Submitted by Department of Development

RESOLUTION NO. 09-16

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH THE AMENDMENT OF A DECLARATORY RESOLUTION AND THE PLAN FOR THE 231 PURDUE ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of West Lafayette Redevelopment Commission has, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted its Declaratory Resolution RC 2016-9 on April 20, 2016 (the "Declaratory Resolution"), modifying the area known as the "West Lafayette 231 Purdue Economic Development Area" (the "231 Purdue Economic Development Area"), specifically by expanding the 231 Purdue Economic Development Area to include the area depicted in Exhibit A as attached to the Declaratory Resolution; and

WHEREAS, the Declaratory Resolution modified the 231 Purdue Economic Development Plan for the 231 Purdue Economic Development Area (the "Plan"); and

WHEREAS, the Area Plan Commission for Tippecanoe County, on April 20, 2016, approved and adopted its Resolution No. 2016-03 (the "Plan Commission Order"), determining that the Declaratory Resolution and the Plan conform to the plan of development for the City of West Lafayette, Indiana (the "City") and approving the Declaratory Resolution and the Plan.

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 and the Plan conform to the plan of development for the City, and approves in all respects, the Declaratory Resolution, the Plan, 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.

The jurat for this document was not printed on discussion copies, in order to save paper and copying resources.
If you have questions about this, please contact the Office of the Clerk at clerk@westlafayette.in.gov.
Thank you.

RESOLUTION NO. RC 2016-9

RESOLUTION OF THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WEST LAFAYETTE 231 PURDUE 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 West Lafayette 231 Purdue Economic Development Area (the "231 Purdue Economic Development Area") as an economic development area pursuant to the Act, and approving an Economic Development Plan for the 231 Purdue Economic Development Area (as previously adopted and amended, the "Plan"); and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of "economic development areas" and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolution and the Plan by making certain modifications to the 231 Purdue Economic Development Area, specifically by expanding the 231 Purdue Economic Development Area (the "Expanded Area") to include the area depicted in Exhibit A attached hereto (the "Amendment"); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the 231 Purdue Economic Development Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, or redevelopment of the 231 Purdue Economic Development Area, and the parts of the 231 Purdue Economic Development Area that are to be devoted to public ways, sewerage and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared a list of the parcels of property located in the 231 Purdue Economic Development Area, as hereby expanded, and the owners thereof; and

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

WHEREAS, Section 39 of the Act has been created and amended to permit 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; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan.

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 Expanded Area is hereby added to the 231 Purdue Economic Development Area and made a part of the 231 Purdue Economic Development Area.

2. The Expanded Area is hereby designated as an allocation area and an addition to the existing 231 Purdue Allocation Area pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. 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 said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39 of the Act, 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 said Section 39 of the Act, 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 said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, 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 for the Expanded Area in the 231 Purdue Allocation Area will be January 1, 2016.

3. The Plan, as hereby amended, is hereby adopted as the economic development plan for the 231 Purdue Economic Development Area.

4. The Commission hereby specifically finds and determines, based on its review of the proposed Expanded Area, and its reasonable expectations relating to expected growth of assessed value in the Expanded Area, that the adoption of the allocation provision with respect to the Expanded Area will result in new property taxes in the Expanded Area that would not have been generated but for the adoption of the allocation provision.

5. The Commission also directs the Redevelopment Commission President or his representative to prepare or cause to be prepared statements disclosing the tax impact of the Expanded Area in the 231 Purdue Allocation Area. A copy of these statements shall be filed with each such taxing unit with a copy of the notice required under Section 18 of the Act at least ten (10) days before the date of the public hearing described in Section 10 of this Resolution.

6. 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 creation of the Expanded Area in the 231 Purdue Allocation Area.

7. The Commission hereby finds that it will be of public utility and benefit to adopt the Amendment, and that the public health and welfare will be benefited by the Amendment. The Commission further finds and determines that the Amendment is reasonable and appropriate when considered in relation to the Plan and the purposes of the Act, and that the Plan, with the Amendment, conforms to the comprehensive plan for the City of West Lafayette, Indiana (the "City"). The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution with respect to the 231 Purdue Economic Development Area.

