INTERLOCAL COOPERATION AGREEMENT
BETWEEN
THE CITY OF WEST LAFAYETTE
AND
PURDUE UNIVERSITY
CONCERNING THE U.S. 231 ANNEXATION

This Interlocal Cooperation Agreement is made this 12 day of March, 2014, by and between the City of West Lafayette, Indiana ("City") and The Trustees of Purdue University ("Purdue University") concerning the U.S. 231 Annexation being undertaken by the City (the "Annexation") as well as the parties' cooperation on matters of mutual interest and shared responsibility following such Annexation (the "Interlocal Cooperation Agreement").

WITNESSETH:

WHEREAS, in connection with the Annexation, the City, pursuant to Ordinance Number 13-13, has undertaken to annex certain parcels of land to the west of the City including portions adjacent to the newly opened U.S. 231 Corridor as shown on the map attached as Exhibit "A" ("Annexation Area"); and

WHEREAS, certain parcels of land in the Annexation Area are owned by Purdue University and its affiliated entities as listed on the attached Exhibit "B" ("Purdue Properties"); and

WHEREAS, Purdue University, as a body corporate created by the Indiana General Assembly and a state educational institution organized and governed pursuant to Indiana Code 21-23-1 and 21-2-7, is a "public corporate body" having certain power and authority as an instrumentality of the State of Indiana, including but not limited to the power of preemption of most local law and regulation, which will not be limited or modified by this Interlocal Cooperation Agreement to any degree whatsoever; and

WHEREAS, the City is a political subdivision and is subject to Indiana State statute and case law in the process of annexation and in the general conduct of municipal affairs, which will only be modified by this Interlocal Cooperation Agreement to the extent expressed herein and as allowed by applicable law; and

WHEREAS, each of the parties possesses the power and is authorized to enter into this Interlocal Cooperation Agreement pursuant to by Indiana Code § 36-1-7-1 *et seq.* (the "Act"); and

WHEREAS, Purdue University and the City acknowledge that both parties and the public at large will benefit by the parties' entering into this Interlocal Cooperation Agreement as part of the Annexation process for the purpose of: (i) memorializing and clarifying the various roles, rights, and responsibilities of the parties in matters of mutual interest and shared responsibility following the Annexation, (ii) establishing a joint board composed of representatives of the parties in order to provide a framework for ongoing collaboration on such matters, (iii)

delegating to such joint board certain of the parties' respective rights, powers, functions and duties as may be necessary, useful or appropriate to accomplish projects and conduct activities that may be identified from time to time as matters of mutual interest or shared responsibility, and (iv) encouraging the most beneficial development of the U.S. 231 Corridor; and

WHEREAS, it is intended by the parties that this Interlocal Cooperation Agreement constitutes a binding agreement as defined in the Act and as further outlined herein; and

WHEREAS, a longstanding and productive history of cooperation between the parties has resulted in many areas of cooperative projects and activities to date, which will be memorialized, extended, and further clarified by this Interlocal Cooperation Agreement:

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals above are made part of this Interlocal Cooperation Agreement.

2. Parties' Intent. The intention of the parties is to insure the Annexation will have a fiscally neutral impact on the parties unless otherwise expressly agreed in writing in this Interlocal Cooperation Agreement or subsequent written agreements. It is the further intention of the parties that the Annexation will not add to the administrative or operational burden on the parties unless otherwise expressly agreed in writing in this Interlocal Cooperation Agreement or subsequent written agreements.

3. Ancillary Agreements. Attached to this Interlocal Cooperation Agreement and incorporated herein by reference are the following documents, which have been negotiated by the parties and which are binding upon the parties unless modified by the parties in writing after the date hereof:

A. Public Works (Attached as Exhibit "C" and made a part hereof); and

B. MOU – Public Safety (Attached as Exhibit "D" and made a part hereof).

4. Joint Board. In order to provide a consistent and equitable mechanism to address issues which arise in the future regarding this Interlocal Cooperation Agreement and its interpretation and implementation, as well as the implementation of the Annexation, there is hereby created an Interlocal Cooperation Board (the "Joint Board"), which shall be composed of three (3) members from each of the parties hereto appointed by the responsible executive of each party.

A. All actions by the Joint Board will be determined by a majority of the members. The Joint Board will hold regular meetings as determined by the Joint Board and will otherwise organize itself and its activities as reasonably necessary to conduct Joint Board business. The Joint Board shall be governed by Bylaws, which the Joint Board shall have the authority to adopt and amend from time to time in a manner that is not

inconsistent with this Interlocal Cooperation Agreement and that the Joint Board may determine to be in the best interest of the Joint Board and the parties hereto.

B. The Joint Board's purpose is (1) to administer this Interlocal Cooperation Agreement and ensure joint oversight of the parties' respective undertakings contemplated hereby, (2) to function as an advisory body to meet, confer, and make recommendations to the responsible executives of each of the respective parties for final action by such executives and the parties' fiscal bodies.

C. Each party hereby delegates to and vests in the Joint Board the powers and duties necessary, useful or appropriate to: (1) accomplish the foregoing purposes, (2) make such recommendations as are determined by the Joint Board to be reasonably necessary to accomplish the foregoing purposes, (3) address items of concern raised by any member of the Joint Board with respect to the interpretation or implementation of this Interlocal Cooperation Agreement, and (4) further cooperative efforts between the parties in areas of mutual concern, common interest, or shared responsibility.

D. The Joint Board shall implement and establish in its Bylaws an equitable mechanism which will be used in the event of an impasse or deadlock among the members of the Joint Board, and which may include, but not necessarily be limited to, escalation of matters to the Mayor of the City and the President of Purdue University for resolution.

E. While it is not currently contemplated that the Joint Board will acquire, hold or dispose of real and personal property on behalf of the parties hereto as part of a joint undertaking, the Joint Board shall, before giving effect to any such property transactions or holdings, first obtain the approval of their governing boards and fiscal bodies.

5. <u>Cooperation on Land Use and Development</u>.

A. Subject to Purdue University's power of preemption as an instrumentality of the State of Indiana, the Joint Board may review, endorse, and (if deemed necessary by the Joint Board) recommend to the City and/or the Area Plan Commission of Tippecanoe County (the "APC") the adoption of land use and zoning regulations developed by Purdue University for the real property:

(i) owned by Purdue University within the Annexation Area, and/or
(ii) owned by the Purdue Research Foundation within the Annexation Area and used for University purposes,

in each case with the aim of ensuring Purdue University's continued primacy in land use decisions for both classes of real property.

B. The Joint Board shall also develop, adopt, approve, and/or endorse, and if necessary recommend to the City and/or the APC the adoption of, land use and zoning regulations for a geographical area adjacent to and/or relating to Purdue University's existing campus ("Campus Buffer Area") that would provide significant input by Purdue University and the City on any land use and zoning decisions within this Campus Buffer Area. Such regulations could be by amendment or adoption of new administrative rules, by amendment of the bylaws of the APC (including without limitation action by the APC to create an official subcommittee with advisory authority over the Campus Buffer Area, as provided below), or by amendments to the Uniform Zoning Ordinance of Tippecanoe County, as appropriate.

C. As promptly as practicable following the date hereof, the parties shall:

(1) cause an organizational meeting of the Joint Board to be held, at which the Joint Board will consider the adoption of its Bylaws, the adoption of initial operating protocols and interpretive guidelines for land use and development standards, and the identification of boundaries for the Campus Buffer Area, and

(2) jointly petition the APC to take such actions as are necessary to create an APC subcommittee, the members of which would be comprised of representatives of the City and Purdue University, and the purpose of which would be (i) to review and provide input to all petitions going before the APC and the local Board of Zoning Appeals related to the Campus Buffer Area, and (ii) to review and provide input to the APC on proposed uses of parcels within the Campus Buffer Area to ensure that they are consistent with land use plans, recommendations or strategies developed by the City and/or Purdue University and with uses and development standards developed by such subcommittee and approved by the APC.

