

Meeting Agenda

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

Electronic Options:

- Live stream via the [Meetings & Agendas](#) section of our website.
 - Stream via [Microsoft Teams](#) or phone: +1-574-367-5293, Code: 869 451 584
 - Electronic participation by Councilors is *not* permitted for this meeting.
-

1. CALL TO ORDER: (Pledge of Allegiance)
2. ROLL CALL: [District 1 is vacant], Bellisario, Blanco, Burr, Dennis, Lee, Leverenz, Parker, Sanders
3. PRE-COUNCIL ACTION ITEMS: None
4. MINUTES:
 - a. Approval of Minutes: June 2, 2025
The minutes will be uploaded prior to the Council meeting.
5. REPORTS OF BOARDS AND COMMISSIONS:
 1. Area Plan Commission (Leverenz, Parker)
 2. Joint Board (Burr)
 3. Redevelopment Commission (Burr)
6. FINANCIAL REPORT: City Controller
7. LEGAL REPORT: Corporation Counsel
8. REPORTS OF CITY DEPARTMENTS ON FILE IN THE CLERK'S OFFICE:
 - a. HR Report - July 2025
Documents:
 - [07.2025](#)

9. SPECIAL REPORTS:

10. PUBLIC RELATIONS:

- a. Informational: Scrivener's Error Correction to Ordinance No. 28-2024 (Amended)
[Parking Meters] - Corporation Counsel

Documents:

- [Memorandum](#)

11. UNFINISHED BUSINESS:

- a. Ordinance No. 28-2025 (Amended) An Ordinance Amending Chapter 40, Wastewater Treatment System, Of The West Lafayette City Code (Local Limits; Surcharge Rates) (Sponsored by Mayor) [No. of Readings 2 of 2]

Documents:

- [Ordinance No. 28-2025 \(Amended\)](#)
- [Ordinance No. 28-2025](#)

12. NEW BUSINESS:

- a. Ordinance No. 29-2025 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Old Town Companies) (Provenance PD, Phase 6) (PDMX to PDRS) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Documents:

- [Ordinance No. 29-2025](#)
- [APC Staff Report](#)
- [APC Certification](#)

- b. Ordinance 30-2025 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (UZO Amendment #121) (Boarding Kennels) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Documents:

- [Ordinance No. 30-2025](#)
- [APC Staff Report](#)
- [APC Certification](#)

- c. Ordinance No. 31-2025 An Ordinance To Amend Ordinance No. 36-2024, Providing For Temporary Loans (Prepared by Controller) [No. of Readings 1 of 1]

Documents:

- [Ordinance No. 31-2025](#)

- d. Ordinance No. 32-2025 An Ordinance To Update The Authorization And Use Of Purchasing Cards For City Purchasing (Prepared by Controller) [No. of Readings 1 of 2]

Documents:

- [Ordinance No. 32-2025](#)

- e. [Ordinance No. 33-2025](#) An Ordinance To Authorize The Use Of Investing Public Funds (Prepared by Controller) [No. of Readings 1 of 2]

Documents:

- [Ordinance No. 33-2025](#)

- f. [Resolution No. 09-2025](#) A Resolution Requesting The Transfer Of Funds (Public Safety LIT) (Prepared by Controller) [No. of Readings 1 of 1]

Documents:

- [Resolution No. 09-2025](#)

- g. [Resolution No. 10-2025](#) A Resolution Of The Common Council Of The City Of West Lafayette, Indiana, Approving Certain Matters In Connection With Approving Amendments To A Declaratory Resolution And Economic Development Plan For The Kalberer/Cumberland/Blackbird Economic Development Area (Submitted by Department of Development) [No. of Readings 1 of 1]

Documents:

- [Resolution No. 10-2025](#)
- [APC Resolution No. 2025-01](#)
- [RDC Resolution RC 2025-03](#)

- h. [Resolution No. 11-2025](#) A Resolution Of The City Of West Lafayette Common Council Concerning Tax Abatement Compliance (Submitted by Department of Development) [No. of Readings 1 of 1]

Documents:

- [Resolution No. 11-2025](#)
- [Exhibit A-Tax Abatement Compliance Packet](#)

- i. [Resolution No. 12-2025](#) A Resolution Amending Resolution No. 03-2025, Amending The West Lafayette Municipal Riverfront Redevelopment Project Hours Of Operation (Sponsored by Councilor Burr) [No. of Readings 1 of 1]

Documents:

- [Resolution No. 12-2025](#)

- j. [Resolution No. 13-2025](#) A Resolution Of The Common Council Of The City Of West Lafayette, Indiana, To Protect Individuals Seeking Gender Affirming Health Care (Sponsored by Councilor Parker) [No. of Readings 1 of 1]

Documents:

- [Resolution No. 13-2025](#)

13. [REPORT BY THE MAYOR](#)

14. COMMUNICATIONS

15. PUBLIC COMMENTS

We welcome public comment and encourage active participation at this meeting.

There will be an opportunity for public comment on each Ordinance or Resolution currently before the Council, and again at the end of the meeting for general issues or concerns. These comments should be limited to three (3) minutes in length, and we ask that you not repeat what others have said. Your comments should be courteous and respectful of all. If you need additional time, please consider sending your questions, comments, or concerns to the City Clerk at: clerk@westlafayette.in.gov.

If you wish to speak, we request that you sign in on the designated sheet at the podium.

Your contribution to this meeting aids the efforts of the Council in addressing issues that are important to the citizens of West Lafayette.

16. ADJOURNMENT

Next Regular Council Meeting: August 4, 2025

Note: Pre-Council meets on an as-needed basis and will be announced on public meeting notices from the Clerk's Office.

Appointing Authority Disclosure:

Elected Officials

- District 1: *vacant*
- District 2: Michelle Dennis - Current Term: 01/01/2024 - 12/31/2027
- District 3: Colin Lee - Current Term: 01/01/2024 - 12/31/2027
- District 4: Larry Leverenz - Current Term: 01/01/2024 - 12/31/2027
- District 5: Kathy Parker - Current Term: 01/01/2024 - 12/31/2027
- District 6: Stacey Burr - Current Term: 01/01/2024 - 12/31/2027
- At Large: Iris Bellisario - Current Term: 01/01/2024 - 12/31/2027
- At Large: James Blanco - Current Term: 01/01/2024 - 12/31/2027
- At Large: David Sanders - Current Term: 01/01/2024 - 12/31/2027



Human Resources Updates

[July 2025]

New Team Members

Danielle Houston joined the Engineering department on June 9 as a Business Manager. Danielle has a background in financial management, budgeting, and customer service.

Isaac T. Johnson joined the Parks & Recreation department on June 16 as a Community Forestry Intern. Isaac is pursuing a Forest Management degree from Purdue University.

Career Highlights

We would like to express our appreciation for the following career milestones.

5 years of service

Grady Fountain – Firefighter First Class, Fire Department

Professional Achievements

Congratulations to **Jonathan Wealing** and **Ryan McDonald** on their recent elevations from Probationary Police Officer to Officer 1st Class. They successfully completed their probationary year and all requirements within the department.

Monthly Highlights

As part of our commitment to fostering a positive and inclusive workplace, we're introducing **Stay Interviews** as a new quarterly feedback

Submitted by the Human Resources Team


opportunity. Each quarter, ten employees will be randomly selected to participate by completing a brief questionnaire followed by a one-on-one conversation with a team member to further discuss their feedback. To ensure confidentiality, only aggregated data from the rating sections of the questionnaire will be shared, and only after at least ten interviews have been completed.

We're currently finalizing a structured **safety training schedule** that will be shared shortly. This schedule is part of our ongoing efforts to ensure we remain in compliance with regulatory requirements and, most importantly, to keep all employees safe and informed. Further details, including specific training topics and timelines, will be provided soon. Thank you for your attention and commitment to maintaining a safe and compliant workplace.

Career Opportunities

- IT Support Technician—Information Technology
- Assistant City Engineer—Engineering
- Construction Manager—Engineering
- Driver/Collector—Street & Sanitation
- Probationary Police Officer—WLPD
- Program Assistant (Margerum City Hall)—Parks & Recreation
- Crossing Guard—WLPD
- Wellness Center Lifeguard—Parks & Recreation/Wellness Center
- Wellness Center Swim Instructor—Parks & Recreation/Wellness Center
- Personal Trainer—Parks & Recreation/Wellness Center
- Group Exercise Instructor—Parks & Recreation/Wellness Center

**MEMORANDUM CORRECTING SCRIVENER'S ERROR
IN ORDINANCE NO. 28-2024 (AMENDED) AND
IN WEST LAFAYETTE CODE SEC. 38-143
PERTAINING TO PARKING ENFORCEMENT**

To: Common Council, City Clerk, Mayor
From: Corporation Counsel 
Date: 06/04/25

Please take notice a scrivener's error occurred in Ordinance No. 28-2024 (Amended), passed on November 5, 2024, on page 5 paragraph (f).

Since this error is a numbering error which may be corrected accurately by a reading of the applicable code section and its context, this Memorandum corrects the scrivener's error as follows (deletions indicated by ~~strikethrough~~ and additions indicated by **bold**):

- (f) A violation of this section shall be subject to an admission of violation and payment of the Time-Restricted Parking Violation through the ordinance violations bureau in accordance with section 38-26**83**.

This Memorandum shall be appended to the original Ordinance No. 28-2024 (Amended), and the West Lafayette City Code shall be corrected accordingly.

Sponsored By: Councilor David Sanders

ORDINANCE NO. 28-2024 (Amended)

AN ORDINANCE PERMITTING AND REGULATING THE USE OF
PARKING METERS AND PARKING SPACES WHERE PARKING METERS ARE
PRESENT IN THE CITY OF WEST LAFAYETTE, INDIANA

WHEREAS, the City of West Lafayette, Indiana (the “City”) is empowered under Ind. Code § 36-9-12-2 to: (1) Regulate the parking or standing of vehicles upon or off any public way in the City; and (2) Provide for the collection of license fees from a person parking or standing a vehicle upon or off any public way in the City;

WHEREAS, the City is further permitted by I.C. § 36-9-12-2 to use parking meters to accomplish the aforementioned powers;

WHEREAS, in order to utilize parking meters, the City is required by I.C. § 36-9-12-2 to adopt an ordinance to that end;

WHEREAS, the use of parking meters in certain parts of the City would serve the public health, safety, and welfare of the residents of the City by making parking more available in certain high-traffic areas and would benefit the City;

WHEREAS, the City is further authorized under Home Rule to regulate the parking of temporary dumpsters in parking spaces where parking meters are present; and

WHEREAS, to this end the City wishes to adopt an Ordinance for the purpose of permitting and regulating the use of parking meters in the City, for regulating vehicles parked in spaces where parking meters are present, and for regulating temporary dumpsters or portable storage containers in spaces where parking meters are present.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE that:

1. A new chapter is to be added to the West Lafayette City Code to be designated as Chapter _____, Article _____, Division _____. The Clerk of the City may make or cause to be made formal, non-substantive changes to this ordinance insofar as necessary to incorporate this ordinance into the existing City Code, such as arranging the material into appropriate organizational units and assigning or reassigning appropriate numbers to chapters, articles, divisions, subdivisions, and sections.

2. The following Chapter _____, Article _____, Division _____, Section _____ *et al* are added in their entireties to the West Lafayette City Code, effective upon adoption of this ordinance:

Chapter _____, Article _____, Division _____. PARKING METERS

_____ Definitions.

- (a) “Parking meter” shall mean any mechanical device or digital parking enforcement technology used for the regulation of parking including, but not limited to, a mechanical device or kiosk placed or erected on any parking area of the City where parking fees are required to be paid to park and that accepts payments onsite; a parking management service accessed through a smartphone application, website browser, or pay-by-phone to make payment of parking fees when required to pay to park in specified areas of the City; and license plate recognition (LPR) technology that identifies license plates of vehicles entering and exiting parking areas of the City where parking fees are required to be paid to park.
- (b) “Parking space” shall mean any space that is designated, generally, for the parking of a single vehicle by lines painted or marked on the curb or surface of the street or parking facility or, in the event spaces are not marked, a space intended for parking that shall not exceed twenty-two feet in length.
- (c) “Parking meter fund” shall refer to the special non-reverting fund established pursuant to I.C. § 36-9-12 *et seq.* via Ordinance No. 29-2024 to receive all monies received by the City which are paid via a parking meter or otherwise received through this Ordinance.
- (d) “Vehicle” shall mean any truck, semi-truck, automobile, van, motorcycle, motor-driven cycle, motor scooter, dune buggy, snow mobile, all-terrain vehicle, go-cart, minibike, or trail bike or any other road vehicle powered by an internal combustion engine or other motor for transport and authorized for use on public streets in the City.
- (e) “Temporary dumpster” shall mean any metal storage receptacle used to temporarily store debris or solid waste intended as a disposal facility generated from tasks such as construction, renovation, or demolition projects, special events, moving waste, seasonal use, or other purposes not permanent in nature.
- (f) “Portable storage container” means any storage receptacle used to pack and store personal belongings and subsequently moved to an off-site storage facility or other place for unloading.

