

RESOLUTION NO. 20-16

A RESOLUTION APPROVING AN AMENDMENT TO  
THE AGREEMENT BETWEEN THE CITY OF WEST  
LAFAYETTE AND THE INDIANA ECONOMIC  
DEVELOPMENT COMMISSION TO ENLARGE THE  
PURDUE RESEARCH PARK AEROSPACE DISTRICT  
CERTIFIED TECHNOLOGY PARK

WHEREAS, Ind. Code chapter 36-7-32 establishes certified technology parks in a city having a redevelopment commission;

WHEREAS, a certified technology park serves a public purpose and is of benefit to the general welfare of the redevelopment commission by encouraging investment, job creation and retention, and economic growth and diversity and allows for the allocation and distribution of property taxes;

WHEREAS, the redevelopment commission may enter into an agreement with the Indiana Economic Development Commission establishing the terms and conditions governing a certified technology park;

WHEREAS, on December 7, 2015, by Resolution No. 28-15, the Common Council of the City of West Lafayette approved the agreement for the creation of the Purdue Research Park Aerospace District Certified Technology Park; and

WHEREAS, on November 16, 2016, the West Lafayette Redevelopment Commission adopted Resolution No. RC 2016-15 to enter into an amendment to the agreement with the Indiana Economic Development Commission to enlarge the boundaries of the Purdue Research Park Aerospace District Certified Technology Park area which copy is attached hereto as Exhibit A.

WHEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE THAT:

Section 1. The City of West Lafayette Redevelopment Commission would benefit from the enlargement of the boundaries of the Purdue Research Park Aerospace District Certified Technology Park by encouraging additional investment, job creation and retention, and economic growth and diversity. A legal description of the enlarged Certified Technology Park is attached hereto together with a map of the boundaries as Exhibit B.

Section 2. The City of West Lafayette approves the Redevelopment Commission entering into an amendment to the agreement with the Indiana Economic Development Commission to enlarge the boundaries of the Purdue Research Park Aerospace District Certified Technology Park, a copy of which is attached as Exhibit C.

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

INTRODUCED AND FILED ON December 5, 2016.

INTRODUCED ON FIRST READING ON THE 5 DAY OF December, 2016.

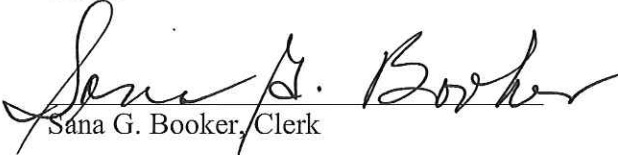
MOTION TO ADOPT MADE BY COUNCILOR DeBoer, AND SECONDED BY COUNCILOR Thomas.

DULY RESOLVED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 5 DAY OF December, 2016, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
DeBoer	✓			
Dietrich	✓			
Jha	✓			
Keen			✓	
Leverenz			✓	
Sanders	✓			
Thomas	✓			
Wang	✓			


  
Peter Bunder, Presiding Officer

Attest:

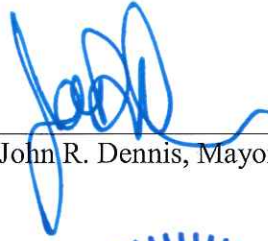
  
Sana G. Booker, Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 6 DAY OF December, 2016.

  
Sana G. Booker, Clerk

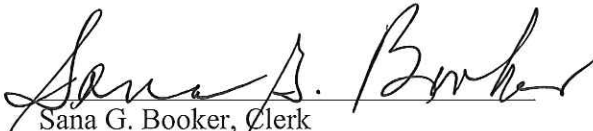
THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE 7 DAY OF December, 2016.



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John R. Dennis, Mayor

Attest:



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Sana G. Booker, Clerk



RESOLUTION NO. RC-2016-15

RESOLUTION APPROVING AN AMENDMENT TO THE  
AGREEMENT BETWEEN THE WEST LAFAYETTE  
REDEVELOPMENT COMMISSION AND THE INDIANA  
ECONOMIC DEVELOPMENT CORPORATION TO  
ENLARGE THE PURDUE RESEARCH PARK  
AEROSPACE DISTRICT CERTIFIED TECHNOLOGY  
PARK

WHEREAS, IC 36-7-32 (“Act”) authorizes a redevelopment commission and common council to enter into an agreement with the Indiana Economic Development Corporation (“IEDC”), establishing the terms and conditions governing a certified technology park under section 11 of the Act;