8. The Amendment is hereby approved in all respects. The Plan, as amended by the Amendment, is hereby confirmed in all respects.

9. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

10. 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.

Adopted this 20th day of April, 2016.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

BY: _____
Lawrence T. Oates, President

ATTEST: _____
Stephen B. Curtis, Secretary

EXHIBIT A

(MAP ATTACHED OF EXPANDED AREA)

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT REAL ESTATE

Land Description

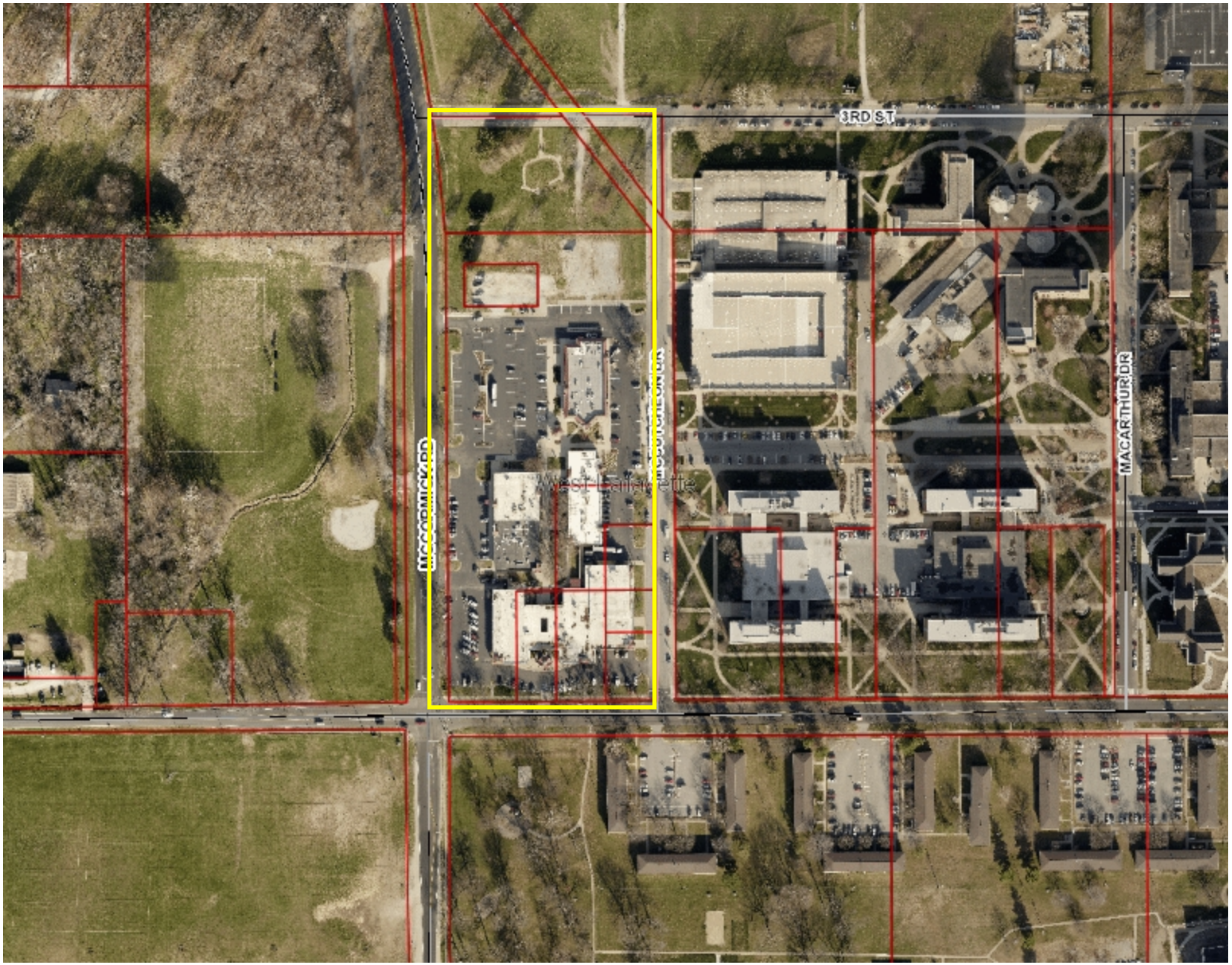
A part of the Northeast Quarter of Section 24, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more completely described as follows:

Commencing at the Southeast Corner said quarter section; thence North 90 degrees 00 minutes 00 seconds West (bearings based upon a survey for the Purdue Student Service Center dated October 4, 1966 by Rex M. Bowman) along the south line of said quarter section a distance of 1287.20 feet to the extended centerline of McCutcheon Drive (formerly known as McCormick Road); thence North 00 degrees 00 minutes 00 seconds East along said extended centerline of McCutcheon Drive a distance of 35.00 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East along said centerline of McCutcheon Drive a distance of 1098.80 feet to the centerline of Third Street; thence North 90 degrees 00 minutes 00 seconds West along said centerline of Third Street a distance of 406.39 feet to the east right-of-way line of State Road 526 as depicted on Right-of-Way plans for State Highway Project No. ST-248 "A" dated 1965; thence along said right-of-way line of State Road 526 the following three courses: 1) thence South 03 degrees 13 minutes 40 seconds East a distance of 131.63 feet; 2) thence in a southerly direction with a non-tangent curve turning to the right (said curve having a radius of 2331.83 feet, a chord length of 144.46 feet and a chord bearing of South 01 degrees 45 minutes 30 seconds East), an arc distance of 144.48 feet; 3) thence South 00 degrees 01 minute 00 seconds West a distance of 822.99 feet to the north right-of-way line of State Road 26; thence North 90 degrees 00 minutes 00 seconds East along said right-of-way line a distance of 394.79 feet to the centerline of McCutcheon Drive and the point of beginning; containing 9.98 acres, more or less.

This land description and exhibit are based, in part, on a plat of survey prepared by Rex M. Bowman, L.S. # 6814 on October 4, 1966, as well as deed geometry and other unrecorded plats and surveys. No survey work was performed as a part of the preparation of this land description.

This exhibit and land description are not intended to be represented as a retracement or original boundary survey, a route survey, or a surveyor location report.

Tippecanoe County GIS



Legend

Municipalities

- Battle Ground
- Clarks Hill
- Dayton
- Lafayette
- Otterbein
- Shadeland
- West Lafayette

County Boundary

Interstates, Highways, and Maj

- Interstate
- US Hwy
- State Hwy
- Major Local Road

Local Roads

Parcels

1: 3,340

3/30/2016 3:23:04 PM

The Board of commissioners of Tippecanoe County, State of Indiana, disclaim any responsibility for the accuracy or correctness of the data, even though the data has been tested for accuracy and is being used for various Geographic Information System (GIS) activities. THE FOREGOING WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OR MERCHANABILITY, FITNESS FOR PARTICULAR PURPOSE AND/OR ANY OTHER TYPE WHETHER EXPRESSED OR IMPLIED. In no event shall the Tippecanoe County Commissioners or Tippecanoe County become liable to users of the data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using the data, users further agree to indemnify, defend, and hold harmless the Tippecanoe County Commissioners and Tippecanoe County for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Tippecanoe County GIS Site Parcel Report

79-06-24-200-003.000-029
134074000071

Assessment Information March 1,2014

Assessed Value Land	$3,400
Assessed Value Improvements	$0
Total Value	$3,400
Neighborhood	5541
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	MCCORMICK RD
Site City	City
Mail Address	3000 KENT AVE
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906-1384
Short Legal	PT NE SEC 24 TWP 23 R5 8.83 A