6. Duration; Further Recommendations. Pursuant to the Act, the duration of this Interlocal Cooperation Agreement is perpetual. Any termination will be as agreed in writing between the parties. To the extent necessary, the Joint Board will make recommendation for any financing, staffing, and budgeting which might arise hereafter.

7. Effectiveness. This Interlocal Cooperation Agreement will be effective upon approval by the Common Council of the City of West Lafayette, the Mayor of the City of West Lafayette, and the legally authorized representatives of Purdue University and the State of Indiana, upon recording with the Tippecanoe County Recorder and the requisite filing with the

State Board of Accounts thereafter, and, if necessary, upon approval of the Attorney General of the State of Indiana pursuant to the Act.

8. Governing Law. This Interlocal Cooperation Agreement will be construed using the laws of the State of Indiana.

Agreed the first date written above.

City of West Lafayette

By: _____
John Dennis, Mayor

The Trustees of Purdue University

By: _____
Al V. Diaz, Executive
Vice President and Treasurer

Attest: _____
Judith C. Rhodes, Clerk-Treasurer



V012414

# ANNEXATION AREA MAP

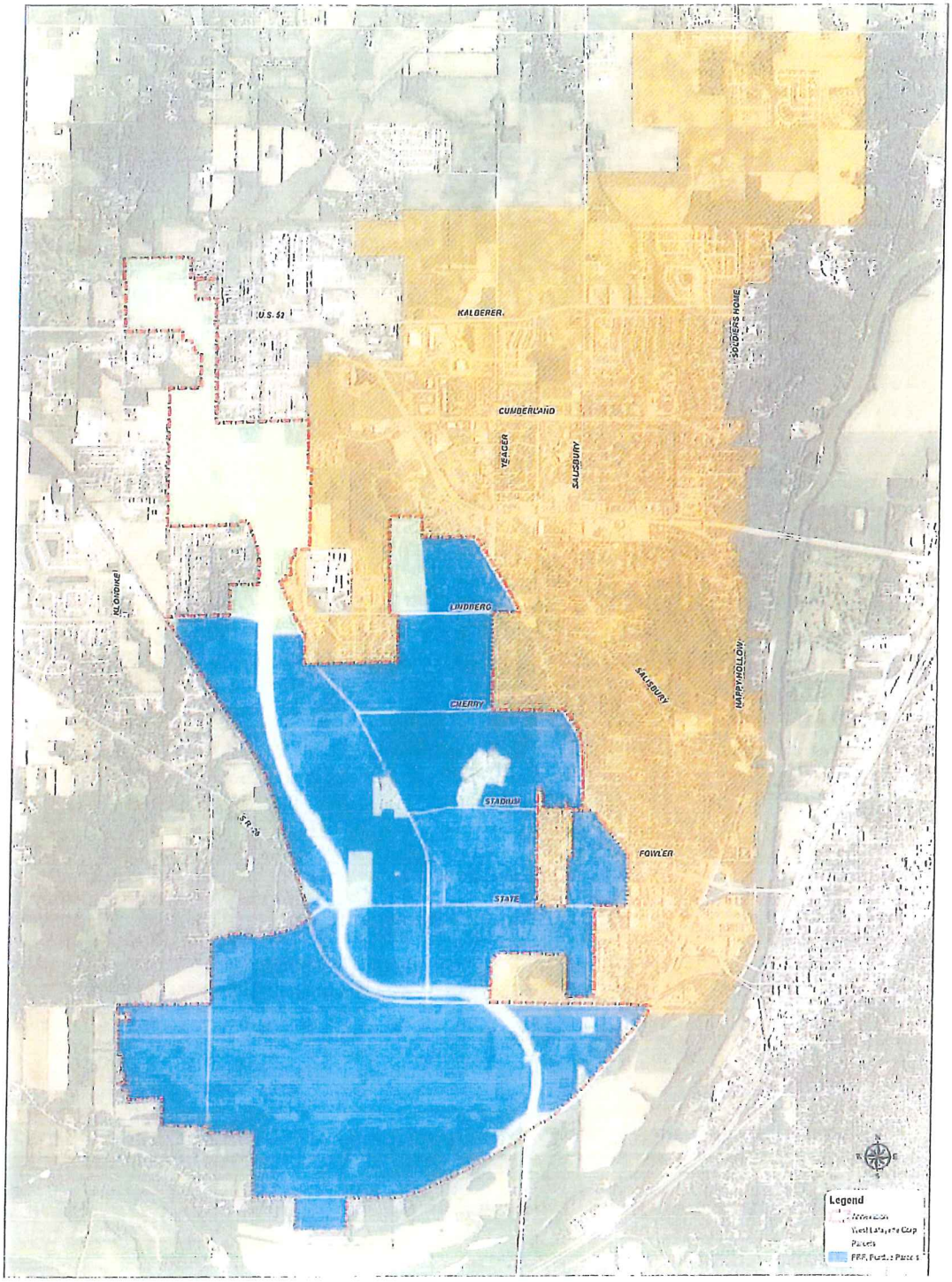




EXHIBIT "A"

Exhibit "B"
Purdue Properties

| OBJECTID | STKEY | FIRST_Cate | mdeededOwn | Loc_Concat | mail_Concat |
|---|---|---|---|---|---|
| 950 | 790612476001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | LINDBERG RD | 3000 KENT AVE SU-C2 100 |
| 952 | 790613176001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1628 MCCORMICK RD | 3000 KENT AVE |
| 953 | 790613200001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | LINDBERG RD | HOVDE HALL |
| 954 | 790613200002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | N PURDUE | 3000 KENT AVE |
| 956 | 790613301001000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | 1324 MCCORMICK RD | 610 PURDUE MALL |
| 957 | 790613301002000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | MCCORMICK RD | 610 PURDUE MALL |
| 958 | 790613326001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | CHERRY LANE | 3000 KENT AVE |
| 959 | 790613326002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1261 MCCORMICK RD | 3000 KENT AVE |
| 960 | 790613326003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | MCCORMICK RD | 3000 KENT AVE |
| 961 | 790613376001000000.00 | Purdue | PURDUE UNIVERSITY | McCORMICK RD (SEGMENT) | HOVDE HALL |
| 980 | 790613400001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | CHERRY LANE | 3000 KENT AVE |
| 981 | 790613400002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1335 CHERRY LN | 3000 KENT AVE |
| 982 | 790613400003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | MCCORMICK RD | 3000 KENT AVE |
| 994 | 790613477005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1051 DAVID ROSS RD | 1281 WIN HENTSCHEL BLVD |
| 995 | 790613478001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | STADIUM AVE | 3000 KENT AVE |
| 1001 | 790614126002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 200N | 3000 KENT AVE |
| 1009 | 790614276001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | LINDBERG RD | 3000 KENT AVE |
| 1013 | 790614400001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF THE | LINDBERG RD. (SEGMENT) | 1030 HOVDE HALL RM 247 |
| 1024 | 790623400001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 2429 NEWMAN RD | 3000 KENT AVE SU C2-100 |
| 1025 | 790623400002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | NEWMAN RD | 3000 KENT AVE |
| 1026 | 790624100001000000.00 | Purdue | PURDUE UNIVERSITY | 100 ALLISON RD | HOVDE HALL |
| 1029 | 790624100004000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1600 W STATE ST | 1281 WIN HENTSCHEL BLVD |
| 1030 | 790624100005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1580 W STATE ST | 3000 KENT AVE |
| 1031 | 790624100006000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | MCCORMICK RD | PURDUE UNIVERSITY |
| 1032 | 790624100007000000.00 | PRF | PURDUE RESEARCH FOUNDATION | MCCORMICK RD | 3000 KENT AVE |
| 1033 | 790624100008000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | HOVDE HALL |
| 1034 | 790624100009000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | HOVDE HALL |
| 1035 | 790624100010000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | HOVDE HALL |
| 1043 | 790624151005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | W SR26 | 3000 KENT AVE |
| 1048 | 790624200002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | STADIUM AVE | 3000 KENT AVE |
| 1049 | 790624200003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | MCCORMICK RD | 3000 KENT AVE |
| 1050 | 790624200004000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1570 W STATE ST | 1281 WIN HENTSCHEL BLVD |
| 1051 | 790624200005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | MCCORMICK RD | 1281 WIN HENTSCHWL BLVD |
| 1053 | 790624200007000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1568 W STATE ST | 1281 WIN HENTSCHEL BLVD |
| 1054 | 790624200008000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1550 W STATE ST | 3000 KENT AVE |
| 1055 | 790624200009000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1400 W STATE ST | 3000 KENT AVE |