_____ Metered Parking Spaces.

Parking spaces, where designated, shall be subject to parking meters. The determination as to which parking spaces are subject to parking meters shall be made by City of West Lafayette, in its discretion by and through the Board of Public Works and Safety. The determination by the Board of Public Works and Safety as to which parking spaces are subject to parking meters may

be based upon traffic safety and the convenience and welfare of nearby properties and their uses along with any other factors the Board of Public Works and Safety deems important under the circumstances. In considering whether parking spaces are subject to parking meters, the Board of Public Works and Safety may consider the recommendations of the city engineer and comments of other persons, entities, or departments having knowledge of the matter.

_____ **Parking Meter Use and Fees for Vehicles.**

- (a) Unless otherwise provided herein, when a vehicle is parked in a parking space with a parking meter at times when parking charges are in effect, the individual operating the vehicle (or someone else on their behalf) shall immediately, upon entering the parking space, deposit payment as appropriate for the time period desired for parking subject to any and all restrictions or limitations imposed as to maximum time imposed by the parking meter and as otherwise imposed herein. The individual parking the vehicle (or someone else on their behalf) in a parking space with a parking meter is required to adhere to any other directions or requirements imposed by the parking meter as to payment, time, identification, or otherwise.
- (b) A vehicle parked in a parking space with a parking meter is permitted to occupy said parking space only for the period paid for by the individual operating the vehicle (or someone else on their behalf) provided any and all requirements imposed by this Article or the parking meter as to payment, time, identification, or otherwise are met.
- (c) It shall be a violation of this Article for a person to leave a vehicle parked, stopped, or left standing in a parking space with a parking meter when parking charges are in effect without depositing payment as sufficient for the time period the vehicle occupies the parking space and/or for failing to follow any and all restrictions or limitations imposed by this Article or imposed as to payment, time identification, or otherwise by the parking meter.
- (d) The maximum hourly charge to park a Vehicle in a parking space with a parking meter when such charges are in effect shall be no less than one dollar (\$1.00) per hour and no more than three dollars (\$3.00) per hour as determined by the Traffic Division, Engineering Department, and Street Commissioner of the City. The maximum hourly charge to park in a parking space with a parking meter does not include any external fees charged by vendors, credit card companies, or for related convenience fees which may also be charged.
- (e) The fee schedule for parking meters as it relates to Vehicles may be reviewed on a quarterly basis by members of the Traffic Division, Engineering Department, and Street Commissioner of the City.

Parking Meter Times for Vehicles.

- (a) For any parking space with a parking meter, the parking meter shall operate during the following periods as it relates to the parking of vehicles:
 - Monday through Saturdays, inclusive, between the hours of 7:00 a.m. and 7:00 p.m.
- (b) Parking meters shall not operate during the following state and federal holidays as it relates to the parking of vehicles:
 - 1. New Year's Day;
 - 2. Dr. Martin Luther King Day;
 - 3. President's Day;
 - 4. Memorial Day;
 - 5. Juneteenth;
 - 6. Independence Day;
 - 7. Labor Day;
 - 8. Thanksgiving Day; and
 - 9. Christmas Day.
- (c) This Article shall not apply to times or places when or where parking is prohibited by any other provision of the City's Code of Ordinances or is temporarily prohibited by orders of the City's Police Department, Fire Department, or Street Commissioner.
- (d) The maximum period a vehicle may be continuously parked in a parking spot with a parking meter shall be determined by the Board of Public Works and Safety at its discretion and may differ from one spot to another. In making that determination, the Board of Public Works and Safety may consider traffic safety and the convenience and welfare of nearby properties and their uses along with any other factors the Board of Public Works and Safety deems important under the circumstances. The Board of Public Works and Safety may consider the recommendations of the city engineer and comments of other persons, entities, or departments having knowledge of the matter.
- (e) It shall be a violation of this Article for a person to leave a vehicle continuously parked, stopped, or left standing in a parking space with a parking meter for longer

than the maximum permitted time for that space as determined by the Board of Public Works and Safety regardless of whether the person has deposited additional payment in the parking meter, the parking meter is turned off, or the parking meter is inoperable or malfunctioning.

- (f) A violation of this section shall be subject to an admission of violation and payment of the Time-Restricted Parking Violation through the ordinance violations bureau in accordance with section 38-263.

_____ Parking Meter Use and Fees for Temporary Dumpsters and Portable Storage Containers

- (a) No person shall park, place, or leave unattended any temporary dumpster or portable storage container in a parking space with a parking meter without first obtaining a permit from the Police Department of the City at least Seventy-Two (72) hours prior to the time when the temporary dumpster is parked in the parking space or parking spaces.
- (b) A temporary dumpster or portable storage container may be parked in a parking space or parking spaces with a parking meter or parking meters only upon receipt of a permit from the Police Department of the City with said permit including, at a minimum, the following information:
 1. The name and contact information of the applicant;
 2. The name and contact information of the owner of the temporary dumpster;
 3. Information related to where the temporary dumpster will be located and the length of time the temporary dumpster will be located there;
 4. A site plan showing the location and dimensions of the temporary dumpster.
- (c) The permit application fee shall be Fifty Dollars (\$50.00).
- (d) Payment for parking the temporary dumpster in a parking space or parking spaces occupied by a parking meter or parking meters shall not be made through the parking meter or parking meters. The fee to park a temporary dumpster in a parking space or parking spaces with a parking meter or parking meters shall be Five (\$5.00) per day per space occupied by the temporary dumpster with said amount paid in advance to the City at the time of application.
- (e) A temporary dumpster permit or portable storage container may be granted for no more than a period of seven (7) consecutive days and it shall be a violation of this Ordinance for a temporary dumpster or portable storage container to be parked in a parking space or parking spaces without obtaining the permit described in this

Section or beyond the amount of time authorized by the permit described in this Section.

- (f) A permit application may be denied at the absolute discretion of the Police Department of the City if placement of the temporary dumpster shall constitute a public nuisance or hazard because of contour, narrow width, traffic, or other conditions peculiar to the street, sidewalk, or right-of-way at or near the proposed location at the time of the proposed placement of temporary dumpster.
- (g) Permittee, or the temporary dumpster's or portable storage container's owner, shall provide, procure, and maintain in full force and effect, at their sole cost and expense, General Liability insurance with a combined single limit of \$1,000,000.00 and which names the City as an additional insured.
- (h) Placement of a temporary dumpster or portable storage container in a parking space or parking spaces with a parking meter or parking meters shall be subject to the following restrictions a violation of which constitutes a violation of this Ordinance:
 - 1. Placement of the temporary dumpster or portable storage container must be within the area designated and approved in the permit.
 - 2. A temporary dumpster or portable storage container may not exceed the following dimensions: 22 ft long, 8 ft wide and 8 ft in height.
 - 3. If the temporary dumpster has a door, the door must be placed facing traffic.
 - 4. Reflective tape, signs, and cones shall be placed in appropriate locations to warn drivers of the hazard at the direction and at the sole discretion of the City. If needed, items can be placed upon the temporary dumpster.
 - 5. The temporary dumpster must be maintained in good condition and shall not leak, overflow, or be filled such that debris falls into the roadway or blows out of the temporary dumpster.
 - 6. No materials in the temporary dumpster shall omit any noxious or offensive odor or otherwise create a hazard or risk to public health.
- (i) In the event the temporary dumpster or portable storage container becomes dangerous, unsafe, or not operated in accordance with this Ordinance or other applicable law, the permit may be revoked and the temporary dumpster ordered removed. If the applicant fails to remove the temporary dumpster as required, the City may remove the temporary dumpster with costs of removal and storage charged to the applicant.

- (j) Upon removal of the temporary dumpster or portable storage container, the condition of the parking space or parking spaces occupied by the parking meter and the surrounding street and sidewalks must be in the same condition as before placement of the temporary dumpster and free of any debris. In the event of damage, the applicant shall be liable for any and all costs incurred by the City to repair said damage.

_____ Defacing or Injuring Parking Meters.

It shall be a violation of the City Code for any person not authorized by the City to deface, injure, tamper with, open or willfully break, destroy, or impair the usefulness of any parking meter installed or operating under the provisions of this Article.

_____ Parking Meter Enforcement, Violations, Fines, and Fees.

- (a) This article shall be enforced by the West Lafayette Police Department or its designee.
- (b) Any violation of the provisions of this Article shall be subject to an admission of violation and payment of the designated civil penalty through the ordinance violations bureau in accordance with Section 2-288.

_____ Parking Meter Fund, Purpose, and Expenditures.

- (a) The City shall establish a parking meter fund as authorized by I.C. § 36-9-12 *et seq.*
- (b) All monies received by the City of West Lafayette from fees paid for the on-street parking of a vehicle by the use of a parking meter or otherwise through this Ordinance shall:
 - a. For any license fees collected from parking meters or otherwise through this Ordinance, be deposited with the fiscal officer of the City;
 - b. Be deposited to the credit of the City in the parking meter fund; and
 - c. Be disbursed from the parking meter fund only on orders of the Board of Public Works of the City.
- (c) All expenditures, appropriations, and disbursements from the parking meter fund shall be made in accordance with and only for the purposes specified under I.C. § 36-9-12 *et seq.* and any other applicable law.


- (d) The parking meter fund shall continue in this form until amended or terminated by ordinance. Unless indicated otherwise by ordinance, the proceeds of the parking meter fund at termination shall be deposited into the general fund.
- (e) The Board of Public works shall prepare an itemized estimate of the money necessary for the operation of parking meters in the City for the ensuing year at the regular time of making and filing budget estimates for other departments of the City. These estimates shall be made and presented to the City Council in the same manner as other department estimates.

INTRODUCED ON FIRST READING ON THE 3 DAY OF September, 2024.

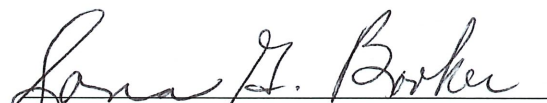
MOTION TO ADOPT MADE BY COUNCILOR Blanco, AND SECONDED BY COUNCILOR Bellisario.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 4 DAY OF November, 2024, HAVING BEEN PASSED BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

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

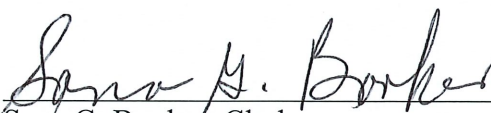

Larry J. Leverenz, Presiding Officer

Attest:


Sana G. Booker, Clerk



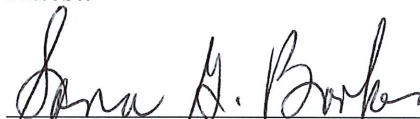
PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 5 DAY OF November, 2024.


Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 5 DAY OF
November, 2024.


Erin R. Easter, Mayor

Attest:


Sana G. Booker, Clerk



ORDINANCE NO. 28-2025 (Amended)

AN ORDINANCE AMENDING CHAPTER 40, WASTEWATER TREATMENT SYSTEM, OF THE WEST LAFAYETTE CITY CODE

WHEREAS, potential changes in the composition and make up of wastewater flows to the Wastewater Treatment Utility (WWTU) make it advisable to update the City of West Lafayette's Sewer Use Ordinance;

WHEREAS, the current limits on pollutants permitted in discharged wastewater are inadequate for the protection of the treatment plant and the Wabash River;

WHEREAS, due to increasing costs, the current rates charged are insufficient; and

WHEREAS, the changes outlined below will serve to improve the efficiency and effectiveness of the WWTU operations and, accordingly, be a benefit to the citizens of the West Lafayette community and the environment in general.