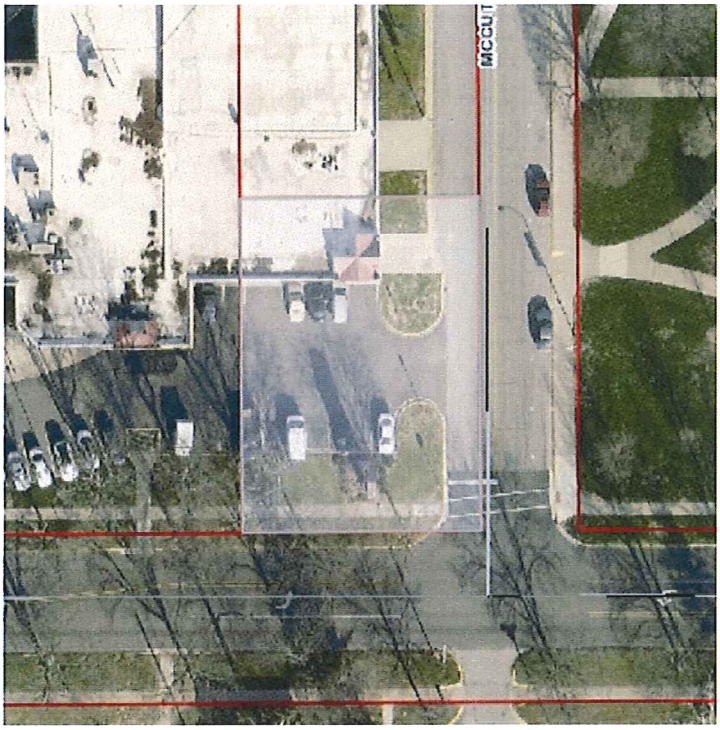
Auditor Deductions

This report includes user generated static output from the Tippecanoe County GIS site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Assessment values may not be accurate or current based on any successful appeals. Assessment area values include primary structures only. Detached garages and auxiliary structures are not included.

3/30/2016 11:22:02 AM

Tippecanoe County GIS Site Parcel Report

79-06-24-200-009.000-029
134074000159



Assessment Information March 1,2014

Assessed Value Land	$0
Assessed Value Improvements	$4,954,600
Total Value	$4,954,600
Neighborhood	13001
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

Auditor Deductions

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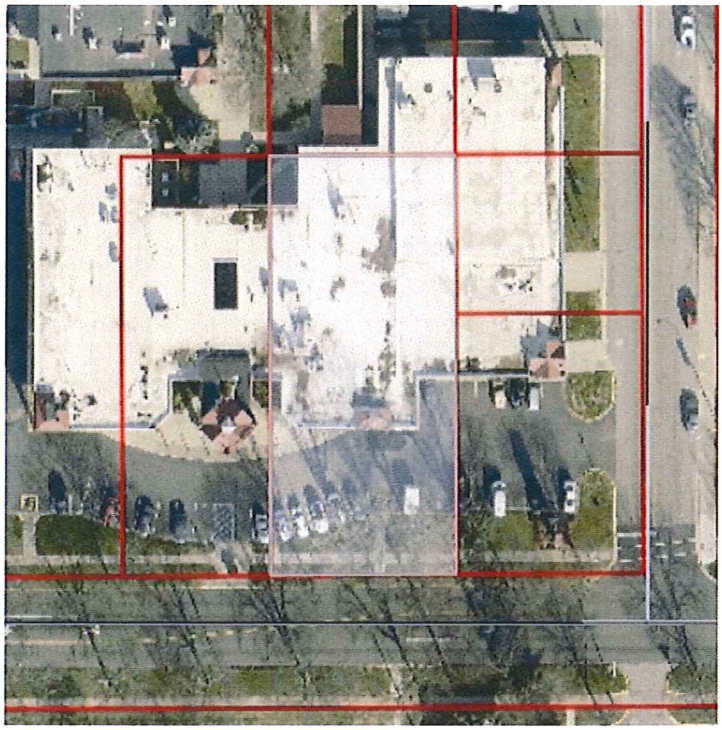
134074000159



Assessment Information March 1,2014

Assessed Value Land	$0
Assessed Value Improvements	$4,954,600
Total Value	$4,954,600
Neighborhood	13001
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

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Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

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134074000159

Assessment Information March 1,2014

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Assessed Value Improvements	$4,954,600
Total Value	$4,954,600
Neighborhood	13001
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

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Tippecanoe County GIS Site Parcel Report

79-06-24-200-009.000-029
134074000159

Assessment Information March 1,2014

Assessed Value Land	$0
Assessed Value Improvements	$4,954,600
Total Value	$4,954,600
Neighborhood	13001
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