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|---|---|---|---|---|---|
| 1056 | 790624200010000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | SR26 W | PURDUE UNIVERSITY |
| 1057 | 790624200011000000.00 | PRF | PURDUE RESEARCH FOUNDATION | W SR26 | 3000 KENT AVE |
| 1058 | 790624200012000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | SR26 W | PURDUE UNIVERSITY |
| 1059 | 790624200013000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | SR26 E | PURDUE UNIVERSITY |
| 1060 | 790624200014000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | SR26 W | HOVDE HALL |
| 1061 | 790624200016000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | MCCORMICK RD | HOVDE HALL |
| 1062 | 790624200017000000.00 | Purdue | PURDUE UNIVERSITY | MCCORMICK RD | HOVDE HALL |
| 1063 | 790624200018000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | W STATE ST | PURDUE UNIVERSITY |
| 1064 | 790624200019000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1400 W STATE ST | 3000 KENT AVE |
| 1065 | 790624200020000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1574 W STATE ST | 1281 WIN HENTSCHEL BLVD |
| 1066 | 790624300001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1691 W STATE ST | 3000 KENT AVE |
| 1067 | 790624300002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1661 W STATE ST | 3000 KENT AVE |
| 1068 | 790624300003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1651 W STATE ST | 1281 WIN HENTSCHEL BLVD |
| 1069 | 790624300004000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1601 W STATE ST | 3000 KENT AVE |
| 1070 | 790624300005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1581 W STATE ST | 3000 KENT AVE |
| 1071 | 790624300006000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1571 W STATE ST | 3000 KENT AVE |
| 1072 | 790624300007000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1561 W STATE ST | 3000 KENT AVE |
| 1073 | 790624300008000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 514 DEXTER LN | 3000 KENT AVE |
| 1074 | 790624300009000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 540 DEXTER LN | 1281 WIN HENTSCHEL BLVD |
| 1075 | 790624300010000000.00 | PRF | PURDUE RESEARCH FOUNDATION | DEXTER LN | 1281 WIN HENTSCHEL BLVD |
| 1076 | 790624300011000000.00 | PRF | PURDUE RESEARCH FOUNDATION | DEXTER LN | 3000 KENT AVE |
| 1077 | 790624300012000000.00 | PRF | PURDUE RESEARCH FOUNDATION | DEXTER LANE | 3000 KENT AVE |
| 1078 | 790624300013000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 628 DEXTER LN | 3000 KENT AVE |
| 1079 | 790624300014000000.00 | PRF | PURDUE RESEARCH FOUNDATION | DEXTER LN | 1281 WIN HENTSCHEL BLVD |
| 1080 | 790624300015000000.00 | PRF | PURDUE RESEARCH FOUNDATION | ADDRESS | 1281 WIN HENTSCHEL BLVD |
| 1081 | 790624300016000000.00 | PRF | PURDUE RESEARCH FOUNDATION | DEXTER LN | 3000 KENT AVE |
| 1082 | 790624300017000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 618 DEXTER LN | 3000 KENT AVE |
| 1083 | 790624300018000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 642 DEXTER LN | 1281 WIN HENTSCHEL BLVD |
| 1084 | 790624300019000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1800 NEWMAN RD | 1281 WIN HENTSCHEL BLVD |
| 1085 | 790624300020000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 526 DEXTER LN | 3000 KENT AVE |
| 1087 | 790624400001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | SR 26 W (SEGMENT) | HOVDE HALL |
| 1088 | 790624400002000000.00 | Purdue | PURDUE UNIVERSITY | 90 W NIMITZ DR | HOVDE HALL |
| 1089 | 790624400003000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | 117 W MARSHALL DR | HOVDE HALL |
| 1093 | 790625100001000000.00 | Purdue | PURDUE UNIVERSITY | ADDRESS | HOVDE HALL |
| 1094 | 790625200001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | HOVDE HALL RM 310 |
| 1095 | 790625200002000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | S RIVER RD | RM 310 HOVDE HALL |
| 1096 | 790625200003000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | | HOVDE HALL |

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|---|---|---|---|---|---|
| 1097 | 790625200004000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | PURDUE UNIVERSITY |
| 1099 | 790625300001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | HOVDE HALL |
| 1100 | 790625300002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1101 | 790625300003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1818 S RIVER RD | 3000 KENT AVE |
| 1102 | 790625300004000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1550 S RIVER RD | 3000 KENT AVE |
| 1103 | 790625300005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1600 S RIVER RD | 3000 KENT AVE |
| 1104 | 790625300006000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | ADDRESS | HOVDE HALL |
| 1105 | 790625300007000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 2000 KENT AVE |
| 1108 | 790625400001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1109 | 790625400002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1110 | 790625400003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 1281 WIN HENTSCHEL BLVD |
| 1112 | 790625400005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 1281 WIN HENTSCHEL BLVD |
| 1113 | 790625400006000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1115 | 790625400008000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1230 S RIVER RD | 1281 WIN HENTSCHEL BLVD |
| 1116 | 790625400009000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1117 | 790625400010000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1124 | 790626100001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 731 S NEWMAN RD | 3000 KENT AVE |
| 1125 | 790626100002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | SHARON CHAPEL RD | 3000 KENT AVE |
| 1126 | 790626100003000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | SHARON CHAPEL RD | HOVDE HALL |
| 1127 | 790626100004000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | SHARON CHAPEL RD | PURDUE UNIVERSITY |
| 1128 | 790626100005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | SHARON CHAPEL RD | 3000 KENT AVE |
| 1129 | 790626100007000000.00 | PRF | PURDUE RESEARCH FOUNDATION | ADDRESS | 1281 WIN HENTSCHEL BLVD |
| 1130 | 790626100008000000.00 | PRF | PURDUE RESEARCH FOUNDATION | ADDRESS | 3000 KENT AVE |
| 1131 | 790626100009000000.00 | PRF | PURDUE RESEARCH FOUNDATION | ADDRESS | 3000 KENT AVE |
| 1132 | 790626100022000000.00 | PRF | PURDUE RESEARCH FOUNDATION | ADDRESS | 1281 WIN HENTSCHEL BLVD |
| 1133 | 790626100028000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 878 S NEWMAN RD | 3000 KENT AVE |
| 1134 | 790626200001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | SHARON CHAPEL RD | HOVDE HALL |
| 1135 | 790626200002000000.00 | Purdue | PURDUE UNIVERSITY | ADDRESS | HOVDE HALL |
| 1136 | 790626326005000000.00 | PRF | PURDUE RESEARCH FOUNDATION | SHARON CHAPEL RD | 3000 KENT AVE |
| 1137 | 790626400001000000.00 | Purdue | PURDUE UNIVERSITY | 2000 S RIVER RD | HOVDE HALL |
| 1183 | 790718301001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | CHERRY LN | 3000 KENT AVE |
| 1184 | 790718301002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | CHERRY LN | 3000 KENT AVE |
| 1185 | 790718326001000000.00 | Purdue | ROSS-ADE FOUNDATION | 850 BEERING DR | PURDUE UNIVERSITY |
| 1186 | 790718326002000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | CHERRY LN | PURDUE UNIVERSITY |
| 1187 | 790718351001000000.00 | PRF | PURDUE RESEARCH FOUNDATION | W STADIUM AVE | 3000 KENT AVE |
| 1188 | 790718351002000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | W STADIUM AVE | PURDUE UNIVERSITY |
| 1189 | 790718351003000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | TOWER DR | PURDUE UNIVERSITY |

