

RESOLUTION NO. RC 2016-6

**A RESOLUTION OF THE WEST LAFAYETTE REDEVELOPMENT COMMISSION
TO TRANSFER REAL PROPERTY TO THE INTERLOCAL COOPERATION BOARD OF
THE CITY OF WEST LAFAYETTE, INDIANA AND THE TRUSTEES OF PURDUE
UNIVERSITY**

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Commission"), governing body of the City of West Lafayette Department of Redevelopment (the "Department") and the Redevelopment District of the City of West Lafayette, Indiana (the "Redevelopment District"), exists and operates under the provisions of IC 36-7-14, as amended from time to time; and

WHEREAS, the Commission proposes to transfer certain real property (the "Real Property") to the Interlocal Cooperation Board Of the City of West Lafayette, Indiana and the Trustees of Purdue University ("Joint Board"), which property is located in the Levee/Village Economic Development Area ("Area") described in Exhibits A and B hereto pursuant to the provisions of IC 36-7-14-22, as amended; and

WHEREAS, the Joint Board is a public body; and

WHEREAS, IC 36-7-14-22(a) provides that the provisions concerning publication and bidding procedures do not apply to dispositions of real property to other public agencies for public purposes; and

WHEREAS, the Real Property being transferred is being used for public purposes and will further the economic development purposes of the Area, specifically for the construction of the project known as the State Street Redevelopment Project (the "Project"); and

WHEREAS, the Commission has previously entered into a sublease (the "Sublease") with the West Lafayette Community Development Corporation (the "CDC") for the financing of the Project (the "Financing"), and the CDC will also enter into a lease (the "Lease") with the Joint Board for the identical property under the Sublease; and

WHEREAS, it is anticipated that at the conclusion of the Financing, the Commission will be the owner of the property under the sublease (the "Sublease Property"), which Sublease Property consists of the Real Property and other property to be conveyed by the City to the Joint Board; and

WHEREAS, the exchange of the Sublease Property from the Joint Board to the Commission under the lease is an exchange of property under IC 36-1-11-8, which can be made between two governmental entities upon terms and conditions agreed upon by the entities as evidenced by the adoption of substantially identical resolutions by each such entity; and

WHEREAS, the Commission desires to agree to the exchange of the Sublease Property with the Joint Board under the Lease and the Sublease.

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

1. The Commission hereby finds and determines that the transfer of the Real Property will further the economic development purposes of the Area.

2. The President of the Commission is hereby authorized and directed to sign a conveyance document of the Real Property to the Joint Board.

3. The Commission hereby agrees to accept the transfer of the Sublease Property from the Joint Board upon the terms as outlined in the Sublease.

4. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the City of West Lafayette Redevelopment Commission held on the 10th day of March, 2016.

CITY OF WEST LAFAYETTE, INDIANA
REDEVELOPMENT COMMISSION

Lawrence T. Oates, President

ATTEST:

Stephen B. Curtis, Secretary

EXHIBIT "A"