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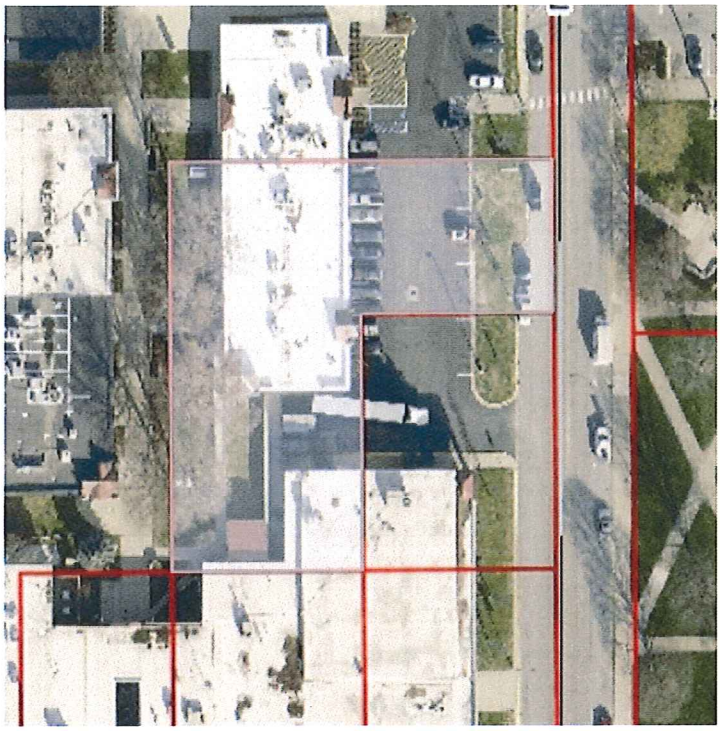

Assessment Information March 1,2014

Assessed Value Land	$0
Assessed Value Improvements	$4,954,600
Total Value	$4,954,600
Neighborhood	13001
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

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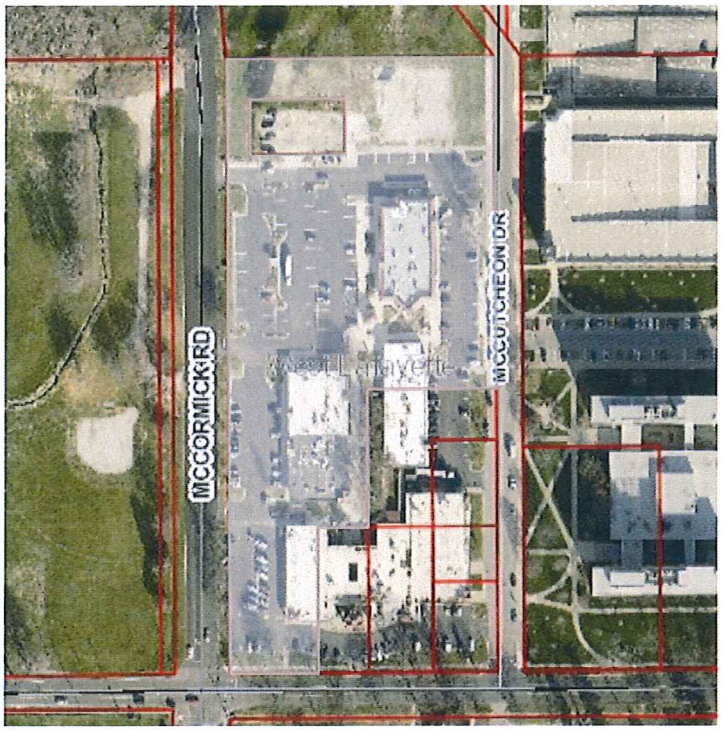

Assessment Information March 1,2014

Assessed Value Land	$0
Assessed Value Improvements	$4,954,600
Total Value	$4,954,600
Neighborhood	13001
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	PT NE SEC 24 TWP 23 R 5

Auditor Deductions

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3/30/2016 11:22:02 AM

Tippecanoe County GIS Site Parcel Report

79-06-24-200-019.000-029
134074000742

Assessment Information March 1,2014

Assessed Value Land	$0
Assessed Value Improvements	$0
Total Value	$0
Neighborhood	10000
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	1400 W STATE ST
Site City	City
Mail Address	3000 KENT AVE
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906-1384
Short Legal	PT NE SEC 24 TWP 23 R5 .165 A