NOW THEREFORE, BE IT ORDAINED, by the Common Council of the City of West Lafayette that the following amendments are made to sections of the West Lafayette City Code (deletions indicated by ~~striketrough~~ and additions indicated by **bold**):

- I. Chapter 40, Article II, Division 3, Section 40-73 Local Limits; the table located within this section shall be amended as follows:

Limit	Pollutant
0.1 mg/l	Arsenic
1.00 0.028 mg/l	Cadmium
1,000 mg/l	Chloride
6.0 1.27 mg/l	Chromium, Total
2.5 0.73 mg/l	Copper
1.00 0.07 mg/l	Cyanide, Total
18.0 mg/l	Fluoride
0.60 0.14 mg/l	Lead
0.020 0.004 mg/l	Mercury
1.0 mg/l	Molybdenum
2.00 0.091 mg/l	Nickel
4.39 1.0 mg/l	Selenium
1.00 0.70 mg/l	Silver
4.20 0.233 mg/l	Zinc
1.0 mg/l	Phenolic Compounds
8.0 mg/l	Phosphorus

The remaining text in the section will remain unchanged.

II. Chapter 40, Article II, Division 8, Section 40-196 shall be amended to read as follows:

The rates of surcharge, in addition to volumetric charges, for the following constituents shall be as follows:

- (a) For biochemical oxygen demand (BOD) more than 250 milligrams per liter: ~~\$0.07~~**\$0.42** per pound;
 - (b) For suspended solids more than 250 milligrams per liter: ~~\$0.10~~**\$0.42** per pound; and
 - (c) For ammonia more than 30 milligrams per liter: ~~\$0.29~~**\$0.42** per pound.
- (Prior Code, § 30.09.14)

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____, AND
SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF
_____, 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN FAVOR
AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

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

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____, 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

ORDINANCE NO. 28-2025

AN ORDINANCE AMENDING CHAPTER 40, WASTEWATER TREATMENT SYSTEM, OF THE WEST LAFAYETTE CITY CODE

WHEREAS, potential changes in the composition and make up of wastewater flows to the Wastewater Treatment Utility (WWTU) make it advisable to update the City of West Lafayette's Sewer Use Ordinance;

WHEREAS, the current limits on pollutants permitted in discharged wastewater are inadequate for the protection of the treatment plant and the Wabash River;

WHEREAS, due to increasing costs, the current rates charged are insufficient; and

WHEREAS, the changes outlined below will serve to improve the efficiency and effectiveness of the WWTU operations and, accordingly, be a benefit to the citizens of the West Lafayette community and the environment in general.

NOW THEREFORE, BE IT ORDAINED, by the Common Council of the City of West Lafayette that the following amendments are made to sections of the West Lafayette City Code (deletions indicated by ~~striketrough~~ and additions indicated by **bold**):

- I. Chapter 40, Article II, Division 3, Section 40-73 Local Limits; the table located within this section shall be amended as follows:

Limit	Pollutant
0.1 mg/l	Arsenic
1.00.0028 mg/l	Cadmium
1,000 mg/l	Chloride
6.01.27 mg/l	Chromium, Total
2.50.73 mg/l	Copper
1.00.007 mg/l	Cyanide, Total
18.0 mg/l	Fluoride
0.60.014 mg/l	Lead
0.020.004 mg/l	Mercury
1.0 mg/l	Molybdenum
2.00.091 mg/l	Nickel
4.39 mg/l	Selenium
1.00.70 mg/l	Silver
4.20.233 mg/l	Zinc
1.0 mg/l	Phenolic Compounds
8.0 mg/l	Phosphorus

The remaining text in the section will remain unchanged.

II. Chapter 40, Article II, Division 8, Section 40-196 shall be amended to read as follows:

The rates of surcharge, in addition to volumetric charges, for the following constituents shall be as follows:

- (a) For biochemical oxygen demand (BOD) more than 250 milligrams per liter: ~~\$0.07~~**\$0.42** per pound;
 - (b) For suspended solids more than 250 milligrams per liter: ~~\$0.10~~**\$0.42** per pound; and
 - (c) For ammonia more than 30 milligrams per liter: ~~\$0.29~~**\$0.42** per pound.
- (Prior Code, § 30.09.14)

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____, AND
SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF
_____, 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN FAVOR
AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

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

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____, 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

ORDINANCE NO. 29-2025
**TO AMEND CERTAIN PORTIONS OF THE UNIFIED
ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to wit:

See Attached Legal Description

Section 2: Said real estate is hereby rezoned as follows:

FROM: **PDMX** district

TO: **PDRS** district

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF _____ 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____ 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

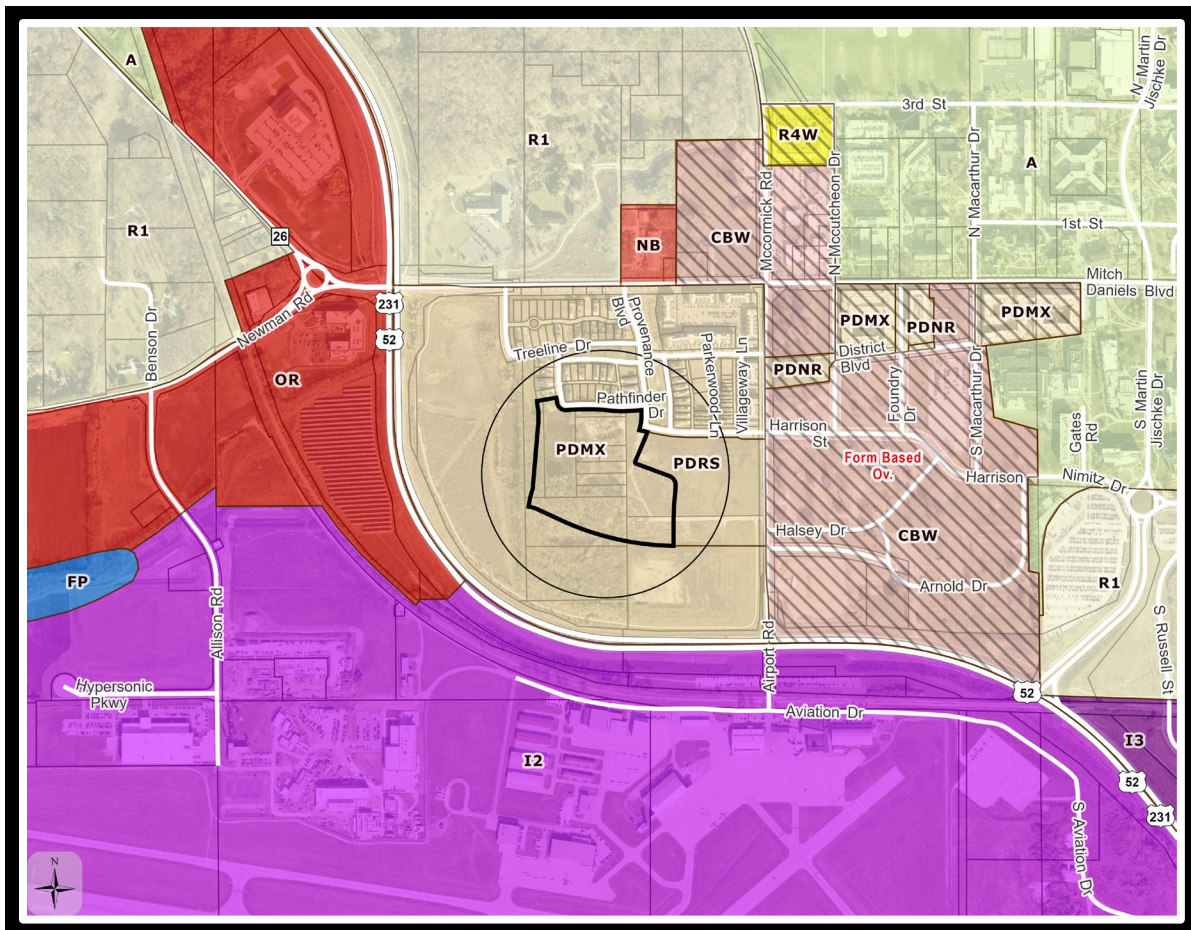
Part of the Southeast and Southwest Quarters of Section 24, Township 23 North, Range 5 West of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana described as follows:

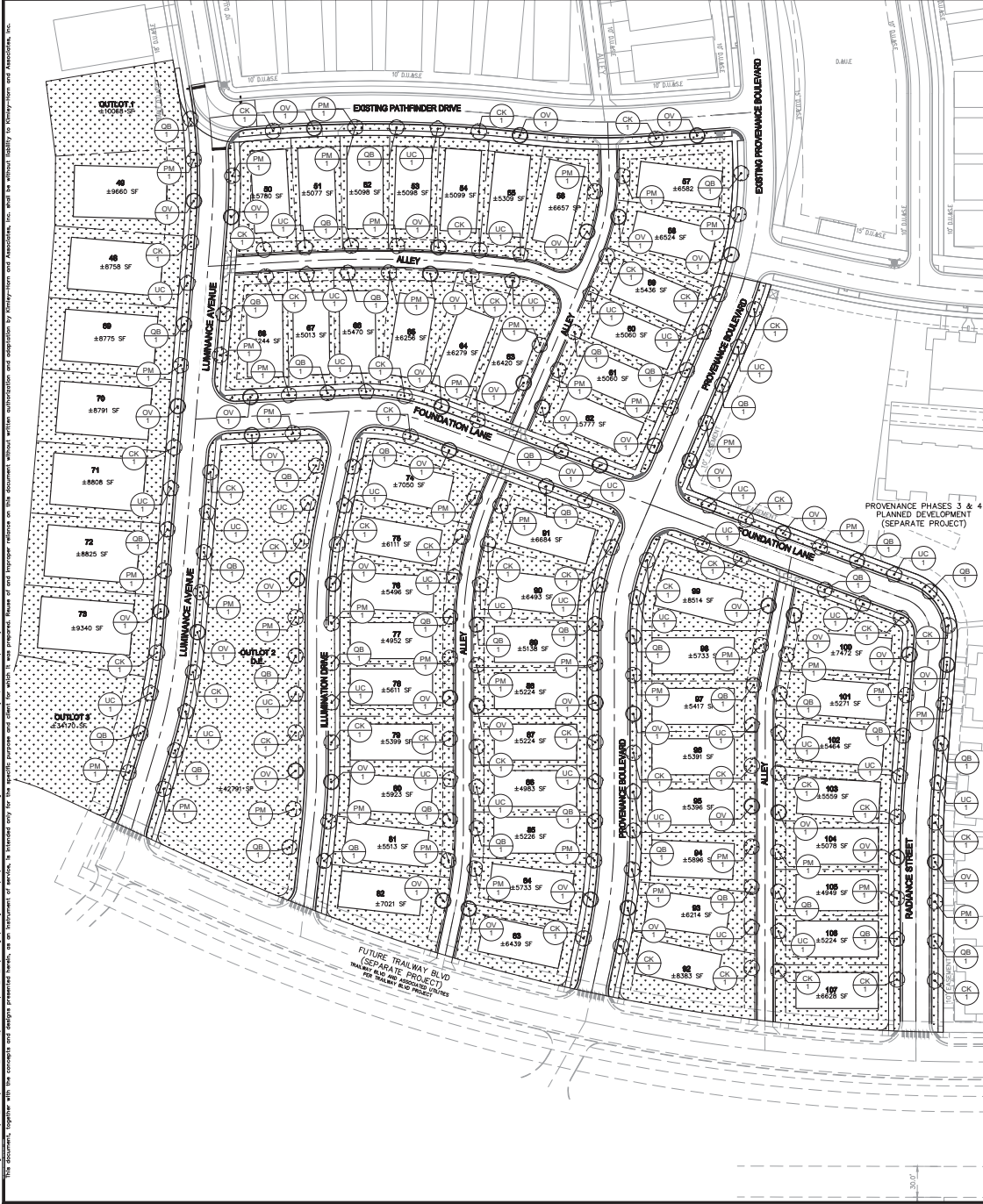
Beginning at the Northwest Corner of Provenance Planned Development, Phase 5, being the Northwest Corner of the 9.775-acre Subject Tract of a survey performed by Easton T. French of Deckard Surveying recorded as Instrument Number 202424014417 in the Office of the Recorder of said County (the following eight courses are along the West lines of said 9.775-acre tract, being the lines of Phase 5 and Phase 4 of said Planned Development); thence along a curve concave to the West (said curve having a radius of 376.50 feet, a chord length of 42.48 feet, and a chord bearing of South 19 degrees 53 minutes 47 seconds West (bearings based on a survey recorded as Instrument Number 202020004826 in said Recorder's Office)) an arc distance of 42.50 feet; thence South 23 degrees 07 minutes 48 seconds West a distance of 162.75 feet; thence along a curve concave to the Northeast (said curve having a radius of 9.00 feet, a chord length of 13.03 feet, and a chord bearing of South 23 degrees 15 minutes 24 seconds East) an arc distance of 14.57 feet; thence South 69 degrees 38 minutes 35 seconds East a distance of 227.75 feet; thence along a curve concave to the Southwest (said curve having a radius of 62.00 feet, a chord length of 74.71 feet, and a chord bearing of South 32 degrees 35 minutes 47 seconds East) an arc distance of 80.18 feet; thence South 04 degrees 27 minutes 01 second West a distance of 144.64 feet; thence along a curve concave to the East (said curve having a radius of 723.50 feet, a chord length of 55.68 feet, and a chord bearing of South 02 degrees 14 minutes 42 seconds West) an arc distance of 55.69 feet; thence South 00 degrees 02 minutes 23 seconds West a distance of 182.46 feet; thence along a curve concave to the North (said curve having a radius of 1771.50 feet, a chord length of 738.99 feet, and a chord bearing of North 77 degrees 06 minutes 34 seconds West) an arc distance of 744.46 feet; thence North 65 degrees 04 minutes 13 seconds West a distance of 159.56 feet; thence along a curve concave to the South (said curve having a radius of 228.50 feet, a chord length of 62.21 feet, and a chord bearing of North 72 degrees 53 minutes 39 seconds West) an arc distance of 62.40 feet; thence North 09 degrees 16 minutes 55 seconds East a distance of 51.54 feet; thence North 15 degrees 40 minutes 57 seconds East a distance of 67.81 feet; thence North 04 degrees 51 minutes 00 seconds East a distance of 418.42 feet; thence North 00 degrees 30 minutes 36 seconds East a distance of 67.41 feet; thence North 07 degrees 14 minutes 06 seconds West a distance of 73.18 feet to the South line of Provenance Planned Development (Z-2766) Phase 2, Part 2 (the Final Plat of which is recorded as Instrument Number 202020025787 in said Recorder's Office) (the following nine courses are along the South lines of said Phase 2, Part 2); thence North 80 degrees 23 minutes 08 seconds East a distance of 125.01 feet; thence South 09 degrees 37 minutes 43 seconds East a distance of 33.22 feet; thence along a curve concave to the Northeast (said curve having a radius of 56.50 feet, a chord length of 77.05 feet, and a chord bearing of South 52 degrees 36 minutes 51 seconds East) an arc distance of 84.78 feet; thence along a curve concave to the South (said curve having a radius of 1298.82 feet, a chord length of 282.11 feet, and a chord bearing of South 89 degrees 21 minutes 56 seconds East) an arc distance of 282.67 feet; thence along a curve concave to the North (said curve having a radius of 576.53 feet, a chord length of 112.60 feet, and a chord bearing of South 88 degrees 44 minutes 05 seconds East) an arc distance of 112.78 feet; thence North 85 degrees 39 minutes 41 seconds East a distance of 81.85 feet; thence along a curve concave to the West (said curve having a radius of 1433.50 feet, a chord length of 26.24 feet, and a chord bearing of South 01 degree 25 minutes 51 seconds East) an