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| 1193 | 790718376001000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | W STADIUM AVE | HOVDE HALL |
| 1194 | 790718376002000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | W STADIUM AVE | HOVDE HALL |
| 1195 | 790718376004000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | EVERGREEN ST | HOVDE HALL |
| 1196 | 790718377001000000.00 | Purdue | PURDUE UNIVERSITY | NORTHWESTERN AVE | PURDUE UNIVERSITY |
| 1197 | 790718377002000000.00 | Purdue | PURDUE UNIVERSITY THE TRUSTEES OF | NORTHWESTERN AVE | PURDUE UNIVERSITY |
| 1198 | 790718377003000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | 900 N UNIVERSITY ST | PURDUE UNIVERSITY |
| 1199 | 790719100001000000.00 | Purdue | PURDUE UNIVERSITY | W STADIUM AVE | PURDUE UNIVERSITY |
| 1200 | 790719100002000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | N INTRAMURAL DR | PURDUE UNIVERSITY |
| 1201 | 790719100003000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | W 3RD ST | PURDUE UNIVERSITY |
| 1202 | 790719100004000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | SR26 W | PURDUE UNIVERSITY |
| 1203 | 790719100005000000.00 | Purdue | PURDUE UNIVERSITY | W STADIUM AVE | HOVDE HALL |
| 1204 | 790719100006000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | INTRAMURAL DR | HOVDE HALL |
| 1205 | 790719251001000000.00 | Purdue | PURDUE UNIVERSITY | NORTHWESTERN AVE | PURDUE UNIVERSITY |
| 1206 | 790719251002000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | W STATE ST | HOVDE HALL |
| 1207 | 790719251003000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | NORTHWESTERN AVE | PURDUE UNIVERSITY |
| 1208 | 790719300001000000.00 | Purdue | PURDUE UNIVERSITY | SR26 W | PURDUE UNIVERSITY |
| 1209 | 790719300002000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES | S INTRAMURAL DR | PURDUE UNIVERSITY |
| 1210 | 790719400001000000.00 | Purdue | PURDUE UNIVERSITY | SR26 W | HOVDE HALL |
| 1211 | 790719452003000000.00 | Purdue | PURDUE UNIVERSITY | MARSTELLAR ST | PURDUE UNIVERSITY |
| 1214 | 790730100001000000.00 | Purdue | STATE OF INDIANA-IN TRST FOR TRST | 695 S RUSSELL ST | PURDUE UNIVERSITY |
| 1216 | 790730100003000000.00 | Purdue | STATE OF INDIANA-IN TRUST FOR TRST | S RIVER RD | PURDUE UNIVERSITY |
| 1217 | 790730100004000000.00 | Purdue | STATE OF INDIANA-IN TRUST FOR TRST | S RIVER RD | PURDUE UNIVERSITY |
| 1219 | 790730100006000000.00 | Purdue | PURDUE UNIVERSITY THE TRUSTEES OF | S RIVER RD | 247 HOVDE HALL |
| 1220 | 790730100008000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 1040 S RIVER RD | 3000 KENT AVE |
| 1221 | 790730100009000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 3000 KENT AVE |
| 1225 | 790730200001000000.00 | Purdue | STATE OF INDIANA-IN TRUST FOR TRST | S RIVER RD | PURDUE UNIVERSITY |
| 1227 | 790730200003000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 850 S RIVER RD | 1281 WIN HENTSCHEL BLVD |
| 1230 | 790730200006000000.00 | Purdue | PURDUE UNIVERSITY THE TRUSTEES OF | 772 S RIVER RD | 247 HOVDE HALL |
| 1232 | 790730200008000000.00 | Purdue | STATE OF INDIANA-IN TRUST FOR TRST | 530 S RIVER RD | PURDUE UNIVERSITY |
| 1233 | 790730200009000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 904 S RIVER RD | 3000 KENT AVE |
| 1234 | 790730200010000000.00 | PRF | PURDUE RESEARCH FOUNDATION | 844 S RIVER RD | 1281 WIN HENTSCHEL BLVD |
| 1239 | 790730200015000000.00 | Purdue | STATE OF INDIANA-IN TRUST FOR TRST | S RIVER RD | PURDUE UNIVERSITY |
| 1240 | 790730200016000000.00 | Purdue | PURDUE UNIVERSITY TRUSTEES OF | 301 AHLERS DR | 1030 HOVDE HALL ROOM 247 |
| 1241 | 790730200017000000.00 | Purdue | PURDUE UNIVERSITY TTEES | ADDRESS | PURDUE |
| 1270 | 790730300002000000.00 | PRF | PURDUE RESEARCH FOUNDATION | S RIVER RD | 1281 WIN HENTSCHEL BLVD |
| 1289 | 790719300005000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | | |
| 1290 | 790719300006000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | | |

| | | | | | |
|---|---|---|---|---|---|
| 1291 | 790624200021000000.00 | Purdue | TRUSTEES OF PURDUE UNIVERSITY | | |
| 2028 | 790623100001000000.00 | Purdue | PURDUE UNIVERSITY | 555 N SHARON CHAPEL RD | SHARON CHAPEL RD |

Exhibit "C"
Public Works

**The following excerpt applies to Purdue University (Purdue) properties and Purdue Research Foundation (PRF) properties leased by Purdue for its use:**

## Section 1-3-2 GEOGRAPHIC JURISDICTION AND EXCLUSION

(b) Nothing in this ordinance or in any rules, regulations or orders issued pursuant to this ordinance shall be deemed to restrict or regulate or to authorize any unit of government, legislative body, plan commission or board of zoning appeals now or hereafter established, to restrict or regulate the exercise of the power of eminent domain by the State of Indiana, or by any state agency, or by any body having the authority by statute to exercise the power of eminent domain, or the use of property owned or occupied by the State of Indiana or any state agency. "State agency" means and includes all boards, commissions, departments, and institutions, including Purdue University, IVY Tech State College and other state educational institutions of the State of Indiana created pursuant to legislative acts.

From this, it is understood that:

1. Purdue will continue to be exempt from all zoning requirements as well as all ordinances.
2. For Capital Projects on Purdue owned Property, Purdue will not be required to gain approval from the WL Board of Works, except those projects that directly impact City property, City utilities and/or public or shared streets. Purdue will provide courtesy notices of projects that indirectly impact City residents and/or traffic patterns.
3. Purdue will not be limited in its ability to regulate use on Purdue streets or drives. Purdue will not be required to gain approval from the City Traffic Engineer or the West Lafayette Traffic Commission for such projects, except those projects that directly impact City property and/or public or shared streets. Purdue will provide courtesy notices of projects that indirectly impact City residents and/or traffic patterns, and the City will reciprocate on projects that impact operations at Purdue.

**The following section applies to roadways within the City and Purdue campus area that jointly serve the City and University.**

1. The following generally applies to Right-of-Way or in locations where the Right-of-Way is not clear, the Apparent Right-of-Way as defined by the Joint Board for the purpose of serving the roadway facility.
2. The City is responsible to meet regulatory standards only.
3. Purdue is responsible for all supplemental enhancements, modifications or improvements to levels of service beyond regulatory standards.
4. Each entity will ensure the facilities, programs and services under their responsibility will provide appropriate accommodations and comply with the requirements of the Americans with Disabilities Act (ADA).