Project: Re-State

Sheet 1 of 2

Tax ID: 79-07-20-377-005.000-026

A part of Outlot B in the Amended Final Plat of Wabash Landing, Phase One, Part One, in the City of West Lafayette, Indiana, the plat of which is recorded in Instrument Number 03046032, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Beginning at the southwest corner of said outlot; thence North 15 degrees 03 minutes 12 seconds East 65.90 feet along the western line of said outlot to a northwest corner of said outlot, said northwest corner also being the southwest corner of Lot 1A in said Amended Final Plat of Wabash Landing, Phase One Part One; the following thirteen (13) courses are along northeastern lines of said Outlot B, said northeastern lines also being the southwestern lines of said Lot 1A; (1) thence South 75 degrees 22 minutes 49 seconds East 72.00 feet; (2) thence South 14 degrees 37 minutes 11 seconds West 5.00 feet; (3) thence South 75 degrees 22 minutes 49 seconds East 56.27 feet; (4) thence South 55 degrees 25 minutes 22 seconds East 107.08 feet; (5) thence South 14 degrees 37 minutes 11 seconds West 5.96 feet; (6) thence South 75 degrees 22 minutes 49 seconds East 11.27 feet; (7) thence South 14 degrees 37 minutes 11 seconds West 9.39 feet; (8) thence South 75 degrees 22 minutes 49 seconds East 28.07 feet; (9) thence South 14 degrees 37 minutes 11 seconds West 20.42 feet; (10) thence South 75 degrees 22 minutes 49 seconds East 32.86 feet; (11) thence South 30 degrees 22 minutes 49 seconds East 142.13 feet; (12) thence South 25 degrees 14 minutes 23 seconds West 16.18 feet; (13) thence South 64 degrees 45 minutes 37 seconds East 31.95 feet to a northwest corner of said Outlot B, said northwest corner also being the southeast corner of said Lot 1A; thence South 67 degrees 50 minutes 32 seconds East 95.38 feet to a northwest corner of said Outlot B, said northwest corner also being the southwest corner of Lot 1G in said Amended Final Plat of Wabash Landing, Phase One, Part One; thence South 64 degrees 24 minutes 41 seconds East 91.93 feet along a northeastern line of said Outlot B, said northeastern line also being the southwestern line of said Lot 1G to a northwest corner of said Outlot B, said northwest corner also being the southeast corner of said Lot 1G; thence North 25 degrees 35 minutes 19 seconds East 9.56 feet along a northwestern line of said Outlot B, said northwestern line also being the southeastern line of said Lot 1G; thence South 61 degrees 52 minutes 05 seconds East 38.73 feet to the southeastern line of said Outlot B; thence South 29 degrees 53 minutes 01 second West 44.15 feet along said southeastern line;

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Project: Re-State

Sheet 2 of 2

Tax ID: 79-07-20-377-005.000-026

thence South 25 degrees 35 minutes 40 seconds West 26.11 feet along said southeastern line; thence along said southeastern line Southwesterly 173.35 feet along an arc to the right having a radius of 274.00 feet and subtended by a long chord having a bearing of South 43 degrees 43 minutes 10 seconds West and a length of 170.48 feet; thence South 61 degrees 50 minutes 40 seconds West 17.97 feet along said southeastern line to the, southeast corner of said Outlot B; thence North 28 degrees 09 minutes 20 seconds West 333.50 feet along the southwestern line of said Outlot B; thence along said southwestern line Northwesterly 270.38 feet along an arc to the left having a radius of 440.67 feet and subtended by a long chord having a bearing of North 45 degrees 43 minutes 58 seconds West and a length of 266.16 feet; thence North 64 degrees 25 minutes 33 seconds West 85.89 feet along said southeastern line to the point of beginning and containing 1.874 acres, more or less.

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Sheet 1 of 2

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0 50' 100'



SCALE: 1"=100'