WHEREAS, the City of West Lafayette, Indiana (“City”) by and through the West Lafayette Redevelopment Commission (“Commission”) has entered into an agreement (“CTP Agreement”) for the creation of the Purdue Research Park Aerospace District Certified Technology Park (“CTP”), as evidenced by the attached Exhibit A, on November 18, 2015 as Resolution RC 2015-18 and Common Council (“Council”) on December 7, 2015 as Resolution 28-15;

WHEREAS, the Commission has investigated the proposed enlargement of the existing CTP and determined that it would be advantageous for the continued development of the CTP;

WHEREAS, the Commission has agreed with the IEDC to not include in the CTP Agreement the capture of property tax increment within the CTP because the CTP is located within the boundaries of the 231 Purdue Allocation Area and the Commission is already capturing real property tax increment in that area;

WHEREAS, the Common Council of the City will consider authorizing the proposed amendment to the CTP Agreement with the IEDC at its meeting on December 5, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE WEST LAFAYETTE REDEVELOPMENT COMMISSION THAT:


1. The Commission hereby finds that:
  - a. The proposed amendment to the CTP Agreement (“Amendment”), attached as Exhibit B, would further economic development within the CTP.
  - b. The Amendment would comply with the intent and requirements of the Act.
2. Subject to the approval of the Amendment by the Council, the Commission hereby approves the Amendment, authorizes the President of the Commission and the Mayor to submit the Amendment to the IEDC enlarging the CTP area and the collecting revenues (other than

property tax increment) authorized by the Act. The Amendment shall be submitted to the Commission for final approval prior to execution on December 21, 2016.

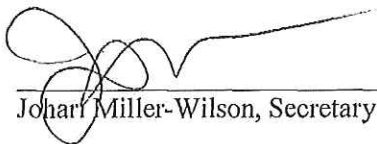
This resolution shall be effective upon adoption.

APPROVED November 16, 2016.

WEST LAFAYETTE REDEVELOPMENT  
COMMISSION

By:   
\_\_\_\_\_  
Lawrence T. Oates, President

ATTEST:

  
\_\_\_\_\_  
Johari Miller-Wilson, Secretary

### DESCRIPTION

A part of Sections 23, 24, 25 and 26, Township 23 North, Range 5 West and Sections 19 and 30, Township 23 North, Range 4 West, Tippecanoe County, Indiana, described as follows:

Beginning at a steel pin in a steel box marking the Southwest Corner of the Northeast Quarter of Section 24, Township 23 North, Range 5 West; thence along the south line of said Quarter Section North 89 Degrees 34 Minutes 38 Seconds East (basis of bearing from INCORS NAD 83 Geodetic North) 327.73 feet to the west line of the East Half of the West Half of the West Half of said Northeast Quarter; thence along said west line North 00 Degrees 12 Minutes 50 Seconds East 912.46 feet to north line of Purdue Research Foundation as described in Deed Record 256 page 125; thence along said north line North 88 Degrees 50 Minutes 01 Seconds East 563.43 feet to the center line of McCormick Road as described in Deed Record 294 page 242, being a point on a non-tangent curve concave westerly having a radius of 2291.83 feet, the radius point of said curve bears South 88 Degrees 04 Minutes 34 Seconds West from said point; thence Northerly along said curve 223.36 feet to a point that bears North 82 Degrees 29 Minutes 31 Seconds East from the radius point and the center line of 3rd Street; thence along said center line North 89 Degrees 53 Minutes 13 Seconds East 458.90 feet to the center line of McCutcheon Drive; thence along said center line South 00 Degrees 22 Minutes 27 Seconds East 1139.89 feet to the south line of aforesaid Northeast Quarter; thence along said south line North 89 degrees 34 minutes 38 seconds East 1279.40 feet to the southeast corner of said Northeast Quarter; thence along the north line on the Southwest Quarter of Section 19, Township 23 North, Range 4 West South 88 degrees 33 minutes 18 seconds East 728.85 feet to the center line of South Martin Jischke Drive; thence along said centerline South 00 degrees 48 minutes 57 seconds West 1389.59 feet to the center line of Harrison Street; thence South 87 Degrees 55 Minutes 53 Seconds East 619.55 feet to the center line of Russell Drive, the next six courses are along said center line; thence 1) South 06 Degrees 27 Minutes 11 Seconds West 26.05 feet to the point of curvature of a curve concave northwesterly having a radius of 125.00 feet, the radius point of said curve bears North 83 Degrees 32 Minutes 49 Seconds West from said point; thence 2) southwesterly along said curve 123.87 feet to the point of tangency which bears South 26 Degrees 46 Minutes 04 Seconds East from the radius point; thence 3) South 63 Degrees 13 Minutes 56 Seconds West 282.89 feet to the point of curvature of a curve concave southeasterly having a radius of 400.00 feet, the radius point of said curve bears South 26 Degrees 46 Minutes 04 Seconds East from said point; thence 4) southwesterly along said curve 498.43 feet to the point of tangency which bears South 81 Degrees 50 Minutes 14 Seconds West from the radius point; thence 5) South 08 Degrees 09 Minutes 46 Seconds East 238.07 feet to point of curvature of a curve concave westerly having a radius of 2150.00 feet, the radius point of said curve bears South 81 Degrees 50 Minutes 14 Seconds West from said point; thence 6) southerly along said curve 412.65 feet to a point which bears South 87 Degrees 09 Minutes 57 Seconds East from the radius point; thence South 51 Degrees 08 Minutes 35 Seconds West 443.84 feet to the center line of U.S. Highway Number 231 (Proj. No. NH-081-6(019)), said point being on a non-tangent curve concave southwesterly having a radius of 2368.76 feet, the radius point of said curve bears South 45 Degrees 44 Minutes 08 Seconds West from said point, the next four courses are along said center line; thence 1) southeasterly along said curve 239.52 feet to a point that bears North 51 Degrees 31 Minutes 45 Seconds East from the radius point; thence 2) South 38 Degrees 28 Minutes 15 Seconds East 507.73 feet to the point of curvature of a curve concave westerly having a radius of