arc distance of 26.24 feet; thence along a curve concave to the West (said curve having a radius of 323.52 feet, a chord length of 102.81 feet, and a chord bearing of South 08 degrees 14 minutes 13 seconds West) an arc distance of 103.25 feet; thence South 77 degrees 37 minutes 19 seconds East a distance of 53.13 feet to the Point of Beginning, containing 14.258 acres, more or less.

Z-2973
PURDUE RESEARCH FOUNDATION – OLD TOWN
COMPANIES (Provenance PD, Phase 6)
(PDMX to PDRS)

STAFF REPORT
June 12, 2025





SEEDING LEGEND

PERMANENT SEEDING
AMERTURF FRONTRUNNER BLEND TALL
FESCUE, APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)

INDIANA UTILITIES PROTECTION SERVICE

before you dig

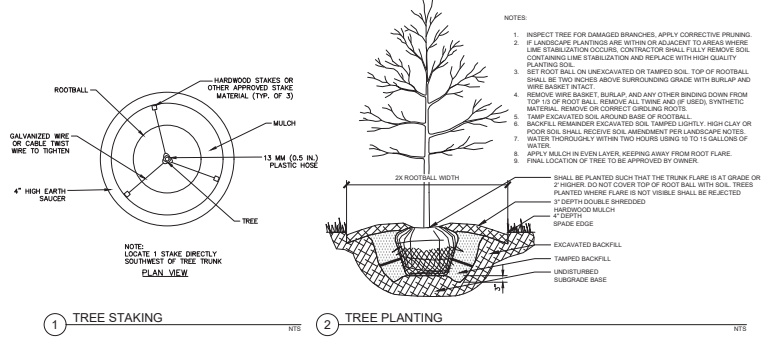
GRAPHIC SCALE IN FEET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	CONT	CAL
TREES						
	CK	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	43	B & B	2.5" CAL MIN
	OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	43	B & B	2.5" CAL MIN
	PM	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	44	B & B	2.5" CAL MIN
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	42	B & B	2.5" CAL MIN
	UC	ULMUS X 'FRONTIER'	FRONTIER ELM	37	B & B	2.5" CAL MIN
				= 209 TOTAL (1 TREE PER 40') = 190 MINIMUM REQUIRED (ANTICIPATED DRIVEWAYS, TRANSFORMERS, HYDRANTS, AND SITE DISTANCES)		

PLANTING NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-ADJULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL, GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- SEEDS/OIL LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOIL ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOIL MIXES.
- CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS. SHALL ADJUST LOCATIONS WHEN REQUIRED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHEDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 6 FT TREE RING WITH 1" DEPTH SHEDDED HARDWOOD MULCH. A SPRAED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDS AREAS. A SPRAED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS SHOWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.
- ANY SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE CITY OF WEST LAFAYETTE GREENSPACE ADMINISTRATOR.



SCALE: AS NOTED

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW & COMMENT

OLD TOWN

LANDSCAPE PLAN

PROVENCE PHASE 6

WEST LAFAYETTE, IN 47906

ORIGINAL ISSUE: 05/19/2025

KHA PROJECT NO. 170187007

SHEET NUMBER

L1.0

Z-2973
OLD TOWN COMPANIES, LLC
(PROPERTY OWNER PURDUE RESEARCH FOUNDATION)
PROVENANCE PHASE 6 PLANNED DEVELOPMENT
PDMX TO PDRS

Staff Report
June 12, 2025

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner, is seeking rezoning on approximately 14.25 acres for an alteration to the original Provenance PD's phase 6 to re-align the street network to allow for better front door access and guest parking. It includes the same number of single-family residential lots, 60, with three outlots. The property is centrally located between Mitch Daniels Blvd to the north, US 231 to the south and west, and Airport Blvd to the east, West Lafayette, Wabash 24 (SE) 23-5 and 24 (SW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property is currently zoned PDMX as part of the original Provenance Planned Development from 2019. This large PDMX zone with its multiple phases surrounds the subject property. CBW zoning is found east of the subject property across Airport Road in the Discovery Park District Overlay. Phases 3, 4 & 5 of the Provenance PD were rezoned from PDMX to PDRS earlier this year (Z-2942).

AREA LAND USE PATTERNS:

The site is currently undeveloped. Phase 1 of the original planned development (apartments and restaurants) is completed. Phase 2 is under development. All streets in Phase 2 are constructed and numerous residential lot sites for townhouses, apartments, and single-family homes have been completed and occupied.

TRAFFIC AND TRANSPORTATION:

The adopted *Thoroughfare Plan* classifies all the streets along this project's perimeter as urban local roads. The proposal largely follows the original PD's layout for streets and sidewalks, but it provides a connection to Phase 2 where it had previously dead-ended. A small network of alleys have also been added to a number of blocks in this phase, which would allow for rear-loaded garages.

The extension of Trailway Blvd on this side of Airport Road is being contemplated in a future phase, not yet developed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. The landscape plan is essentially borrowing from the original PD's plan in order to maintain consistency through the entire Provenance area.

STAFF COMMENTS:

The original PD promised to bring a "...unique, livable, mixed residential neighborhood to...Purdue University's campus in connection with its Discovery Park District master plan." With the first two phases of the original PD nearly complete, it is clear that Provenance is delivering on that promise.

This project, with it's realigned streets, will provide a better-connected residential neighborhood to the overall area, while keeping the same density from the original PD for this phase. Staff appreciates petitioner including alleys in the new design, which promote a more activated streetscape.

Staff supports this alternative to the original PD's residential program and recommends approval.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3;
4. Prior to final platting, any required fill of the flood plain shall be in accordance with UZO 5-7;
5. FAA Determination shall be submitted with the Final Detailed Plans (per phase);
6. Appropriate surety submitted with final detailed plans;
7. Plant schedule and landscape plan approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
8. Street name and addressing applications shall be made with APC prior to the submission of the Final Detailed Plans.



Area Plan Commission of Tippecanoe County, Indiana

June 20, 2025
Ref. No.: 2025-187

West Lafayette City Council
222 N Chauncey Ave
West Lafayette, IN 47906

CERTIFICATION

**RE: Z-2973 PURDUE RESEARCH FOUNDATION – OLD TOWN COMPANIES
(Provenance PD, Phase 6) (PDMX to PDRS):**

Petitioner is requesting PDRS zoning on approximately 14.258 acres for an alteration to the original Provenance PD's phase 6. The project proposes an altered street grid, while keeping the density to 60 single family detached lots. The property is located on the south side of existing Pathfinder Drive, and two blocks west of Airport Road, in West Lafayette, Wabash 24 (SE) and Wabash 24 (SW) 23-5.

Dear City Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 18, 2025, the Area Plan Commission of Tippecanoe County voted 12 yes – 0 no on the motion to rezone the subject real estate from PDMX to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the West Lafayette City Council at their July 7, 2025, regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

Ryan O'Gara
Executive Director

RO/kl

Enclosures: Staff Report & Ordinance

cc: Jeremy Slater, Purdue Research Foundation
Curtis Sattison, Old Town Companies
Chad Spitznagle, City of West Lafayette

ORDINANCE NO. 30-2025

**TO AMEND CERTAIN PORTIONS OF THE
UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE,
INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:**

**Section 1: Change UZO Section 4-11-3 BOARDING, BREEDING, AND
GROOMING OF ANIMALS OTHER THAN HORSES AND FARM
ANIMALS (Amend 31):**

- (a) In any commercial zone where the boarding of animals is permitted,
the following conditions and requirements shall be met:
- (1) there can be no runs, exercise yards, or other facilities for boarding
animals in any exterior space;
 - (2) exterior areas used in the boarding of animals shall be provided
with fencing capable of confining the animals kept there;
 - (3) all interior areas intended for boarding animals shall be
soundproofed; and
 - (4) the building shall be temperature controlled and mechanically
ventilated for the safety and comfort of the animals.

This ordinance shall be in full force and effect from and after its passage.

INTRODUCED ON FIRST READING ON THE _____ DAY OF
_____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF
_____ 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN
FAVOR AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____ 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

Unified Zoning Ordinance Amendment #121 BOARDING KENNELS AMENDMENT

Staff Report
JUNE 12, 2025

BACKGROUND:

The following zoning ordinance amendment seeks to correct what staff and the three County Administrative Officer's believe is an unnecessary and inhumane restriction on the boarding of animals in commercial zoning districts. The special conditions listed in the UZO chapter 4-11-3(a) speaks to development standards that must be met for the boarding of animals in commercial zones. It goes on to restrict outdoor runs, exercise yards, or facilities for boarding animals in any exterior space.