City Responsibilities include replacement and maintenance of the following:

a. Pavement
b. Curbs and Gutters (City will meet Purdue soil specifications for planting areas)
c. Medians / Islands (City will meet Purdue soil specifications for planting areas)
d. Sidewalks, 5'-0" of width
e. Guardrails
f. Trails (within Apparent Right-of-Way)
g. On-Street Parking
h. Snow Removal (street pavement only, per Exhibit 3 - Snow Removal Responsibility)
i. Regulatory Controls:
    i. Pavement Markings (crosswalks, mid-block crossings, centerlines, parking spaces, etc.)
    ii. Signs (yield, stop, etc. except Wayfinding signage)
    iii. Traffic Calming Devices (corner bulges, mid-block medians, narrower drive lanes, etc.)
    iv. Signals (traffic and pedestrian crossing)
    v. Fences (guardrails and barriers)
    vi. Bike Lanes (on-street or within apparent ROW)
    vii. Speed Limits
    viii. Street Lights (at intersections only)

PU Responsibilities include replacement and maintenance of the following:

a. Sidewalks (pro-rated to cover widths greater than the 5'-0" covered by the City)
b. Landscaping (Temporary parking lots used for university purposes are exempt from City landscape standards)
c. Fences (aesthetic upgrades to City guardrails or barrier)
d. Signage (Wayfinding signs to meet Purdue standards. Any additions or modifications to existing Purdue street signs will meet MUTCD standards.)
e. Trails (outside of Apparent Right-of-Way, except when covered under easement agreements)
f. Snow Removal (streets per Exhibit C3 - Snow Removal Responsibility; sidewalks and trails along Purdue Streets and Shared Streets)
g. Street Lights (between intersections and upgrades to City intersection street lights)

West Lafayette will provide a stormwater utility fee exemption to the fullest extent allowed under Indiana utility laws.

In order to justify the exemption, Purdue must agree to continue providing on-going management, operation and maintenance of its stormwater system as well as meet all other obligations under its Municipal Separate Storm Sewer Permit (MS4) with the Indiana Department of Environmental Management (IDEM).

The City of West Lafayette agrees that a sewer modeling study is needed to accurately determine the boundaries between the Purdue MS4 and the West Lafayette MS4 and the stormwater flows associated within and between each boundary.

This study will be funded proportionally based on drainage and/or service areas.

The results of this study can then be used for clarification and delineation of the on-going operations and maintenance as well as serve as the basis of participation for future capital investments by both entities.

After completion of the study, and at the City's request, the parties will revisit the stormwater fee exemption in the interest of reducing overall stormwater costs for both entities by economies of scale and redistribution of responsibilities.

Purdue's no-cost tap-in capacity allowances to the western interceptor sanitary sewer will be preserved unless Purdue development radically exceeds flow rates calculated when the interceptor sewer was sized and the agreement signed.

**The following items are additionally agreed upon between the City and Purdue.**

1. **Parking Lots** - Parking lots on Purdue property may be gravel or crushed stone surfaces.
2. **Public Art** - Public Art placed on Purdue property, including along shared streets, will abide by Purdue approval and artist selection processes.
3. **FAA Crane Permits** - FAA Crane Permits for Purdue projects will continue to be processed through Purdue staff.
4. **Building Permits and Inspections** – City Building permits and inspections will not be required for any Purdue or PRF buildings used for University purposes within the area roughly coinciding with historical Purdue campus boundaries, including any PRF-owned parcels located therein, but excluding any parcels located within the Campus Buffer Area (as defined in Section 5.B of the Agreement) (the "Primary Precinct"). Purdue and/or PRF will continue to provide inspections to serve the interests of the project owner.
5. **Grazing Animals** - Grazing animals for academic instruction and/or research will be permitted within the City.
6. **Utility Carts** – Fuel or electric powered utility carts for Purdue-related events will be permitted on Purdue property, Purdue Streets, Shared Streets and City Streets within the Primary Precinct and any Buffer Area contained within the Primary Precinct. Carts will be equipped with proper safety equipment including mirrors, head lights and brake lights.
7. **Smoking Policy** – Purdue's smoking policy will prevail over State/local laws/ordinances on Purdue property, including Purdue/PRF mixed-use developments)
8. **Firing Range** - Exterior County Training, Purdue Trap and Skeet Club and Archery Ranges will be permitted within City Limits.
9. **High Priority Projects** – The City agrees to work with the Area Planning Commission's Technical Transportation Committee to identify the following projects as "High-Priority" status for federal-aid funding in the Tippecanoe County Transportation Improvement Plan (TIP):

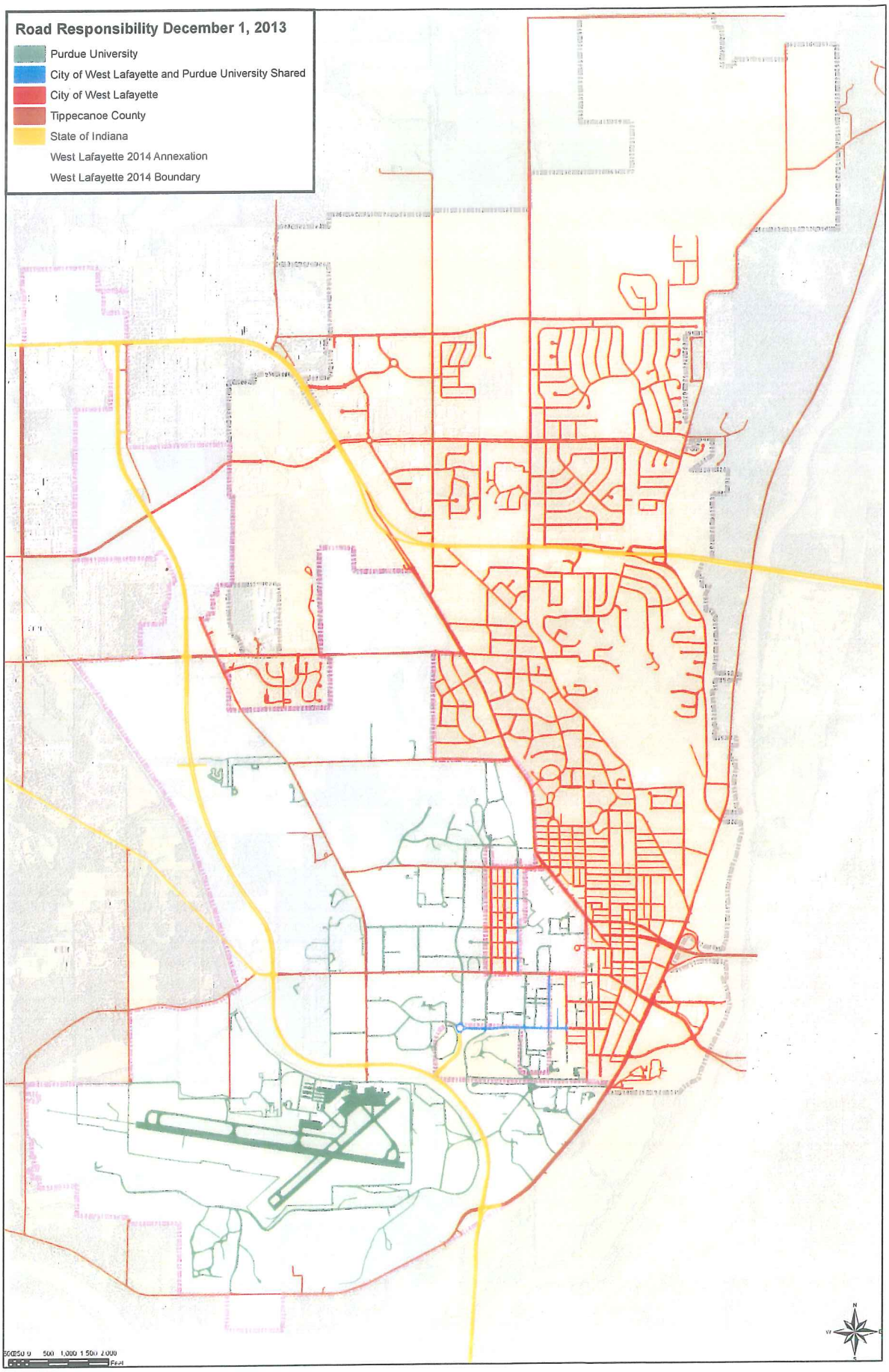
a. **Cherry Lane Extension** - between McCormick Road and US231.
b. **State Street Redevelopment** - between McCormick Road and US231.

