION

West Lafayette Fire Station No. 3
Motorola Solutions Access Control & Video Equipment

This Acknowledgement is attached to and made part of the Letter of intent dated **August 26, 2026,** between the **City of West Lafayette, Indiana** and **Motorola Solutions Company** regarding the proposed procurement of access control and video equipment for the West Lafayette Fire Station No. 3 project.

By signing below, Motorola Solutions acknowledges receipt of the Letter of Intent and confirms that:

1. Motorola Solutions has received and reviewed the Letter of Intent issued by the City of West Lafayette.
2. The pricing identified in the Letter of Intent, including the total not-to-exceed amount of **$87,392.35**, remains valid and will be honored in accordance with the terms described therein.
3. Motorola Solutions agrees to defer the anticipated price increase currently scheduled for September 5, 2026, for purposes of this project, subject to the conditions set forth in the Letter of Intent.
4. Motorola Solutions understands that the City intends to present this Letter of Intent and this acknowledgement to the **West Lafayette Redevelopment Commission (RDC)** as evidence that the quoted pricing will be maintained while the project proceeds through the City's approval and procurement processes.
5. This acknowledgement does not create a binding obligation for the City to purchase equipment or expend funds and does not supersede the non-binding nature of the Letter of Intent. Any purchase remains subject to all approvals, executions of definitive agreements, and issuance of a purchase order.

Motorola Solutions Acknowledgement

Accepted and Acknowledged:
Motorola Solutions Company

By: _____
Name: **Derek Peterson**
Title: **Senior Solutions Advisor, Indiana Motorola Solutions Company**

Date: 09/11/2026

Letter of Intent Ratification- Motorola Solutions Company
September 16, 2026

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

City of West Lafayette
REDEVELOPMENT COMMISSION

ATTEST:_____ _____
Kristen Edmundson, Secretary Lawrence T. Oates, President

END OF SECTION

RESOLUTION NO. 2026-10

RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION APPROVING PROCEEDING WITH THE ISSUANCE OF CERTAIN REFUNDING BONDS SUBJECT TO MINIMUM SAVINGS THRESHOLD

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Commission") has previously caused to be financed certain local public improvement projects including certain roadway infrastructure, a new City Hall, and an indoor recreation and aquatics center through certain lease rental bonds issued by the City of West Lafayette Redevelopment Authority (the "Authority") designated as the (i) Lease Rental Revenue Bonds, Series 2016 (the "2016 Bonds"), (ii) Lease Rental Bonds, Series 2019 (City Hall Project) (the "2019 CH Bonds") and (iii) Lease Rental Bonds, Series 2019 (Recreation Center Project) (the "2019 RC Bonds", together with the 2016 Bonds and the 2019 CH Bonds, the "Outstanding Bonds"); and

WHEREAS, the Commission has been advised that all or a portion of the Outstanding Bonds may be refunded for a debt service savings; and

WHEREAS, the Commission desires to proceed with the steps necessary to authorize the issuance of refunding bonds by the Authority (the "Refunding Bonds") to effect the refunding of all or a portion of the Outstanding Bonds; subject, however, to the condition that the Refunding Bonds only be issued if a minimum level of debt service savings can be achieved;

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

Section 1. The Commission approves proceeding with all steps necessary to authorize the issuance of the Refunding Bonds to effect the refunding of all or a portion of the Outstanding Bonds. The issuance of the Refunding Bonds shall be on the condition that a net present value debt service savings of no less than three percent (3%) of the Refunded Bonds can be achieved through the issuance of the Refunding Bonds. Prior to the sale of the Refunding Bonds, the municipal advisor to the Commission shall provide information to the Controller of the City confirming that such savings threshold can be achieved. Upon receipt of such information, the Controller is authorized to direct the financing team to proceed with the sale of the Refunding Bonds subject to the requirement that the minimums savings threshold be achieved.

Section 2. The President, Vice President, Secretary and such other staff members, service providers and firms as they may direct, including but not limited to bond counsel, local counsel, municipal advisor and underwriter, are hereby authorized and directed to take any and all other actions on behalf of the Commission as may be necessary or appropriate to proceed with the authorization of the Refunding Bonds.

Section 3. This Resolution shall be effective upon passage.

Adopted the 16th day of September, 2026.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

_____
President

_____
Secretary

Claim Runs:
RC091626

Payment Date
9/16/2026

City of West Lafayette
List of Accounts Payable Vouchers

Redevelopment Commission

Executed Time
9/11/2026 3:16:11 PM

Fund	Amount
231 North TIF Fund	$5,500.00
KCB Allocation	$243,347.48
Levee/Village Allocation	$542,968.33
RDA 2025 - Public Safety Ctr	$2,182,166.74
Sagamore Parkway Allocation	$425.15
GRAND TOTAL	**$2,974,407.70**

City of West Lafayette
List of Accounts Payable Vouchers

Redevelopment Commission

Executed Time
9/11/2026 3:16:11 PM

Invoice	Vendor	29-10	Account Title	Detail Description	PO #	Item Amount
TL25079-0726	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	$425.15
					REPORT TOTAL:	**$425.15**