The proposed amendment would strike out specific words to only prohibit facilities for boarding animals in exterior spaces, thus allowing outdoor runs and exercise yards. It would also add language to match a requirement for rural zones, that of a fence capable of confining the animals kept there.

The Ordinance Committee at its June 4, 2025 meeting recommended approval of this amendment.

STAFF RECOMMENDATION:

Approval



Area Plan Commission of Tippecanoe County, Indiana

June 20, 2025
Ref. No.: 2025-181

West Lafayette City Council
222 N Chauncey Avenue
West Lafayette, IN 47906

CERTIFICATION

RE: UZO AMENDMENT #121 – Boarding Kennels

The proposed amendment to the UZO would allow kennels in commercial zones to have outdoor areas.

Dear West Lafayette City Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 18, 2025, the Area Plan Commission of Tippecanoe County voted 12 Yes – 0 No on the motion to approve the enclosed amendment to the Unified Zoning Ordinance. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed zoning ordinance be approved.

Sincerely,

Ryan O'Gara
Executive Director

RO/kl

Enclosures: Staff Report and Ordinance

ORDINANCE NO. 31-2025

**AN ORDINANCE TO AMEND ORDINANCE NO. 36-2024,
PROVIDING FOR TEMPORARY LOANS**

Whereas, the Common Council may authorize the transfer of a prescribed amount, for a prescribed period, to a depleted fund in need of money for cash flow purposes from another fund that has sufficient money;

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE that:

The City Controller is authorized as of January 1, 2025, to make the following loans from funds having a sufficient balance to funds that are temporarily short in anticipation of tax draws and/or other anticipated funds.

<u>Loan from:</u>	<u>Loan to:</u>	<u>Amount</u>
Motor Vehicle Highway	General Fund	\$2,000,000
Motor Vehicle Highway	Parks & Recreation Fund	1,000,000
Motor Vehicle Highway	Police Pension Fund	16,300
TOTAL		\$3,016,300

The loans may be drawn as needed up to the maximum amount. All loans are to be repaid by December 31, 2025.

This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF _____ 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____ 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

ORDINANCE NO. 32-2025

**AN ORDINANCE TO UPDATE THE AUTHORIZATION AND USE OF
PURCHASING CARDS FOR CITY PURCHASING**

WHEREAS, the Common Council previously authorized the use of purchasing cards with Ordinance No. 19-02; and

WHEREAS, the State Board of Accounts UNIFORM COMPLIANCE GUIDELINES MANUAL FOR CITIES AND TOWNS, Chapter 1, authorizes a City's use of purchasing cards once the City adopts a resolution or ordinance regarding purchasing card policies; and

WHEREAS, the Common Council may authorize the use of purchasing cards with conditions it deems necessary and appropriate under Indiana Home Rule Powers in IND. CODE § 36-1-3-1; and

WHEREAS, the City of West Lafayette desires to approve the use of City credit cards and purchasing cards by City employees and officials in the performance of City duties when such use is in the best interest of the City.

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

SECTION 1. This ordinance is adopted in compliance with the State Board of Accounts ACCOUNTING AND UNIFORM COMPLIANCE GUIDELINES MANUAL FOR CITIES AND TOWNS, Chapter 1, authorizing a City to use credit cards for purchases.

SECTION 2. City of West Lafayette employees and officials may use City credit cards and purchasing cards for purchases related to the performance of City duties when such use is in the best interest of the City.

SECTION 3. The Controller is authorized to obtain purchasing cards titled for City Departments and individual employees on the request of the Department Head with the approval of the Mayor.

SECTION 4. The Department Head, or their designee, shall be responsible for safekeeping of the department purchasing cards.

SECTION 5. City purchasing cards shall be used only with the approval of the Department Head, or their designee.

SECTION 6. City purchasing cards shall be used for purchases relating to the performance of City business only. No personal use of a City purchasing card is allowed, even if an employee offers to reimburse the City for the employee's personal use of a City purchasing card.

SECTION 7. Payment of credit card and purchasing card bills shall be subject to the audit requirements of accounts payable vouchers in conformity with IND. CODE § 5-11-10 and IND. CODE § 36-4-8 and the regulations of the State Board of Accounts. Itemized receipts are required for all purchasing card purchases, including restaurant charges. Payment will not be made on the basis of a purchasing card statement. Signed charge slips showing a total charge only, with no itemization of items purchased, are not acceptable. It is the responsibility of the employee authorizing the charge to obtain proper itemized receipts.

SECTION 8. Purchasing card charges that do not meet audit requirements, including charges that include the imposition of sales taxes for which the City is otherwise exempt, are the responsibility of the employee authorizing the charge. The City will take all necessary steps to obtain reimbursement for charges which do not meet audit requirements from the employee authorizing the charge, including, but not limited to, the garnishment of the charging employee's City wages.

SECTION 9. Any interest or penalty incurred due to late filing with the Controller of an accounts payable voucher for payment of a purchasing card bill, or incurred due to delay in furnishing of documentation required for audit by an officer or employee, shall be the responsibility of that officer or employee.

SECTION 10. The Controller shall be notified immediately if a credit card or purchasing card is lost or stolen. If a purchasing card is lost due to negligence on the part of a City employee, the employee shall be responsible for any and all expenses incurred on the lost credit card or purchasing card.

SECTION 11. Purchasing cards must not be used to bypass the accounting system.

SECTION 12. The term "purchasing cards" in this ordinance includes other terms that describe electronic payments such as credit cards, travel cards, as well as purchasing cards.

SECTION 13. The Controller is authorized to revoke purchasing cards that have been used in violation of City policy.

This ordinance shall be in full force and effect after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF
_____, 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN
FAVOR AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____ 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

ORDINANCE NO. 33-2025

**AN ORDINANCE TO AUTHORIZE THE USE OF
INVESTING PUBLIC FUNDS**

WHEREAS, the Common Council may authorize the Controller to invest City funds under IND. CODE § 5-13-9;

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

SECTION 1. The Controller is authorized to invest City funds in accordance with State law and in compliance with the State Board of Accounts UNIFORM COMPLIANCE GUIDELINES MANUAL FOR CITIES AND TOWNS.

SECTION 2. Interest earned on investments will be deposited into the General Fund unless otherwise provided for per IC 5-13-9-6.

SECTION 3. Funds shall not be used to purchase securities on margin or open a securities margin account to invest public funds.

SECTION 4. Investments should have a maturity date of one year unless provided for by IC 5-13-9-5.7.

SECTION 5. Units have the authority to accept gifts under IC 36-1-4-10 including gifts of stock or other types of investments which are not authorized by IC 5-13-9. Once accepted, the gifts become "public funds" (as defined in IC 5-13-4-20) subject to the investment requirements of IC 5-13-9 and should be converted to cash or an authorized form of investment as soon as reasonable. If the City receives donated stock or other investments, the City may seek the advice of an attorney or financial advisor as to the nature of the investment, donor requirements, and proper time of conversion.

This ordinance shall be in full force and effect after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF _____ 2025, HAVING BEEN PASSED BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____ DAY OF
_____ 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

RESOLUTION NO. 09-2025
A RESOLUTION REQUESTING THE TRANSFER OF FUNDS

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST
LAFAYETTE, INDIANA, AS FOLLOWS:

The transfer of funds under I.C. 6-1.1-18-6, as requested by the Controller of the City of West Lafayette, Indiana has been found by the proper officers to be necessary. The transfer is hereby appropriated and directed.

TRANSFER OF FUNDS Increase/(Decrease):

Public Safety - LIT / Public Safety - LIT-Police / Services	\$ 212,565
Public Safety - LIT / Public Safety - LIT-Police / Capital	\$ 150,000
Public Safety - LIT / Public Safety - LIT-Police / Personal	\$ (362,565)
Net Change	<u>\$ -</u>

This resolution shall be in full force and effect from and after its passage and
signing by the Mayor.

INTRODUCED ON FIRST READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____, AND SECONDED
BY COUNCILOR _____.

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

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

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE _____ DAY
OF _____, 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

RESOLUTION NO. 10-2025

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

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

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

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

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

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

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

INTRODUCED ON FIRST AND ONLY READING ON THE _____ DAY OF _____ 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

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

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

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

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

Area Plan Commission of Tippecanoe County, Indiana

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

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

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

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

Dear Ms. VanSchuyver,

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

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

Sincerely,



Ryan O'Gara
Executive Director

RO/kl

Enclosure: Resolution 2025-01

RESOLUTION NO. 2025-01

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

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

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

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

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

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

RESOLUTION NO. RC 2025-03

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this 21st day of May, 2025.

**WEST LAFAYETTE
REDEVELOPMENT COMMISSION:**

BY: 

Lawrence T. Oates, President

ATTEST:



Kristen Edmundson, Secretary

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

Parcel #

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

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

79-02-36-400-004.000-029

79-02-36-400-001.000-029

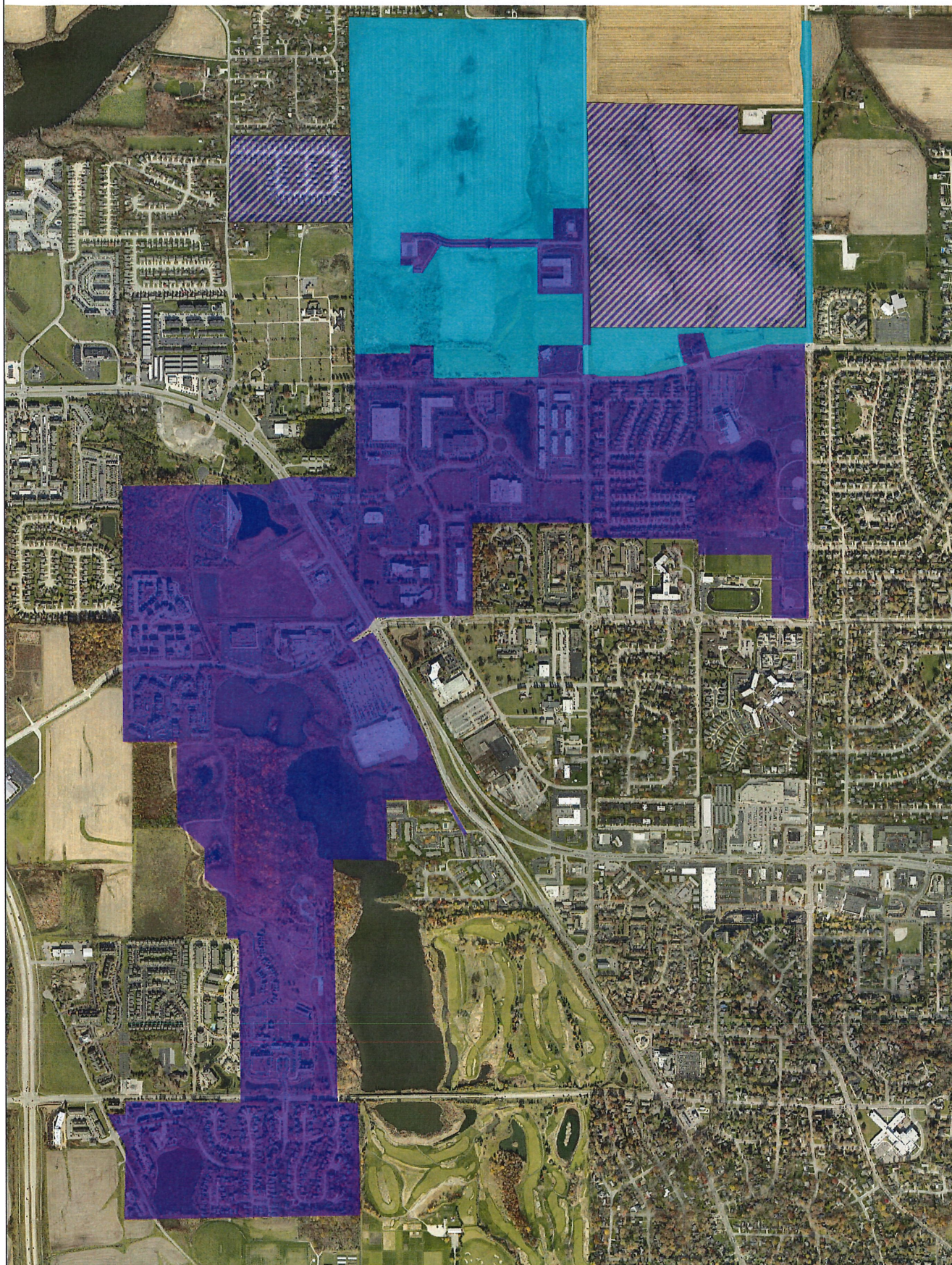
EXHIBIT C**PARCELS TO BE REMOVED FROM THE KCB ECONOMIC DEVELOPMENT AREA****Parcel #**