Auditor Deductions

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3/30/2016 11:22:02 AM

Tippecanoe County GIS Site Parcel Report

79-06-24-200-022.000-029
134074000940

Assessment Information March 1,2014

Assessed Value Land	$73,500
Assessed Value Improvements	$0
Total Value	$73,500
Neighborhood	13002
Transfer Date	02/19/2014

Parcel Information

Owner Name	PURDUE RESEARCH FOUNDATION
Site Address	MCCORMICK RD
Site City	City
Mail Address	1281 WIN HENTSCHEL BLVD
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47907-2040
Short Legal	PT NE SEC 24 TWP 23 R5 0.35 A

Auditor Deductions

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3/30/2016 11:22:02 AM

Gas Station Parcel Description

Part of the West Half of the Northwest Quarter of Section 24, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the land described in Warranty Deed to the State of Indiana, for the use and benefit of the Trustees of Purdue University as recorded in Deed Record 148, page 316 in the Office of the Recorder of Tippecanoe County lying west of the western right-of-way line of U.S. 231 (Project 0819029) as described in Warranty Deed with Partial Limitation of Access to the State of Indiana as recorded in Instrument Number 201010006723 in said county recorder's office, and lying north and east of the northern right-of-way line of State Road 26 (State Street) (Project NH-081-6(019)) as described in Warranty Deed to the State of Indiana as recorded in Instrument Number 201010006724 in said county recorder's office, more particularly described as follows: COMMENCING at the southwest comer of said Northwest Quarter, said point being marked by a Berntsen A1NB aluminum monument; thence North 00 degrees 22 minutes 12 seconds West along the west line of said Northwest Quarter a distance of 774.37 feet to the centerline of State Road 26; thence South 43 degrees 31 minutes 48 seconds East along said centerline a distance of 478.70 feet; thence North 46 degrees 28 minutes 12 seconds East a distance of 40.00 feet to the aforesaid northern right-of-way line of State Road 26 and the **Point of Beginning**, said point being marked by a 5/8-inch rebar with yellow plastic cap stamped "SCHNEIDER FIRM #0001" hereinafter referred to as "REBAR"; thence continuing North 46 degrees 28 minutes 12 seconds East a distance of 337.08 feet to a REBAR; thence North 73 degrees 11 minutes 08 seconds East a distance of 259.86 feet to a REBAR on the aforesaid western right-of-way line of U.S. 231 being a point on a non-tangent curve having a radius of 1382.02 feet, the radius point of which bears South 78 degrees 24 minutes 29 seconds West; thence southerly along said right-of-way and curve an arc distance of 269.35 feet to a point which bears North 89 degrees 34 minutes 28 seconds East from said radius point, said point being occupied by a concrete right-of-way post; thence South 00 degrees 25 minutes 32 seconds East continuing along said right-of-way a distance of 391.32 feet to a REBAR on the aforesaid northern right-of-way line of State Road 26; thence along said northern right-of-way line the following four (4) courses:

1) South 75 degrees 23 minutes 02 seconds West a distance of 45.46 feet to a REBAR;
2) North 68 degrees 21 minutes 15 seconds West a distance of 192.23 feet to a REBAR;
3) North 44 degrees 48 minutes 35 seconds West a distance of 372.03 feet to a REBAR;
4) North 54 degrees 30 minutes 50 seconds West a distance of 48.32 feet to the point of beginning.

Containing 5.00 acres, more or less.

REMAINDER OF
PARENT PARCEL
SUBJECT PARCEL
5.00 AC.
RECORD OWNER:
STATE OF INDIANA, FOR THE USE AND BENEFIT
OF THE TRUSTEES OF PURDUE UNIVERSITY
WARRANTY DEED
DEED RECORD 148, PAGE 316
STATE ROAD 26 (STATE ST.)
U.S. HIGHWAY 52 / 231

REMAINDER OF
PARENT PARCEL
SUBJECT PARCEL
5.00 AC.
RECORD OWNER:
STATE OF INDIANA, FOR THE USE AND BENEFIT
OF THE TRUSTEES OF PURDUE UNIVERSITY
WARRANTY DEED
DEED RECORD 148, PAGE 316
STATE ROAD 26 (STATE ST.)
U.S. HIGHWAY 52 / 231