10. **Tax Increment Finance (TIF) Districts** – Subject to approval by the West Lafayette Redevelopment Commission and the West Lafayette City Council, the City agrees to create two new TIF Districts within the annexed area; Northern TIF District and Southern TIF District. The Southern TIF will be along the southern segment of US231 and include the southern portion of Horticulture Park, the Purdue Airport, and other surrounding lands. The Northern TIF will be along the northern segment of US231 and include PRF/Purdue-owned lands north of Cherry Lane and west of US231. The TIF districts will provide economic development incentives for future Purdue and PRF projects as well as other public and private projects. The new TIF district should operate and function in the same fashion as the established TIF district in the Purdue Research Park. See Exhibit C5.
11. **Sidewalk Replacements** – The City is willing to continue investing in infrastructure projects near and around the Purdue campus including the replacement and rehabilitation of curbs and sidewalks in the areas listed below to provide safe access for students and faculty to campus, their residences and the City of West Lafayette.
    a. Russell Street
    b. Waldron Street
    c. University Street
    d. 1st Street
    e. 2nd Street
    f. 3rd Street
    g. 4th Street
    h. 5th Street
    i. 6th Street

A review board shall exist as defined in the Interlocal Agreement.

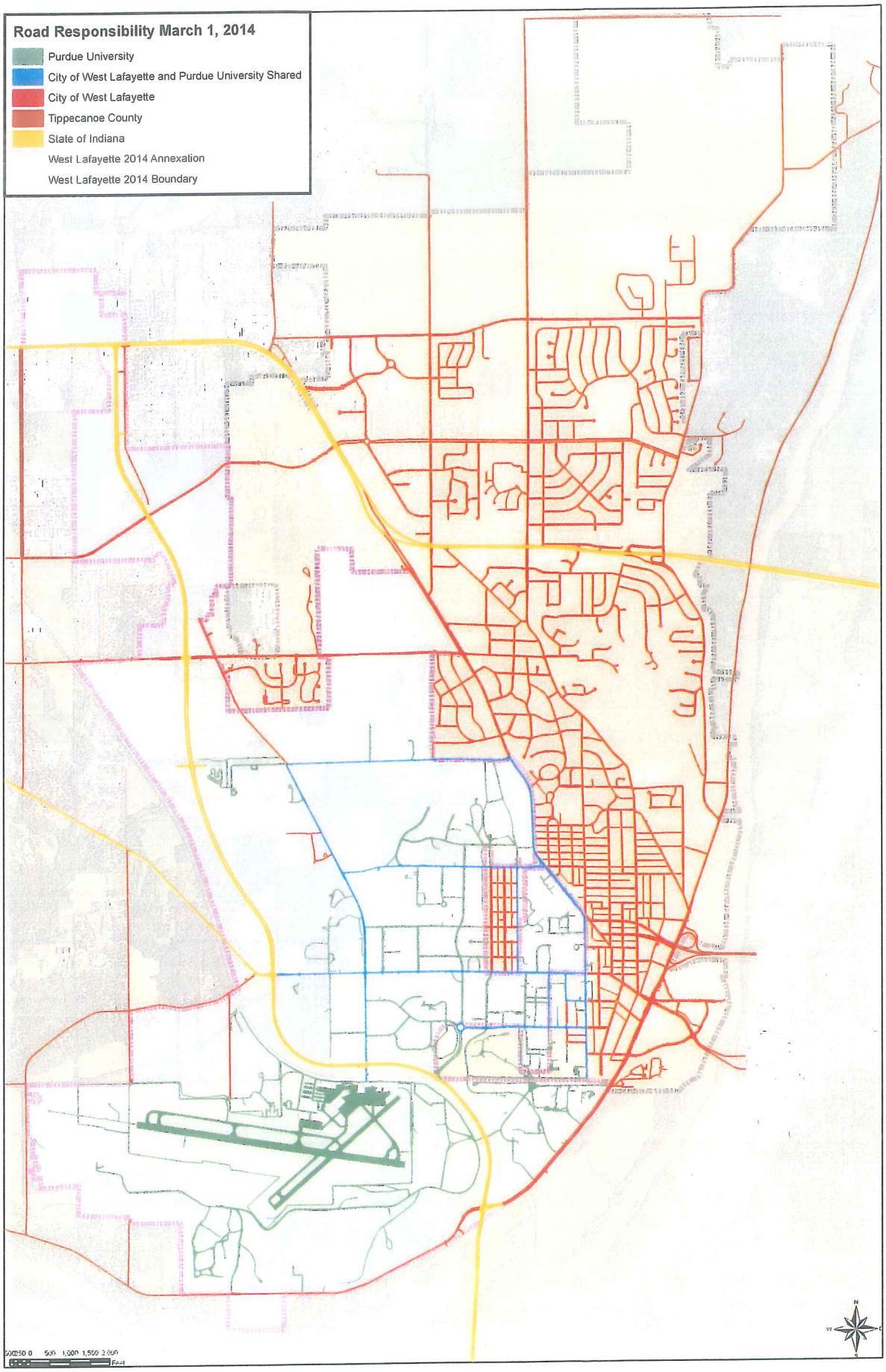
**The following exhibits are attached to this agreement. These exhibits may be modified in the future upon approval by the Review Board.**

Exhibit C1 – Existing Street Responsibility
Exhibit C2 – Post-Annexation Street Responsibility
Exhibit C3 – Snow Removal Responsibility
Exhibit C4 – Pre-Study Sewer Responsibility
Exhibit C5 – Proposed TIF Districts