79-07-06-100-002.000-034
79-07-06-100-003.000-034
79-03-31-376-001.000-034
79-03-31-376-001.000-034
79-06-01-127-036.000-023
79-06-01-127-001.000-023
79-06-01-127-002.000-023
79-06-01-127-003.000-023
79-06-01-127-004.000-023
79-06-01-127-005.000-023
79-06-01-127-006.000-023
79-06-01-127-007.000-023
79-06-01-127-008.000-023
79-06-01-127-009.000-023
79-06-01-127-010.000-023
79-06-01-127-011.000-023
79-06-01-128-001.000-023
79-06-01-128-002.000-023
79-06-01-128-003.000-023
79-06-01-128-004.000-023
79-06-01-128-005.000-023
79-06-01-128-006.000-023
79-06-01-128-007.000-023
79-06-01-128-008.000-023
79-06-01-128-009.000-023
79-06-01-128-010.000-023
79-06-01-128-011.000-023
79-06-01-128-012.000-023
79-06-01-128-013.000-023
79-06-01-128-014.000-023
79-06-01-128-015.000-023
79-06-01-128-016.000-023
79-06-01-128-017.000-023
79-06-01-128-018.000-023
79-06-01-128-019.000-023
79-06-01-128-020.000-023
79-06-01-128-021.000-023
79-06-01-128-022.000-023
79-06-01-128-023.000-023
79-06-01-128-024.000-023
79-06-01-128-025.000-023
79-06-01-127-012.000-023
79-06-01-127-013.000-023

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

EXHIBIT D

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



Name

KCB Allocation Area (Existing)

Research Advancement Allocation Area (Proposed)

Remove from Existing KCB Allocation Area

**Proposed
KCB Economic
Development Area**



RESOLUTION NO. 11-2025

**A RESOLUTION OF THE CITY OF WEST LAFAYETTE COMMON COUNCIL
CONCERNING TAX ABATEMENT COMPLIANCE**

WHEREAS, the City of West Lafayette, Indiana (the “City”) issued certain real and personal property tax abatements (individually an “Abatement” or collectively, the “Abatements”) to the entities listed in EXHIBIT A attached hereto and incorporated herein (the “Taxpayers”);

WHEREAS, certain Taxpayers also entered into separate and distinct agreements that authorize the City, in certain circumstances, to seek repayment of the benefit received by the Taxpayers as a result of the Abatement (“Agreements”);

WHEREAS, the Taxpayers have submitted annual Compliance with Statement of Benefits Forms (“CF-1”) related to each of their respective Abatements for review by the City, copies of which are provided to the Council and on file in the Clerk’s Office; and

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-1 *et seq.*, the City is required to annually review taxpayers’ CF-1s to determine whether taxpayers have substantially complied to date with each of their respective Statement of Benefits and, if they have not, whether the failure to substantially comply was caused by factors beyond the control of the taxpayers (such as declines in demand for taxpayers’ products or services).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, FINDS AS FOLLOWS:

Section 1. The Common Council hereby determines that the Taxpayers have substantially complied to date with their Statements of Benefits as shown on their respective CF-1s.

Section 2. The Mayor is hereby authorized to execute the Taxpayers’ CF-1 documents and the Clerk is hereby authorized to attest.

Section 3. This Resolution and execution of the Taxpayers’ CF-1s shall not be construed or interpreted to negate or limit in any way the City’s rights under its respective Agreements with the Taxpayers.

Section 4. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the Common Council for the City of West Lafayette, Indiana.

INTRODUCED ON FIRST AND ONLY READING ON THE _____ DAY OF _____, 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____, AND BY CONSENT OF THE COUNCIL, DULY RESOLVED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE _____ DAY OF _____, 2024, HAVING BEEN PASSED BY A VOTE OF _____ IN FAVOR, _____ OPPOSED, _____ ABSTENTION, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE _____ DAY OF _____, 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk



City of West Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
Inari (WL Greenhouse Phase 2)	RE	2023	5

Real Estate

Projected Investment	Actual Investment	Percent Met
\$16,000,000.00	\$ 16,000,000.00	100%

Personal Property

Projected Investment	Actual Investment	Percent Met
\$ -	\$ -	#DIV/0!

Employment

SB-1 Filed Employment	Actual Current Employ	Over/Under
129	143	14
Projected Job Creation Pledge	Actual Job Creation	Over/Under
140	14	-126
Projected Job Retention Pledge	Actual Job Retention	Over/Under
129	129	0

Wages/Payroll

Base Annual Salary as Filed	Current Annual Salary	Gain/Loss
\$12,875,000.00	\$15,240,748.00	\$ 2,365,748.00
Average Hourly Wage	County Average Wage	Exceeds/Below TC Wage
\$ 51.24	\$ 30.23	\$ 21.01
Average Hourly Wage	State Average Wage	Exceeds/Below State Wage
\$ 51.24	\$ 31.78	\$ 19.46

Recommendation

Compliance

Comments

With the real property improvements nearing completion, the investment in personal property should ramp up quickly. This should lead to a quick ramp-up in employment as well. There is an error for the current # of employees on CF-1. Correct #s here.

Prepared by

Name Collin Huffines
Title Economic Development Manager
Contact Number 765-742-4044
Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

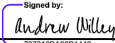
FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer WEST LAFAYETTE GREENHOUSE PHASE 2 LLC		County Tippecanoe
Address of Taxpayer (number and street, city, state and ZIP code) One Kendall Square, Building 6 Cambridge MA 01239		DLGF Taxing District Number 035
Name of Contact Person Andy Willey	Telephone Number (774) 489-5343	Email Address awilley@inari.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of West Lafayette	Resolution Number 04-2023	Estimated Start Date (month, day, year) 03/01/2023
Location of Property 1436 Win Hentschel Blvd, West Lafayette IN 479063		Actual Start Date (month, day, year) 03/01/2023
Description of Real Property Improvements: See attached		Estimated Completion Date (month, day, year) 05/01/2024
Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	129	157
Salaries	12,875,000	15,240,748
Number of Employees Retained	129	129
Salaries	12,875,000	14,194,695
Number of Additional Employees	140	28
Salaries	13,176,800	1,046,052
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project	16,000,000	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	16,000,000	
ACTUAL	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project	16,000,000	9,127,100
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	16,000,000	9,127,100
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative  737316BA3081442	Title Controller	Date Signed (month, day, year) 5/15/2025

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

WEST LAFAYETTE GREENHOUSE PHASE 2 LLC

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired	Estimated cost	Funding source	Funding amount	Funding source	Funding amount

Currently, Inari Agriculture has two locations in the United States; West Lafayette, IN and Cambridge, MA and one in Europe: Ghent, Belgium. Inari plans to construct a new -42,000 sqft greenhouse facility to expand operations. The estimated job creation is through December 31, 2026.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS In Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT In Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



City of Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
Inari Agriculture, Inc.	PP	2023	5

Real Estate

Projected Investment	Actual Investment	Percent Met
		#DIV/0!

Personal Property

Projected Investment	Actual Investment	Percent Met
\$ 3,500,000.00	\$ 142,509.00	4%

Employment

SB-1 Filed Employment	Actual Current Employ	Gain/Loss
129	143	14
Projected Job Creation Pledge	Actual Job Creation	Gain/Loss
140	14	-126
Projected Job Retention Pledge	Actual Job Retention	Gain/Loss
129	129	0

Wages/Payroll

Base Annual Salary as Filed	Current Annual Salary	Gain/Loss
\$ 14,194,685.27	\$ 15,240,748.07	\$ 1,046,062.80
Average Hourly Wage	County Average Wage	Exceeds/Below County Wage
\$ 51.24	\$ 30.23	\$ 21.01
Average Hourly Wage	State Average Wage	Exceeds/Below State Wage
\$ 51.24	\$ 31.78	\$ 19.46

Recommendation

Compliance

Comments

With the real property improvements nearing completion, the investment in personal property should ramp up quickly. This should lead to a quick ramp-up in employment as well. There is an error for the current # of employees on CF-1. Correct #s here.

Prepared by

Name Collin Huffines
Title Economic Development Manager
Contact Number 765-742-4044
Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

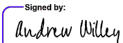
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP**2025 PAY 2026**

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Inari Agriculture, Inc.						County Tippecanoe			
Address of Taxpayer (street and number, city, state and ZIP code) One Kendall Square, Building 600/700, 5th Cambridge MA 01239						DLGF Taxing District Number 035			
Name of Contact Person Andy Willey				Telephone Number (774) 489-534		Email Address awilley@inari.com			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of Designating Body City of West Lafayette				Resolution Number 02-2023		Estimated Start Date (month, day, year) 06/30/2023			
Location of Property 1436 Win Hentschel Blvd West Lafayette IN 47906						Actual Start Date (month, day, year) / /			
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached						Estimated Completion Date(month, day, year) 12/31/2026			
						Actual Completion Date (month, day, year) / /			
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current Number of Employees						129		137	
Salaries						12,875,000		14,194,598	
Number of Employees Retained						129		129	
Salaries						12,875,000		13,353,509	
Number of Additional Employees						140		8	
Salaries						1,317,680		841,089	
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project									
Plus: Values of Proposed Project				3,500,000					
Less: Values of Any Property Being Replaced									
Net Values Upon Completion of Project				3,500,000					
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project									
Plus: Values of Proposed Project				142,509					
Less: Values of Any Property Being Replaced									
Net Values Upon Completion of Project				142,509					
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted									
Amount of Hazardous Waste Converted									
Other Benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of Authorized Representative 				Title Controller		Date Signed (month, day, year) 5/15/2025			

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

Inari Agriculture, Inc.

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired	Estimated cost	Funding source	Funding amount	Funding source	Funding amount

Currently, Inari Agriculture has two locations in the United States; West Lafayette, IN and Cambridge, MA and one in Europe: Ghent, Belgium. Inari plans to invest in new manufacturing equipment in connection with a new 42,000 sqft greenhouse facility to expand operations. The estimated job creation is through December 31, 2026.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing <input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing	
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



City of West Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
Purdue Research Foundation	RE	2022	5

Real Estate

Projected Investment	Actual Investment	Percent Met
\$18,700,000.00	\$ 40,000,000.00	214%

Personal Property

Projected Investment	Actual Investment	Percent Met
\$ -	\$ -	

Employment

SB-1 Filed Employment	Actual Current Employ	Over/Under
15	25	10
Projected Job Creation Pledge	Actual Job Creation	Over/Under
30	10	-20
Projected Job Retention Pledge	Actual Job Retention	Over/Under
15	15	0

Wages/Payroll

Base Annual Salary as Filed	Current Annual Salary	Gain/Loss
\$1,350,000.00	\$2,730,000.00	\$ 1,380,000.00
Average Hourly Wage	County Average Wage	Exceeds/Below TC Wage
\$ 52.50	\$ 30.23	\$ 22.27
Average Hourly Wage	State Average Wage	Exceeds/Below State Wage
\$ 52.50	\$ 31.78	\$ 20.72

Recommendation

Compliance

Comments

Altitude Testing Facility. Now that the real property improvements have been made, the employment figures should ramp-up toward the projected amount.

Two CF-1s were provided to signify the two separate taxing years of the investment.