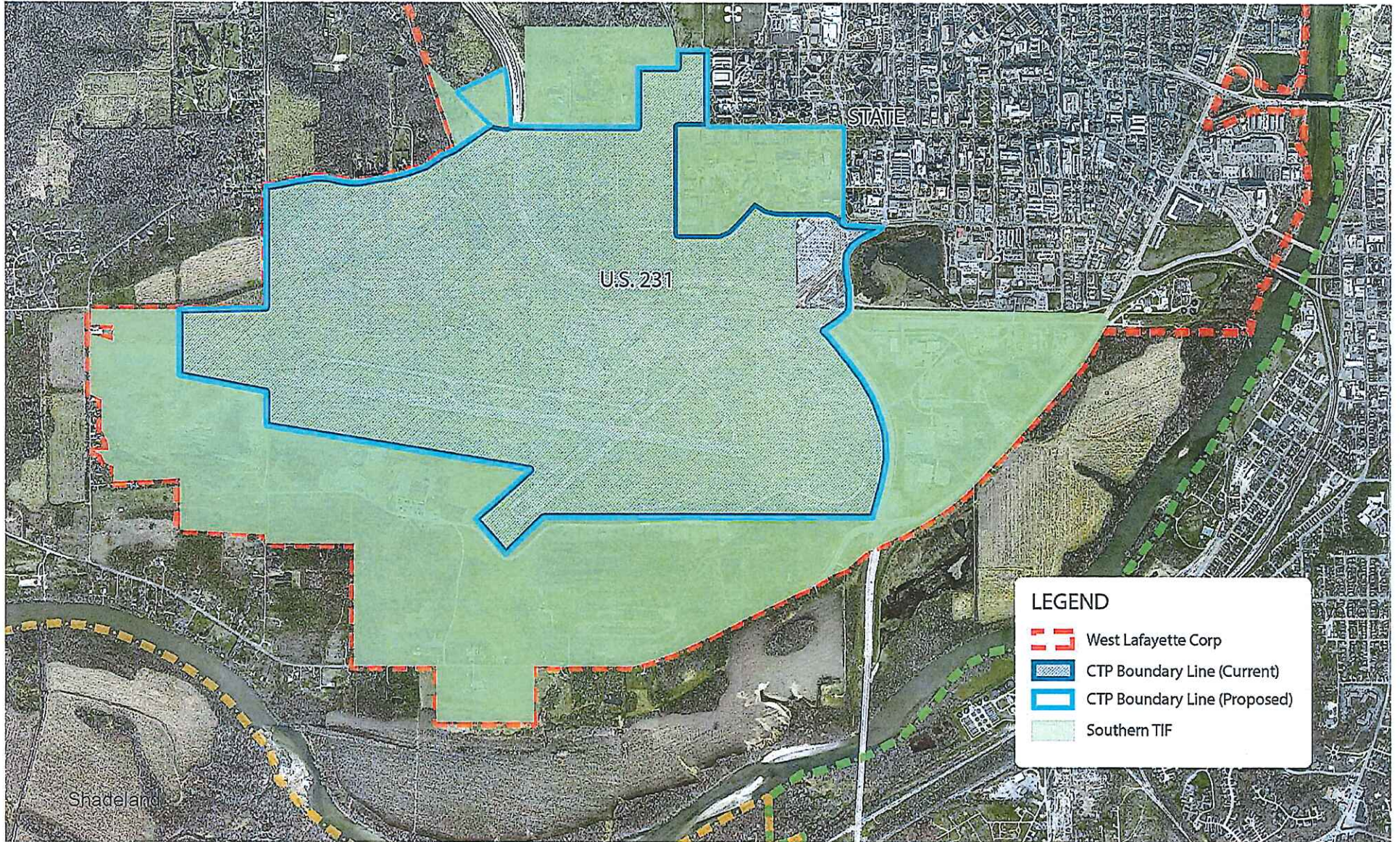
2004.59 feet, the radius point of said curve bears South 51 Degrees 31 Minutes 45 Seconds West from said point; thence 3) southerly along said curve 1714.12 feet to the point of tangency which bears South 79 Degrees 28 Minutes 38 Seconds East from the radius point; thence 4) South 10 Degrees 31 Minutes 20 Seconds West 608.45 feet to the easterly prolongation of the north line of The Trustees of Purdue University as described in Deed Record 307 page 45; thence along said prolongation and said north line and an extension thereof North 89 Degrees 55 Minutes 37 Seconds West 4973.91 feet; thence South 50 Degrees 07 Minutes 54 Seconds West 821.58 feet; thence North 39 Degrees 52 Minutes 06 Seconds West 667.33 feet; thence North 49 Degrees 08 Minutes 32 Seconds East 1110.93 feet; thence North 80 Degrees 51 Minutes 38 Seconds West 3922.08 feet to the east line of the Northwest Quarter of aforesaid Section 26; thence along said east line North 00 Degrees 04 Minutes 18 Seconds East 556.00 feet; thence North 81 Degrees 00 Minutes 11 Seconds West 1316.10 feet to the west line of the East Half of said Northwest Quarter; thence along said west line North 00 Degrees 03 Minutes 26 Seconds East 995.97 feet to the north line of said Northwest Quarter; thence along said north line North 89 Degrees 38 Minutes 00 Seconds East 1313.83 feet to the Southwest Corner of the Southeast Quarter of aforesaid Section 23; thence along the west line of said Southeast Quarter North 00 Degrees 35 Minutes 40 Seconds West 1804.83 feet to the center line of Newman Road, the next nine courses are along said center line; thence 1) North 78 Degrees 56 Minutes 10 Seconds East 670.84 feet to point of curvature of a curve concave southerly having a radius of 775.00 feet, the radius point of said curve bears South 11 Degrees 03 Minutes 50 Seconds East from said point; thence 2) easterly along said curve 315.81 feet to the point of tangency which bears North 12 Degrees 17 Minutes 01 Seconds East from the radius point; thence 3) South 77 Degrees 42 Minutes 59 Seconds East 195.39 feet to the point of curvature of a curve