Invoice	Vendor	29-20	Account Title	Detail Description	PO #	Item Amount
577612	VS Engineering Inc. 4275 N High School Rd Indianapolis IN 46254	29200030 - 530011	KCB Allocation-Eng Engineering Services	VS - McCormick Rd - 231 North 7/2026	25000552	$14,914.63
209732	American Structurepoint Inc 9025 River Rd Ste 200 Indianapolis IN 46240	29200030 - 530011	KCB Allocation-Eng Engineering Services	ASP - CR 425N Roadway Design 7/2026	25000473	$151,622.25
1345264	Jones & Bartlett Learning LLC 5 Wall Street Burlington MA 01803	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	EMS Book for Recruits	26000325	$2,411.55
INV16600	MacQueen Equipment LLC 1125 7th St E St. Paul MN 55106	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit Turnout Gear	26000287	$61,354.80
INV5159	MacQueen Equipment LLC 1125 7th St E St. Paul MN 55106	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit firefighter boots	26000288	$4,055.95
INV20741	MacQueen Equipment LLC 1125 7th St E St. Paul MN 55106	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit firefighter boots	26000288	$863.95
INV3572	MacQueen Equipment LLC 1125 7th St E St. Paul MN 55106	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Recruit firefighter boots	26000288	$464.95
SI186417	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Adams: Recruit Class A's	26000319	$658.70
SI186428	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Ashby: Recruit Class A's	26000319	$658.70

SI186427	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Atkinson: Recruit Class A's	26000319	$658.70
SI186424	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Greer: Recruit Class A's	26000319	$658.70
SI186423	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Holderbaum: Recruit Class A's	26000319	$658.70
SI186425	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Koontz: Recruit Class A's	26000319	$658.70
SI186426	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Neihouser: Recruit Class A's	26000319	$658.70
SI186419	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Stover: Recruit Class A's	26000319	$658.70
SI186421	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Weber: Recruit Class A's	26000319	$658.70
SI186422	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Whitcomb: Recruit Class A's	26000319	$658.70
SI186420	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Williams: Recruit Class A's	26000319	$413.70
SI186418	Nelson & Co LLC 1113 N Jackson St Greencastle IN 46135	29200080 - 545000	KCB Allocation-Fire Machinery & Equipment	Sebald: Recruit Class A's	26000319	$658.70
					REPORT TOTAL:	**$243,347.48**

City of West Lafayette
List of Accounts Payable Vouchers

Redevelopment Commission

Executed Time
9/11/2026 3:16:11 PM

Invoice	Vendor	29-30	Account Title	Detail Description	PO #	Item Amount
000611118	DLZ Indiana LLC 2211 East Jefferson Rd South Bend IN 46615	29300040 - 543000	Levee/Village Allocation-Devel Buildings	DLZ - Phase III - PSC - LV - 2025 - 1 of 4	25000461	$53,184.38
INV-01US-0412247	JS Held LLC 50 Jericho Quadrangle Ste 117 Jericho NY 11753	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	2026 OR Services - JSHeld	26000128	$22,631.00
1080	BE Represented Corp 1220 S 750 E Lafayette IN 47905	29300040 - 536300	Levee/Village Allocation-Devel Contract Services	2026 OR Services - BE Represented	26000133	$18,960.00
INUS476241	Axon Enterprise Inc 17800 North 85th Street Scottsdale AZ 5255	29300070 - 545800	Levee Village Allocatio-Police Other Equipment	PD Technology Upgrade - 09/2026 Installment	26000808	$420,480.29
000611127	DLZ Indiana LLC 2211 East Jefferson Rd South Bend IN 46615	29300080 - 543000	Levee/Village Allocation-Fire Buildings	Fire Station 3 A&E - 2026 Funds	26000392	$27,712.66
					REPORT TOTAL:	**$542,968.33**

Invoice	Vendor	29-50	Account Title	Detail Description	PO #	Item Amount
577612	VS Engineering Inc. 4275 N High School Rd Indianapolis IN 46254	29500030 - 530011	US 231 North TIF-Engineering Engineering Services	VS - McCormick Rd - 231 North 7/2026	25000552	$5,500.00
					REPORT TOTAL:	**$5,500.00**

Invoice	Vendor	39-00	Account Title	Detail Description	PO #	Item Amount
5273707241	Honeywell International Inc 1150 W Grove Parkway Ste 110 Tempe AZ 85283	39009700 - 543000	RDA 25 Bond-Pub Safe Ctr-Const Buildings	Public Safety Center Alerting System	26000603	$6,271.34
5273707091	Honeywell International Inc 1150 W Grove Parkway Ste 110 Tempe AZ 85283	39009700 - 543000	RDA 25 Bond-Pub Safe Ctr-Const Buildings	Public Safety Center Alerting System	26000603	$123,441.08
6862-14	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	$2,052,454.32
					REPORT TOTAL:	**$2,182,166.74**

City of West Lafayette
List of Accounts Payable Vouchers

Redevelopment Commission

Executed Time
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We have examined the transactions listed on the foregoing transaction register, consisting of 8 pages, and except for transactions not allowed as shown on the register such transactions are hereby allowed in the total amount of **$2,974,407.70**.

Dated this 16th day of September , 2026 .

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_____

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_____

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

September 16 , 2026 .