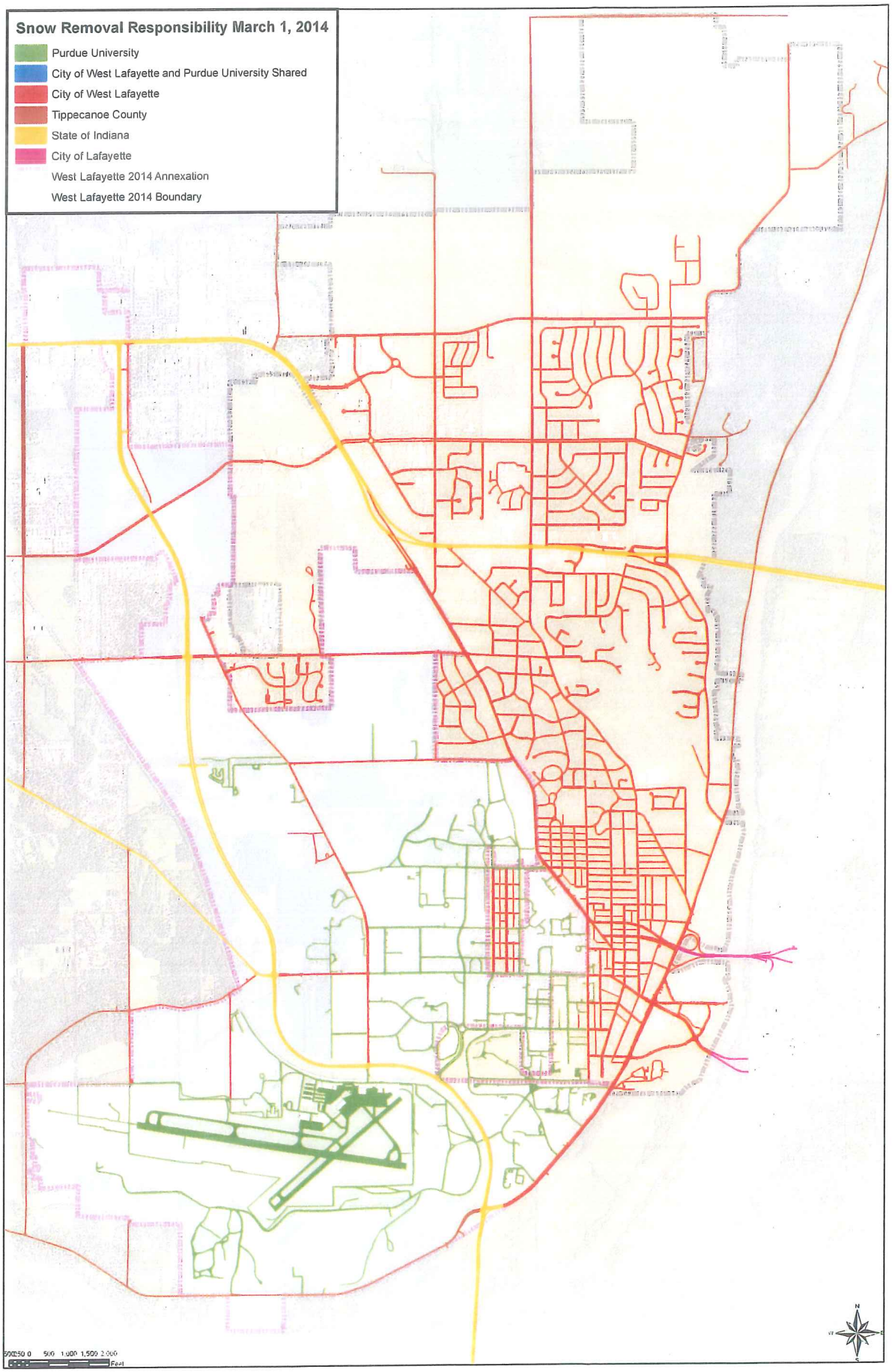

**Street Responsibility Map - December 1, 2013**

Exhibit C1



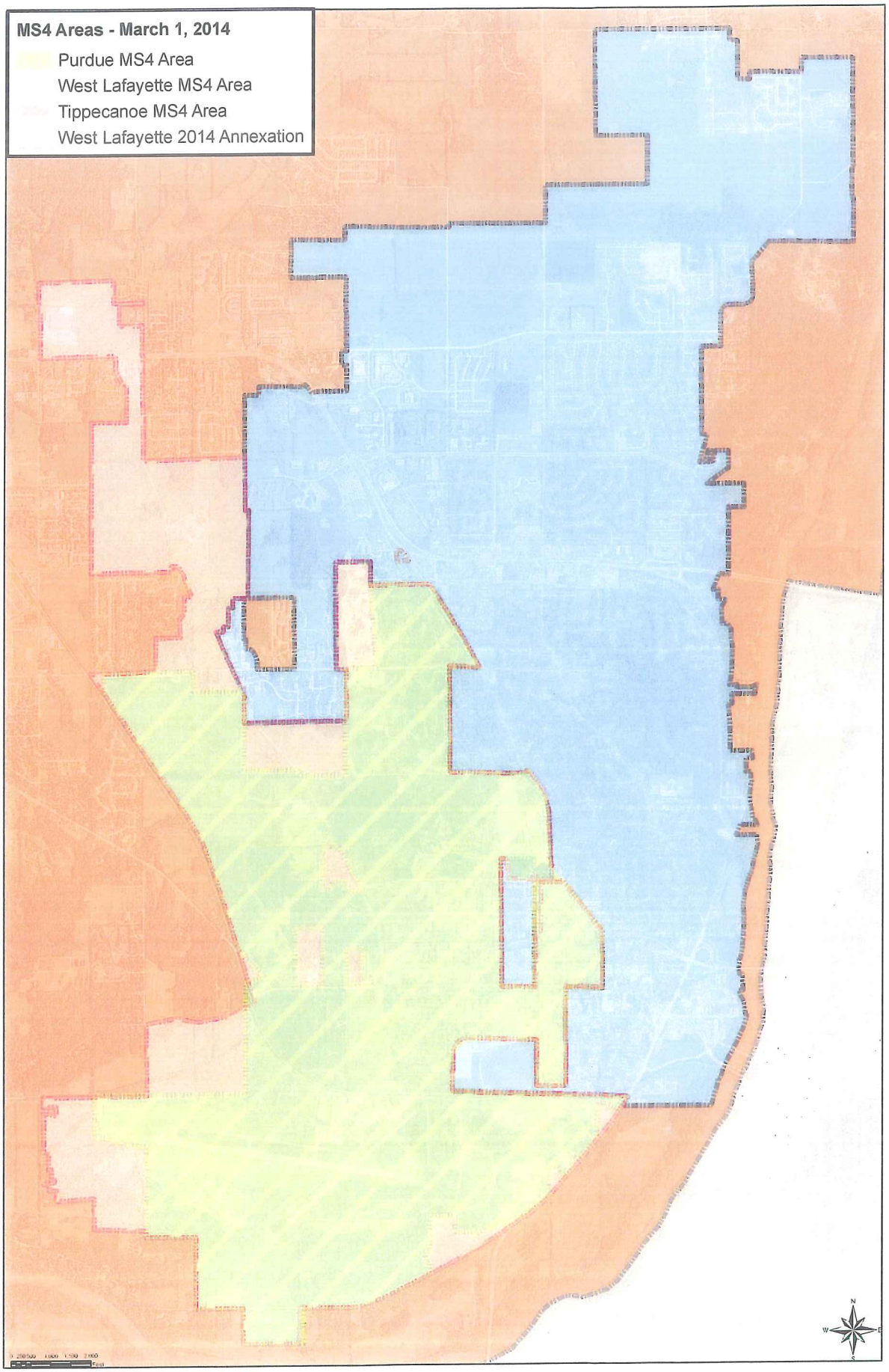

**Street Responsibility Map - March 1, 2014**

**Exhibit C2**




**Snow Removal Responsibility Map - March 1, 2014**

Exhibit C3




**MS4 Areas - March 1, 2014**

Exhibit C4

## West Lafayette Area Proposed TIF Districts

Exhibit C5

Exhibit "D"

Public Safety

# MEMORANDUM OF UNDERSTANDING – PUBLIC SAFETY APPENDIX

This Memorandum of Understanding is entered into by and between the City of West Lafayette, Indiana ("West Lafayette"), and Purdue University, a public university with its main campus in West Lafayette, Indiana ("Purdue").

WHEREAS, West Lafayette and Purdue have a longstanding practice of cooperating together, including in connection with the operation of their police and fire departments, to create an environment that is beneficial to their mutual interests and to the safety and security of their citizens and residents; and

WHEREAS, although the area known as the Island South (as defined below) is located in and is surrounded by the Purdue campus, through annexation the West Lafayette Police Department and the West Lafayette Fire Department have obtained primary jurisdiction for providing police and fire protection services in that area via the memorandum of understanding of which this appendix is made a part; and

WHEREAS, many of the properties and/or facilities located in the Island are owned or occupied by Purdue, Purdue Research Foundation, or organizations affiliated with Purdue; and

WHEREAS, Purdue police and fire departments are already the primary responders for several properties/areas in the Island South; and

WHEREAS, the Purdue Fire Department will provide advanced life support ambulance services currently being provided by the Tippecanoe Emergency Ambulance Services within the Island South, and areas identified in sections 4, 5 & 6; and

WHEREAS, Purdue's police and fire stations are closer than their West Lafayette counterparts to the Island South, enabling Purdue police officers and fire fighters to respond more quickly in the Island South; and

WHEREAS, IC 20-12-3.5-2(b) authorizes Purdue police officers to exercise their statutory powers and IC 21-39-7-4 provides Purdue Fire with the authority to respond to locations adjacent to the campus, including on real estate owned or occupied by Purdue, including the street passing through and adjacent thereto, and to establish responsibility in other areas by agreement with the chief of police of the municipality where the campus is located; and

WHEREAS, both Purdue and West Lafayette have determined that public safety and overall efficiency would be improved for their mutual benefit if Purdue assumes primary jurisdiction for providing Purdue police and Purdue fire and EMS services in the Island South;

NOW THEREFORE, the parties agree as follows:

1 Purdue University Police and Fire Departments will maintain the current jurisdictional area of police and fire and EMS coverage, and operational responsibility for Purdue facilities. This will include future Purdue owned academic, university and athletic facilities within the response area.