concave northerly having a radius of 775.00 feet, the radius point of said curve bears North 12 Degrees 17 Minutes 01 Seconds East from said point; thence 4) easterly along said curve 314.70 feet to the point of tangency which bears South 10 Degrees 58 Minutes 56 Seconds East from the radius point; thence 5) North 79 Degrees 01 Minutes 04 Seconds East 673.51 feet to the point of curvature of a curve concave northerly having a radius of 750.00 feet, the radius point of said curve bears North 10 Degrees 58 Minutes 56 Seconds West from said point; thence 6) northeasterly along said curve 314.73 feet to the point of tangency which bears South 35 Degrees 01 Minutes 33 Seconds East from the radius point; thence 7) North 54 Degrees 58 Minutes 27 Seconds East 273.38 feet; thence 8) North 67 Degrees 59 Minutes 39 Seconds East 174.72 feet; 9) thence North 53 Degrees 55 Minutes 51 Seconds East 598.97 feet to the center line of State Road Number 26 point being on a non-tangent curve concave northeasterly having a radius of 443.39 feet; the radius point of said curve bears North 24 degrees 45 minutes 19 seconds East from said point; thence northwesterly along said curve 167.91 feet to the point of tangency which bears South 46 degrees 27 minutes 11 seconds West from the radius point; thence along said centerline North 43 degrees 31 minutes 57 seconds West 382.44 feet; thence along a northwest line of the 5.00 acre tract depicted on a Land Title Survey recorded at Record #201616008218 and the southwesterly extension thereof North 46 degrees 28 minutes 12 seconds West 377.08 feet; thence along a north line of said land North 73 degrees 11 minutes 08 seconds East 259.86 feet to the west right-of-way line of U.S. Highway 52/231 said point being on a non-tangent curve concave southwesterly having a radius of 1382.02 feet; the radius point of said curve bears South 78 degrees 24 minutes 29 seconds West from said point; thence southwesterly along said curve 269.35 feet to the point of tangency which bears North 89 degrees 34 minutes 28 seconds East from the radius point; thence along said right-of-way South 00 degrees 25 minutes 32 seconds