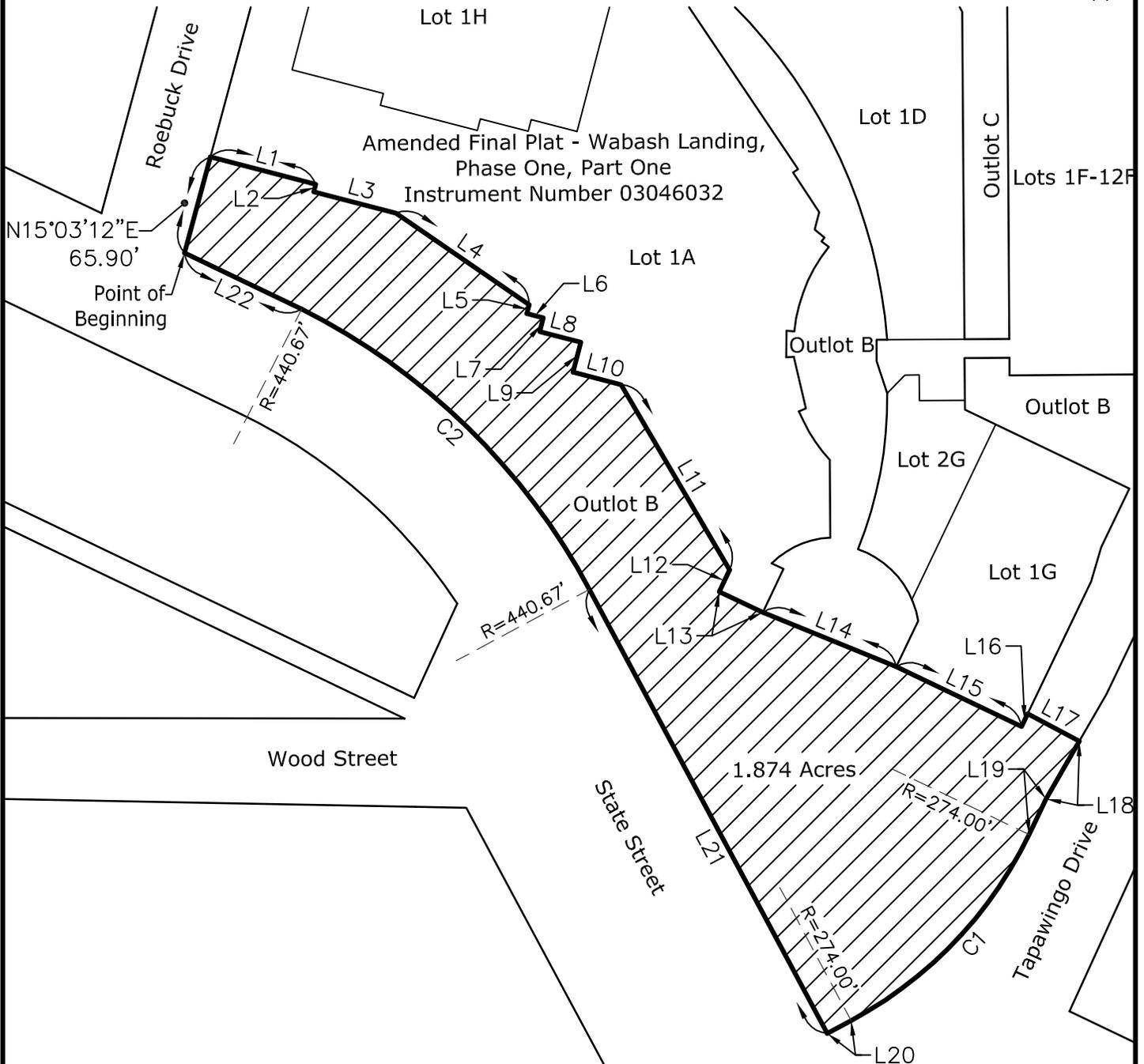
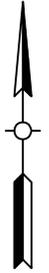


Exhibit "B"

AMERICAN
STRUCTUREPOINT
 INC.

7260 SHADELAND STATION
 INDIANAPOLIS, IN 46256-3957
 TEL 317.547.5580 FAX 317.543.0270
 www.structurepoint.com

DATE: March 7, 2016

SHEET NO.

DRAWN BY: JLS

1

of

2

JOB NO. 2015.00319

Line Table		
Line	Bearing	Distance
L1	S75°22'49"E	72.00'
L2	S14°37'11"W	5.00'
L3	S75°22'49"E	56.27'
L4	S55°25'22"E	107.08'
L5	S14°37'11"W	5.96'
L6	S75°22'49"E	11.27'
L7	S14°37'11"W	9.39'
L8	S75°22'49"E	28.07'
L9	S14°37'11"W	20.42'
L10	S75°22'49"E	32.86'
L11	S30°22'49"E	142.13'

Line Table		
Line	Bearing	Distance
L12	S25°14'23"W	16.18'
L13	S64°45'37"E	31.95'
L14	S67°50'32"E	95.38'
L15	S64°24'41"E	91.93'
L16	N25°35'19"E	9.55'
L17	S61°52'05"E	38.73'
L18	S29°53'01"W	44.15'
L19	S25°35'40"W	26.11'
L20	S61°50'40"W	17.97'
L21	N28°09'20"W	333.50'
L22	N64°25'33"W	85.89'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	173.35'	274.00'	N43°43'10"E	170.48'
C2	270.38'	440.67'	N45°43'57"W	266.15'

Exhibit "B"

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2
of
2