RESOLUTION NO. 2016-03

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

WHEREAS, the Area Plan Commission of Tippecanoe County (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 2016-9 on April 20, 2016 (the "Declaratory Resolution"), modifying the area known as the "West Lafayette 231 Purdue Economic Development Area" (the "231 Purdue Economic Development Area"), specifically by expanding the 231 Purdue Economic Development Area to include the area depicted in Exhibit A attached to the Declaratory Resolution; and

WHEREAS, the Declaratory Resolution modified the 231 Purdue Economic Development Plan for the 231 Purdue Economic Development Area (the "Plan"); and

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

WHEREAS, in determining the location and extent of the Economic Development Area, 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 Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan for the Economic Development Area conform to the plan of development for the City.

2. The Declaratory Resolution and the Plan for the Economic Development Area are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Economic Development Area pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Economic Development Area with the minutes of this meeting.

SO RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY this 20th day of April, 2016.

AREA PLAN COMMISSION OF TIPPECANOE COUNTY

Gerry Keen, President

ATTEST:

Sallie Dell Fahey, Secretary

DMS RCS 3865359v1

RESOLUTION 2016-03 AMENDMENT TO THE WEST LAFAYETTE 231 PURDUE ECONOMIC DEVELOPMENT AREA AND PLAN

STAFF REPORT
APRIL 14, 2016

Resolution 2016-03
Amendment to the West Lafayette 231 Purdue Economic Development Area and Plan

Staff Report
April 14, 2016

On April 20, 2016, the West Lafayette Redevelopment Commission is expected to adopt Resolution No. RC 2016-9 to add two additional properties to the West Lafayette 231 Purdue Economic Development Area.

An amendment to the economic development area was prepared by the Redevelopment Commission and attached to and incorporated by reference in its resolution. The Redevelopment Commission submitted the resolution, legal descriptions and maps to the Area Plan Commission as required. The plan commission is now being asked to determine whether the resolution and expanded area conform to ***The Comprehensive Plan for Tippecanoe County***. The Area Plan Commission must issue its written order (Resolution 2016-03) approving or disapproving the Redevelopment Commission's resolution and plan amendment. The Redevelopment Commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of West Lafayette.

PROJECT DESCRIPTION

The plan amendment adds two additional properties as follows:

1. A 5-acre tract at the northwest corner of US231 and State Street/SR26. The tract will be divided from the rest of the parcel owned by the Trustees of Purdue University.
2. The 9.98 acre shopping center known as Purdue West bounded by State Street, McCormick Road, 3rd Street and McCutcheon Drive.

These properties will be added to the EDA and its Allocation Area (see map); no additional economic development plan projects are being requested.