East 391.32 feet; thence South 20 degrees 46 minutes 39 seconds East 97.58 feet to the aforesaid center line of State Road Number 26; thence South 89 degrees 35 minutes 57 seconds East 220.95 feet to the south line of the Northwest Quarter of the aforesaid Section 24; thence along the south line of said Quarter Section North 89 Degrees 27 Minutes 47 Seconds East 1481.38 feet to the point of beginning, containing 1105 acres, more or less.

This description was created to define a particular area in general terms and not intended to represent the results of a boundary survey or component of a real estate conveyance document. The area defined is based in part upon surveys by The Schneider Corporation and R. W. Armstrong, plat information and maps from aerial photography as generated by Indiana University.

Prepared by: Norman H. Hiselman, PLS  
The Schneider Corporation  
April 13, 2015  
Revised by MSH (Additional Area) August 22, 2016





**CERTIFIED TECHNOLOGY PARK AGREEMENT  
FIRST AMENDMENT  
Purdue Research Park – Aerospace District**

The First Amendment (the “**First Amendment**”) to the Certified Technology Park Agreement (Purdue Research Park – Aerospace District) is made by and between the Indiana Economic Development Corporation (the “**IEDC**”) and the City of West Lafayette, Indiana, by and through the West Lafayette Redevelopment Commission (the “**Commission**,” and together with the governmental unit, the “**City**”) (collectively, the “**Parties**”).

**RECITALS**

WHEREAS, the IEDC and the Commission previously entered into that certain Certified Technology Park Agreement, with an effective date of June 15, 2015 (the “**Original Agreement**”);

WHEREAS, the Original Agreement and the First Amendment shall hereinafter be referred to collectively as the “**Agreement**”; and

WHEREAS, the IEDC and the City desire to amend the Agreement to extend the boundary lines of the Certified Technology Park (the “**Park**”).

NOW, THEREFORE, in consideration of the above recitals and the mutual promises, obligations and stipulations contained in the First Amendment and the Original Agreement, the Parties hereby agree as follows:

**EFFECTIVE DATE**

1. The First Amendment shall take effect on the last signature hereto (“**Effective Date**”).

**AMENDMENT**

2. Wherein set forth in the Agreement, including **Exhibit A**, **Exhibit B**, and **Exhibit C** the boundary lines of the CTP shall be deleted and replaced with the attached amended description and map. All other terms in the Agreement, including **Exhibit A**, **Exhibit B**, and **Exhibit C** shall remain unaltered.

3. The Parties hereby agree that all other unamended terms and conditions set forth in the Agreement shall remain the same and shall remain in full force and effect following the Effective Date. All benefits, rights, obligations and responsibilities of the Parties under the Agreement shall transfer and operate under this First Amendment, and shall be construed and shall function as if the Agreement had remained in effect continuously but with the amendment of the terms contained in this First Amendment.

IN WITNESS WHEREOF, the City and the IEDC have, through their respective duly authorized representatives, entered into this First Amendment as of the Effective Date. The Parties, having

read and understood the foregoing terms of this First Amendment, do by their respective signatures dated below hereby agree to the terms hereof.

**WEST LAFAYETTE  
REDEVELOPMENT COMMISSION**



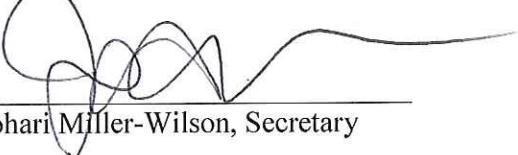
\_\_\_\_\_  
Lawrence T. Oates, President

**INDIANA ECONOMIC DEVELOPMENT  
CORPORATION**

**Victor P. Smith, Secretary of Commerce**  
(Digital Signature Stamp Below)

11/16/2016  
\_\_\_\_\_  
Date

**ATTEST:**

  
By: \_\_\_\_\_  
Johari Miller-Wilson, Secretary

**COMMON COUNCIL OF THE CITY  
OF WEST LAFAYETTE, INDIANA**

  
Signature

Peter Bunder, Council President  
\_\_\_\_\_  
Printed Name and Title/Position

12/05/2016  
\_\_\_\_\_  
Date