Prepared by

Name Collin Huffines
Title Economic Development Manager
Contact Number 765-742-4044
Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Purdue Research Foundation		County Tippecanoe
Address of Taxpayer (number and street, city, state, and ZIP code) 1281 Win Hentschel Blvd. West Lafayette, IN 47906		DLGF Taxing District Number 79-029
Name of Contact Person Scott Seidle	Telephone Number (765) 588-1061	Email Address SSeidle@prf.org
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of West Lafayette/West Lafayette Economic Development Commission	Resolution Number 14-22	Estimated Start Date (month, day, year)
Location of Property 1801 Newman Rd, West Lafayette, IN 47906; 79-06-24-300-001.000-029		Actual Start Date (month, day, year) August 1, 2023
Description of Real Property Improvements PRF constructed a new 27,000 square foot facility for altitude testing, research and development. The new building will be used exclusively by Rolls-Royce.		Estimated Completion Date (month, day, year)
		Actual Completion Date (month, day, year) February 1, 2024
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	15	25
Salaries	\$1,350,000	\$2,730,000
Number of Employees Retained	15	15
Salaries	\$1,350,000	\$1,350,000
Number of Additional Employees	30	10
Salaries	\$2,700,000	\$1,380,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 75,000	\$ 75,000
Plus: Values of Proposed Project	\$ 18,700,000	\$ 18,700,000
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 18,775,000	\$ 18,775,000
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 75,000	\$ 0
Plus: Values of Proposed Project	\$ 40,000,000	\$ 8,288,800
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 40,075,000	\$ 8,288,800
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Emily Najem	Title Senior Vice President of Real Estate and Partnerships	Date Signed (month, day, year) May 8, 2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The Property Owner **IS** in Substantial Compliance
- ☐ The Property Owner **IS NOT** in Substantial Compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

May 8, 2025

Attested By

Designating Body

Common Council of West Lafayette/West Lafayette Economic Development Commission

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

May 8, 2025

Attested By

Designating Body

Common Council of West Lafayette/West Lafayette Economic Development Commission

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Purdue Research Foundation		County Tippecanoe
Address of Taxpayer (number and street, city, state, and ZIP code) 1281 Win Hentschel Blvd. West Lafayette, IN 47906		DLGF Taxing District Number 79-029
Name of Contact Person Scott Seidle	Telephone Number (765) 588-1061	Email Address SSeidle@prf.org
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of West Lafayette/West Lafayette Economic Development Commission	Resolution Number 14-22	Estimated Start Date (month, day, year)
Location of Property 1801 Newman Rd, West Lafayette, IN 47906; 79-06-24-300-001.000-029		Actual Start Date (month, day, year) August 1, 2023
Description of Real Property Improvements PRF constructed a new 27,000 square foot facility for altitude testing, research and development. The new building will be used exclusively by Rolls-Royce.		Estimated Completion Date (month, day, year)
		Actual Completion Date (month, day, year) February 1, 2024
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	15	25
Salaries	\$1,350,000	\$2,730,000
Number of Employees Retained	15	15
Salaries	\$1,350,000	\$1,350,000
Number of Additional Employees	30	10
Salaries	\$2,700,000	\$1,380,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 75,000	\$ 75,000
Plus: Values of Proposed Project	\$ 18,700,000	\$ 18,700,000
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 18,775,000	\$ 18,775,000
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 75,000	\$ 0
Plus: Values of Proposed Project	\$ 40,000,000	\$ 2,782,700
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 40,075,000	\$ 2,782,700
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Emily Najem	Title Senior Vice President of Real Estate and Partnerships	Date Signed (month, day, year) May 8, 2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ The Property Owner **IS** in Substantial Compliance☐ The Property Owner **IS NOT** in Substantial Compliance☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

May 8, 2025

Attested By

Designating Body

Common Council of West Lafayette/West Lafayette Economic Development Commission

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

May 8, 2025

Attested By

Designating Body

Common Council of West Lafayette/West Lafayette Economic Development Commission

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



City of West Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
Purdue Research Foundation	RE	2022	5

Real Estate

Projected Investment	Actual Investment	Percent Met
\$12,075,000.00	\$ 12,479,693.00	103%

Personal Property

Projected Investment	Actual Investment	Percent Met
\$ -	\$ -	

Employment

SB-1 Filed Employment	Actual Current Employ	Over/Under
15	25	10
Projected Job Creation Pledge	Actual Job Creation	Over/Under
30	10	-20
Projected Job Retention Pledge	Actual Job Retention	Over/Under
15	15	0

Wages/Payroll

Base Annual Salary as Filed	Current Annual Salary	Gain/Loss
\$1,350,000.00	\$2,730,000.00	\$ 1,380,000.00
Average Hourly Wage	County Average Wage	Exceeds/Below TC Wage
\$ 52.50	\$ 30.23	\$ 22.27
Average Hourly Wage	State Average Wage	Exceeds/Below State Wage
\$ 52.50	\$ 31.78	\$ 20.72

Recommendation

Compliance

Comments

Hybrid Electric Testing Facility. Now that the real property improvements have been made, the employment figures should ramp-up toward the projected amount.

Prepared by

Name Collin Huffines
Title Economic Development Manager
Contact Number 765-742-4044
Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Purdue Research Foundation		County Tippecanoe
Address of Taxpayer (number and street, city, state, and ZIP code) 1281 Win Hentschel Blvd. West Lafayette, IN 47906		DLGF Taxing District Number 79-029
Name of Contact Person Scott Seidle	Telephone Number (765) 588-1061	Email Address SSeidle@prf.org
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of West Lafayette/West Lafayette Economic Development Commission	Resolution Number 13-22	Estimated Start Date (month, day, year) November 1, 2022
Location of Property 1801 Newman Rd, West Lafayette, IN 47906; 79-06-24-300-001.000-029		Actual Start Date (month, day, year) October 2022
Description of Real Property Improvements PRF will improve and expand the current Purdue Technology Center-Aerospace building by roughly 9,000 square feet to accommodate Rolls-Royce's growth and Rolls-Royce's new Hybrid Electric project. This building and new expansion space will be used exclusively by		Estimated Completion Date (month, day, year) November 1, 2023
		Actual Completion Date (month, day, year) October 12, 2023
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	15	25
Salaries	\$1,350,000	\$2,730,000
Number of Employees Retained	15	15
Salaries	\$1,350,000	\$1,350,000
Number of Additional Employees	30	10
Salaries	\$2,700,000	\$1,380,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 6,623,200	\$ 6,623,200
Plus: Values of Proposed Project	\$ 12,075,000	\$ 12,075,000
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 18,698,200	\$ 18,698,200
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 6,818,700	\$ 6,818,700
Plus: Values of Proposed Project	\$ 12,479,693	\$ 3,151,800
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 19,298,393	\$ 9,970,500
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Emily Najem	Title Senior Vice President of Real Estate and Partnerships	Date Signed (month, day, year) May 8, 2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ The Property Owner **IS** in Substantial Compliance☐ The Property Owner **IS NOT** in Substantial Compliance☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

May 8, 2025

Attested By

Designating Body

Common Council of West Lafayette/West Lafayette Economic Development Commission

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

May 8, 2025

Attested By

Designating Body

Common Council of West Lafayette/West Lafayette Economic Development Commission

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



City of West Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
Rolls-Royce Corporation	PP	2022	5

Real Estate

Projected Investment	Actual Investment	Percent Met

Personal Property

Projected Investment	Actual Investment	Percent Met
\$ 153,700,000.00	\$ 3,266,957.00	2%

Employment

SB-1 Filed Employment 15	Actual Current Employ 25	Over/Under 10
Projected Job Creation Pledge 30	Actual Job Creation 10	Over/Under -20
Projected Job Retention Pledge 15	Actual Job Retention 15	Over/Under 0

Wages/Payroll

Base Annual Salary as Filed \$1,350,000.00	Current Annual Salary \$2,730,000.00	Gain/Loss \$ 1,380,000.00
Average Hourly Wage \$ 52.50	County Average Wage \$ 30.23	Exceeds/Below TC Wage \$ 22.27
Average Hourly Wage \$ 52.50	State Average Wage \$ 31.78	Exceeds/Below State Wage \$ 20.72

Recommendation

Compliance

Comments

Since the real property improvements are nearing completion the personal property investment should ramp quickly. The employment figures should ramp up accordingly.

Prepared by

Name Collin Huffines
 Title Economic Development Manager
 Contact Number 765-742-4044
 Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

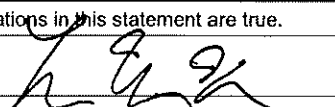
State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP20 25 Pay 20 26

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Rolls-Royce Corporation						County Marion		
Address of Taxpayer (number and street, city, state, and ZIP code) PO Box 420 (MC-S7-02), Indianapolis, IN 46206						DLGF Taxing District Number 79-029		
Name of Contact Person Steven Krall				Telephone Number (317) 230-6855		Email Address		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body West Lafayette City Council				Resolution Number 15-22		Estimated State Date (month, day, year) 06/01/2022		
Location of Property Zucrow Aerospace District in the Discovery Park District						Actual Start Date (month, day, year)		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. See Supplement to Statement of Benefits						Estimated Completion Date (month, day, year) 12/31/2026		
						Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1		ACTUAL		
Current Number of Employees				15		25		
Salaries				1,350,000		2,730,000		
Number of Employees Retained				15		15		
Salaries				1,350,000		1,350,000		
Number of Additional Employees				30		10		
Salaries				2,700,000		1,380,000		
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$ 152,000,000	\$	\$	\$	\$ 1,700,000	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$ 152,000,000	\$	\$	\$	\$ 1,700,000	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$ 3,266,957	\$ 1,522,453	\$	\$	\$ 0	\$ 0
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$ 3,266,957	\$ 1,522,453	\$	\$	\$ 0	\$ 0
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS					AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted					0		0	
Amount of Hazardous Waste Converted					0		0	
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title Authorized Agent			Date Signed (month, day, year) 05/07/2025	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>		The property owner IS in substantial compliance	
<input type="checkbox"/>		The property owner IS NOT in substantial compliance	
<input type="checkbox"/>		Other (specify) _____	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



City of West Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
SAAB Aeronautics Indiana LLC	PP	2020	10

Real Estate

Projected Investment	Actual Investment	Percent Met

Personal Property

Projected Investment	Actual Investment	Percent Met
\$ 15,000,000.00	\$ 17,248,882.00	115%

Employment

SB-1 Filed Employment	Actual Current Employ	Over/Under
0	232	232
Projected Job Creation Pledge	Actual Job Creation	Over/Under
200	232	32
Projected Job Retention Pledge	Actual Job Retention	Over/Under
0	0	0

Wages/Payroll

Base Annual Salary as Filed	Current Annual Salary	Gain/Loss
\$10,000,000.00	\$13,985,928.00	\$ 3,985,928.00
Average Hourly Wage	County Average Wage	Exceeds/Below TC Wage
\$ 28.98	\$ 30.23	\$ (1.25)
Average Hourly Wage	State Average Wage	Exceeds/Below State Wage
\$ 28.98	\$ 31.78	\$ (2.80)

Recommendation

Compliance

Comments

Exceeding all projections.

Prepared by

Name Collin Huffines
Title Economic Development Manager
Contact Number 765-742-4044
Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2025 Pay 2026

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of Taxpayer SAAB Aeronautics Indiana LLC		County Tiptecannoe						
Address of Taxpayer (number and street, city, state, and ZIP code) 2099 Hypersonic Parkway, West Lafayette, IN 47906		DLGF Taxing District Number 79-029						
Name of Contact Person Mike Waling	Telephone Number (765) 588-4231	Email Address mike.waling@saabinc.com						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of Designating Body Common Council of City of West Lafayette		Resolution Number Res 04-20						
Location of Property Purdue Research Park Aerospace District		Estimated State Date (month, day, year) 01/01/2020						
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Manufacturer of aircraft fuselage components		Actual Start Date (month, day, year) 01/01/2020						
		Estimated Completion Date (month, day, year) 12/31/2025						
		Actual Completion Date (month, day, year)						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current Number of Employees		0	232					
Salaries		0	13,985,928					
Number of Employees Retained		0	0					
Salaries		0	0					
Number of Additional Employees		200	232					
Salaries		10,000,000	13,985,928					
SECTION 4		COST AND VALUES						
	MANUFACTURING EQUIPMENT	RESEARCH & DEVELOPMENT EQUIPMENT	LOGISTICAL DISTRIBUTION EQUIPMENT	IT EQUIPMENT				
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 13,000,000	\$	\$	\$	\$	\$	\$ 2,000,000	\$
Less: Values of Any Property Being Replaced	\$ 0	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 13,000,000	\$	\$	\$	\$	\$	\$ 2,000,000	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$ 0	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 17,248,882	\$ 6,435,967	\$	\$	\$	\$	\$ 2,082,624	\$ 693,958
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 17,248,882	\$ 6,435,967	\$	\$	\$	\$	\$ 2,082,624	\$ 693,958
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative Michael Waling		Title Finance Controller	Date Signed (month, day, year)					

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The property owner **IS** in substantial compliance
- ☐ The property owner **IS NOT** in substantial compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 5 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



City of West Lafayette Tax Abatement Compliance

Date 5/15/2025

Company Name	Type of Abatement	Year Granted	Abatement Length
SAAB Aeronautics Indiana LLC	RE	2020	5

Real Estate

Projected Investment \$16,500,000.00	Actual Investment \$ 22,174,244.00	Percent Met 134%
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Personal Property

Projected Investment \$ -	Actual Investment \$ -	Percent Met
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Employment

SB-1 Filed Employment 0	Actual Current Employ 232	Over/Under 232
Projected Job Creation Pledge 200	Actual Job Creation 232	Over/Under 32
Projected Job Retention Pledge 0	Actual Job Retention 0	Over/Under 0

Wages/Payroll

Base Annual Salary as Filed \$10,000,000.00	Current Annual Salary \$13,985,928.00	Gain/Loss \$ 3,985,928.00
Average Hourly Wage \$ 28.98	County Average Wage \$ 30.23	Exceeds/Below TC Wage \$ (1.25)
Average Hourly Wage \$ 28.98	State Average Wage \$ 31.78	Exceeds/Below State Wage \$ (2.80)

Recommendation

Compliance

Comments

Exceeding all projections.