2. The "Island South" means (i) the US 231 corridor from State Street south to South River Road, (ii) South River Road west to the east property line of the property at 1910 South River Road on the south side of the roadway, (iii) south along the east property line of the property at 1910 South River Road, then west along the south property line of the property, then north along the west property line of the property to South River Road, (iv) South River Road west to the east property line of the property at 2180 South River Road, (v) north along the east property line of the property at 2180 South River Road and continuing north to the Purdue Gravel Pit border north of 1195 Sharon Chapel Road, (vi) west and north along the Purdue Gravel Pit border to the east property line for the property at 1003 South Newman Road, (vii) north along the east property line of 1003 South Newman Road, then continuing north along the west property line for the Purdue Gravel Pit/Purdue Airport Property to the northeast corner of the property at 811 South Newman Road, (viii) west along the north property line of 811 South Newman Road to South Newman Road, (ix) north on South Newman Road to the south property line for 51 South Newman Road, (x) east along the south property line for 51 South Newman Road, then north along the east property line, then west along the north property line to South Newman Road, (xi) north on South Newman Road to the intersection of South Newman Road and Division Road, (xii) east from the intersection of South Newman Road and Division Road along the property line for the Purdue Gravel Pit/Purdue Airport Property to North Sharon Chapel Road, (xiii) north along North Sharon Chapel Road to Newman Road, (xiv) east on Newman Road to State Road 26 West, (xv) east on State Road 26 West to the west edge of the US 231 corridor.

3. On a date to be determined, (i) Purdue Police and Purdue Fire and EMS shall assume primary responsibility and jurisdiction in the Island South to include the intersection of State Street and the new US 231, (ii) the West Lafayette Police Department and West Lafayette Fire Department shall maintain primary responsibility and jurisdiction for providing police and fire service at the intersection of South River Road and US 231, and on South River Road from the intersection of South River Road and US 231 east and north to Ahlers Drive (to include the intersection of Ahlers Drive and South River Road).

4. On a date to be determined, Purdue Police and Purdue Fire and EMS shall assume primary responsibility and jurisdiction on the McCormick Road corridor from State Street north to Stadium Avenue, to include the intersections of State Street and Stadium Avenue.

5. On a date to be determined, Purdue Police and Purdue Fire and EMS will respond to calls for service on the US 231 corridor from State Street north to Cherry Lane in conjunction

with the West Lafayette Police Department, with the West Lafayette Police Department retaining the primary responsibility for investigations, West Lafayette Fire Department will retain primary responsibility for command in this area and each party will report as required by law.

6. On a date to be determined, Purdue Police and Purdue Fire and EMS will respond to calls for service on the McCormick Road corridor from Stadium Avenue north to Cherry Lane, to include Sugar Hill subdivision, in conjunction with the West Lafayette Police Department, with the West Lafayette Police Department retaining the primary responsibility for investigations, West Lafayette Fire Department will retain primary responsibility for command.

7. This Memorandum of Understanding supplements the Mutual Aid Agreement. Both will remain in force until terminated in writing by either party.

City of West Lafayette

By: _____
John Dennis, Mayor

Date: 3/11/2014

By: _____
Jason Dombkowski, Chief of Police

Date: 3/11/2014

By: _____
Timothy Heath, Fire Chief

Date: 3-12-2014

Purdue University

By: _____
Al V. Diaz, Executive Vice President and Treasurer

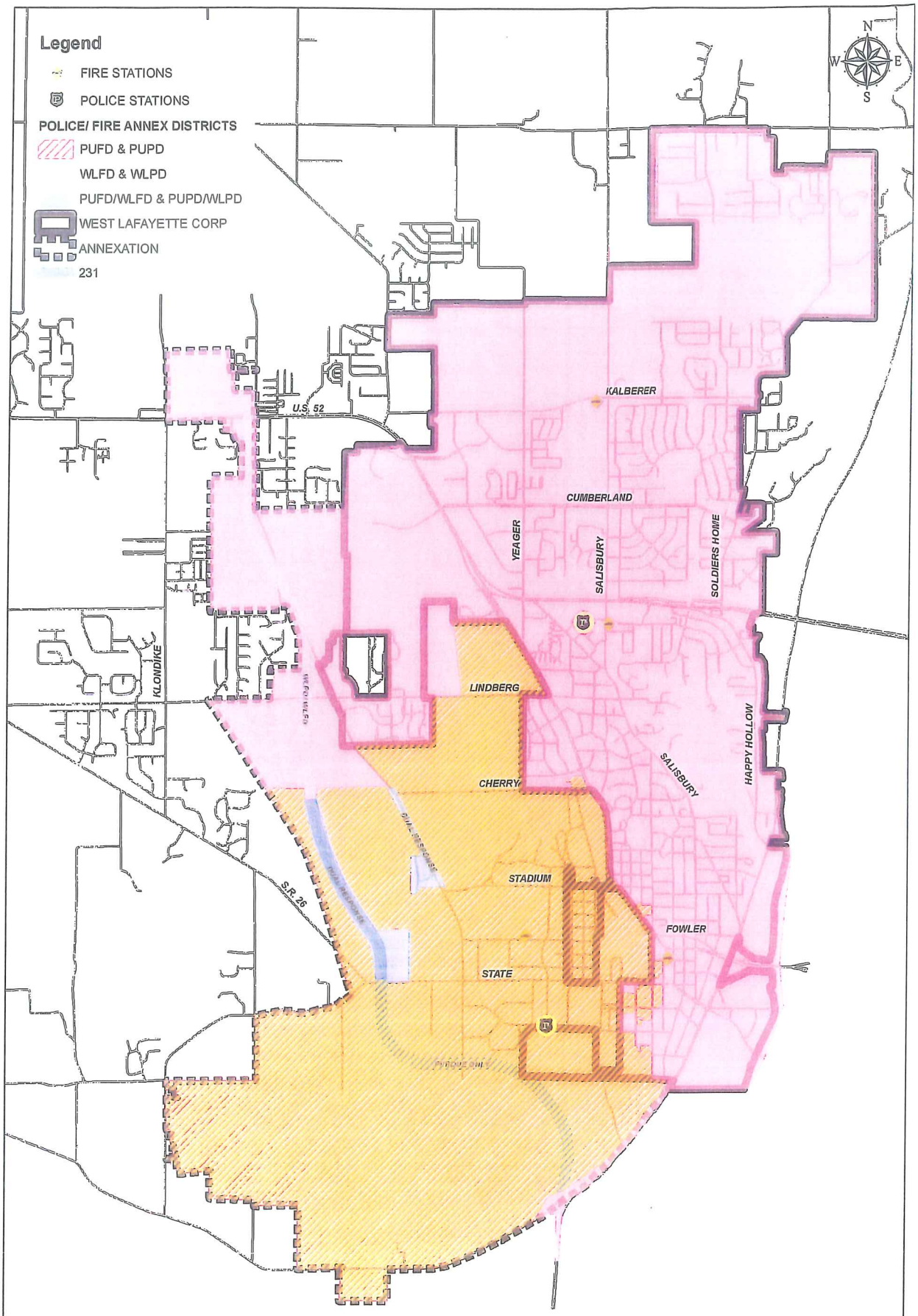
Date: 2/19/14

By: _____
John Cox, Chief of Police

Date: 02/24/2014

By: _____
Kevin Ply, Fire Chief

Date: 2/21/14




WEST LAFAYETTE & PURDUE
FIRE & POLICE DISTRICTS