COMPLIANCE WITH *THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY*

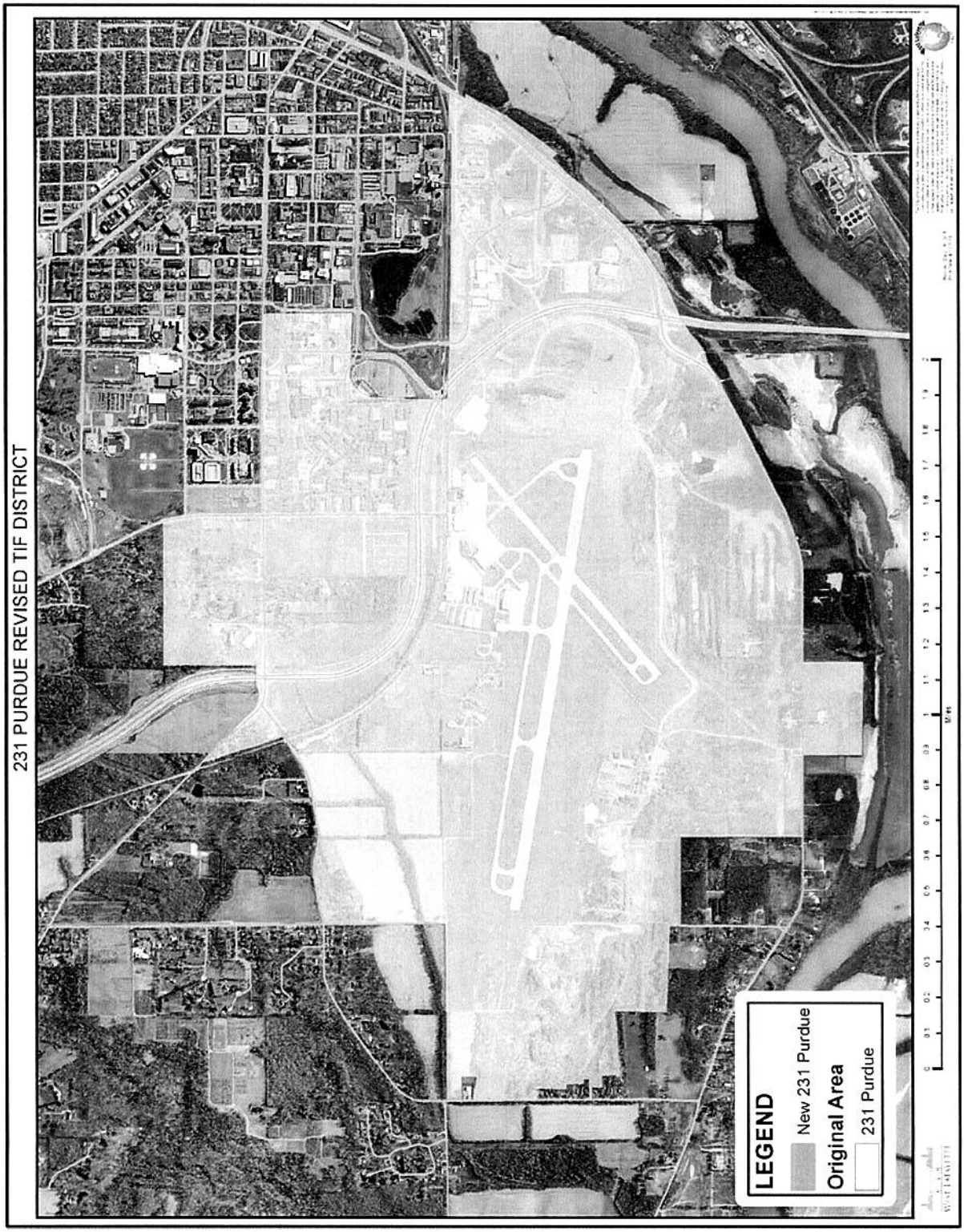
Both sites are located outside the urban portion of the ***Land Use Plan*** and within the area analyzed by the decision-making matrix of the ***Phased Land Use Plan*** adopted in 1981. The plan recommends a commercial future for the Purdue West shopping center primarily because of its existing use and urban infrastructure. The 5 acres at the northwest corner of US 231 and SR26 were assigned an open space future because sanitary sewer was not available to serve the site. Sanitary sewer is a prerequisite for land to have a development future beyond agriculture or open space. The appropriate infrastructure has recently been extended farther west and storm water improvements are being reconstructed. Re-applying the decision-making matrix to the site with these changed factors, makes the site ripe for development. Additionally, now that the land is in the City of West Lafayette and sewer concerns have largely been solved, APC and city staff will begin to reassess the land use future for the area. Staff expects that the city council will soon adopt a resolution asking that APC, through its staff, develop a land use plan amendment for the US 231 corridor from South River Road north to US 52.

In 2005, the ***Transportation Plan for 2025*** was amended for the Purdue University area and included all elements of the perimeter parkway and its associated improvements. The

Transportation Plan for 2040: Completing Our Streets, adopted in 2012, also includes those elements and continues to support the concepts of that original plan amendment. These concepts are based on the changing landscape of the campus, and mobility and safety needs of pedestrians, bicyclists, public transit and motorists. The projects included in the economic development area mirrors goals found in the adopted transportation plan to improve user safety and add needed infrastructure in compliance with the Complete Streets Policy.

Staff is satisfied that the Declaratory Resolution and Amended Economic Development Plan for the additional land area conform to the adopted ***Comprehensive Plan for Tippecanoe County***.

STAFF RECOMMENDATION
Approval


231 PURDUE REVISED TIF DISTRICT
LEGEND
New 231 Purdue
Original Area
231 Purdue
Miles