Prepared by

Name Collin Huffines
Title Economic Development Manager
Contact Number 765-742-4044
Date 5/15/2025



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer SAAB Aeronautics Indiana LLC		County Tippecanoe
Address of Taxpayer (number and street, city, state, and ZIP code) 2099 Hypersonic Parkway, West Lafayette, IN 47906		DLGF Taxing District Number 79-029
Name of Contact Person Mike Waling	Telephone Number (765) 588-4231	Email Address mike.waling@saabinc.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Common Council of the City of West Lafayette	Resolution Number Res 04-20	Estimated Start Date (month, day, year) 01/01/2020
Location of Property Purdue Research Park Aerospace District		Actual Start Date (month, day, year) 01/01/2020
Description of Real Property Improvements Saab Aeronautics Indiana LLC or an affiliate thereof (the "Taxpayer") will own and operate an approximately 90,000 SF facility in the Aerospace District in West Lafayette, IN. The Taxpayer will operate the facility to manufacture aircraft fuselage components		Estimated Completion Date (month, day, year) 12/31/2025
Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0	232
Salaries	0	13,985,928
Number of Employees Retained	0	0
Salaries	0	0
Number of Additional Employees	200	232
Salaries	10,000,000	13,985,928
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$ 0
Plus: Values of Proposed Project	\$ 16,500,000	\$ 0
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 16,500,000	\$ 0
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$ 0
Plus: Values of Proposed Project	\$ 22,174,244	\$ 20,590,900
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 22,174,244	\$ 20,590,900
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative Michael Waling	Title Finance Controller	Date Signed (month, day, year)

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ The Property Owner **IS** in Substantial Compliance
- ☐ The Property Owner **IS NOT** in Substantial Compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

Common Council of the City of West Lafayette

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

HEARING RESULTS (to be completed after the hearing)☐

Approved

☐

Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

Common Council of the City of West Lafayette**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

RESOLUTION NO. 12-2025

**A RESOLUTION AMENDING RESOLUTION NO. 03-2025, AMENDING THE
WEST LAFAYETTE MUNICIPAL RIVERFRONT REDEVELOPMENT PROJECT
HOURS OF OPERATION**

WHEREAS, Resolution No. 16-04 was adopted on July 7, 2004, and established a Municipal Riverfront Development District within the Levee/Village Redevelopment Area that imposed Riverfront Liquor License criteria; and

WHEREAS, Resolution No. 20-17 was adopted on November 6, 2017, which expanded the Municipal Development District within the Levee/Village Redevelopment District (The expanded were described therein) and amended the Riverfront liquor license criteria; and

WHEREAS, the City of West Lafayette believes an update to Riverfront liquor license criteria will allow for increased business within the city.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE that the West Lafayette Riverfront Development District application criteria is hereby amended in its entirety as follows (deletions indicated by strikethrough; additions indicated by **bold**):

1. A certain portion of the Levee/Village Redevelopment Area, as shown on the attached Exhibit A, is hereby designated as the West Lafayette Riverfront Development District.

2. The Common Council supports any application for a Riverfront liquor license within the West Lafayette Riverfront Development District requested by the Mayor that shows that the applicant meets or will meet the following criteria

a. The location is within the area shown on the attached Exhibit A.

b. The applicant will:

i. ~~During hours of operation, provide a menu that includes hot foods. The minimum food requirements include hot soups, hot sandwiches, coffee, milk, and soft drinks served in a sanitary manner as required by law;~~ **Focus the operation of the business on dining or cultural experience. Businesses must meet the minimum menu requirements as listed in 905 Indiana Administrative Code 1-20-1. The minimum food requirements must include all of the following: hot soups, hot sandwiches, coffee, cold milk, and cold soft drinks served in a sanitary manner as required by law. Food must be consumed at a counter or table;** and

ii. maintain strict hours of operation not to exceed 9 a.m. to 2 a.m. local time.

c. The applicant satisfies all other requirements of IND. CODE § 7.1-3-20-16(d) and IND. CODE § 7.1-3-20-16.1, and any regulations promulgated thereunder.

While the Indiana Alcohol and Tobacco Commission is required to consider the City's recommendation relating to the issuance of a liquor license within the West Lafayette Riverfront Development District, it is not required to follow that recommendation and has

ultimate authority to issue said license regardless of the City's support or recommendation

This resolution shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST AND ONLY READING ON THE _____ DAY OF _____ 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

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

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE _____ DAY OF

_____ 2025.

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk

[illegible]

RESOLUTION NO. 13-2025

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, TO PROTECT INDIVIDUALS SEEKING GENDER AFFIRMING HEALTH CARE

WHEREAS, gender affirming health care is defined as any combination of puberty blocking drug therapy, hormone replacement drug therapy, and surgical services designed to support and affirm an individual's gender identity; and

WHEREAS, the City of West Lafayette has made great strides in making West Lafayette a place to call home for all of its community members, including people of all gender identities and expressions; and

WHEREAS, the City of West Lafayette and its Humans Relations Commission prohibits discrimination based on sex, sexual orientation, gender identity, and gender expression; and

WHEREAS, the West Lafayette Human Relations Commission is tasked by the West Lafayette City Council with the authority to investigate complaints that the City's Code of Ordinances as it relates to discrimination has been violated; and

WHEREAS, transgender and non-binary youth are disproportionately burdened by poor mental health outcomes, including depression, anxiety, and suicidal ideation and attempts, owing to decreased social support and increased stigma and discrimination; and

WHEREAS, gender affirming health care has been proven to be evidence-based, medically necessary, and lifesaving by the American Medical Associationⁱ, the American Academy of Child and Adolescent Psychiatryⁱⁱ, the American Academy of Pediatricsⁱⁱⁱ, the Endocrine Society^{iv}, the American Psychiatric Association^v, and the World Professional Association for Transgender Health^{vi}, among other institutions; and

WHEREAS, studies have shown that gender transition, including access to gender affirming health care, improves the overall well-being of transgender people and that access to gender affirming health care for youth is associated with better mental health outcomes and lower risks of suicide; and

WHEREAS, multiple health care institutions across the country, including in Indiana, have scaled back or have considered scaling back gender affirming health care services in response to legal challenges, perceptions of legal risk, harassment, or threats of violence; and

WHEREAS, it is necessary and appropriate to exercise the authority vested in the Common Council of the City of West Lafayette, including the coordinated and integrated direction, supervision, and control of all City of West Lafayette departments, boards, commissions, and other agencies, to protect healthcare professionals and persons lawfully seeking, receiving, and assisting another individual in seeking or receiving gender affirming

health care in the City of West Lafayette to the extent the exercise of said authority is permitted by and consistent with applicable State or Federal law.

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

1. The Mayor and the Common Council reaffirm the City of West Lafayette's long history as a welcoming and accepting community including support for Gender Affirming Health Care.
2. The Mayor and the Common Council of the City of West Lafayette acknowledge that Gender Affirming Health Care is medical care and subject to all privacy rules and regulations as set forth in the Health Insurance Portability and Accountability Act of 1996 to the extent this position is consistent with applicable State or Federal law.
3. All agents of the City, City employees, and contractors shall not take part in or participate in any unlawful action against an individual or organization on grounds that they are known or believed to have (i) provided, sought, received, or assisted another individual with gender affirming health care (ii) sought, obtained, provided or facilitated gender affirming health care outside of the City of West Lafayette or the State of Indiana, except as otherwise required by law.
4. If any one or more section, subsection, sentence, clause, phrase, word, provision or application of this Resolution shall for any person or circumstance be held to be illegal, invalid, unenforceable, and/or unconstitutional, such decision shall not affect the validity of any other section, subsection, sentence, clause, phrase, word, provision or application of this Resolution, which is operable without the offending section, subsection, sentence, clause, phrase, word, provision, or application, and shall remain effective notwithstanding such illegal, invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, phrase, word, provision, or application, and every section, subsection, sentence, clause, phrase, word, provision or application of this Resolution are declared severable. This Common Council declares that it would have passed each part, and each provision, section, subsection, sentence, clause, phrase or word thereof, irrespective of the fact that any one or more section, subsection, sentence, clause, phrase, word, provision, or application be declared illegal, invalid, unenforceable, and/or unconstitutional.
5. Notice of the passage of this Resolution shall be given by publishing the title and abstract of contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of West Lafayette, or by posting the full text of this Resolution on the City of West Lafayette website.
6. This Resolution shall take effect and be in force from and after the earliest time permitted by law.

ⁱ Advocacy Update, American Medical Association, AMA Fights to Protect Health Care for Transgender Patients, Mar. 26, 2021, <https://www.ama-assn.org/health-care-advocacy/advocacy-update/march-26-2021-state-advocacy-update>

ⁱⁱ Policy Statement, American Academy of Child & Adolescent Psychiatry, AA CAP Statement Responding to Efforts to Ban Evidence-Based Care for Transgender and Gender Diverse Youth, Nov. 8, 2019, https://www.aacap.org/AACAP/Latest_News/AACAP_Statement_Responding_to_Efforts-to_ban_Evidence-Based_Care_for_Transgender_and_Gender_Diverse.aspx

ⁱⁱⁱ News Release, American Academy of Pediatrics, AAP Policy Statement Urges Support and Care of Transgender and Gender-Diverse Children and Adolescents, Sept. 17, 2018, <https://www.aap.org/en/news-room/news-releases/aap/2018/aap-policy-statement-urges-support-and-care-of-transgender-and-gender-diverse-children-and-adolescents/>

^{iv} Press Release, Endocrine Society, Discriminatory Policies Threaten Care for Transgender, Gender-Diverse Individuals, Dec. 16, 2020, <https://www.endocrine.org/news-and-advocacy/news-room/2020/discriminatory-policies-threaten-care-for-transgender-gender-diverse-individuals>. See also Position Statement, Endocrine Society, Transgender Health, Dec. 16, 2020, <https://www.endocrine.org/advocacy/position-statements/transgender-health>

^v News Release, American Psychiatric Association, Frontline Physicians Oppose Legislation That Interferes in or Criminalizes Patient Care, Apr. 2, 2021, <https://www.psychiatry.org/news-room/news-releases/frontline-physicians-oppose-legislation-that-inter>

^{vi} E. Coleman et al., Standards of Care for the Health of Transgender and Gender Diverse People, Version 8, International Journal of Transgender Health, Sep. 15, 2022, <https://www.tandfonline.com/doi/pdf/10.1080/26895269.2022.2100644>

INTRODUCED ON FIRST AND ONLY READING ON THE _____ DAY OF _____ 2025.

MOTION TO ADOPT MADE BY COUNCILOR _____ AND
SECONDED BY COUNCILOR _____.

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

	AYE	NAY	ABSENT	ABSTAIN
Bellisario				
Blanco				
Burr				
Dennis				
Lee				
Leverenz				
Parker				
Sanders				
[District 1]				

Larry J. Leverenz, Presiding Officer

Attest:

Sana G. Booker, Clerk

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

Sana G. Booker, Clerk

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

Erin R. Easter, Mayor

Attest:

Sana G. Booker, Clerk