

**RESOLUTION NO. LRC-2021-05**

**LAFAYETTE REDEVELOPMENT COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A DEDUCTION FOR  
THE PURPOSE OF TAX ABATEMENT IN AN ECONOMIC REVITALIZATION  
AREA FOR  
REAL ESTATE**

**BLUE RIDGE LLC**

**WHEREAS**, IC 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the redevelopment/rehabilitation of real property and/or installation of new tangible personal property in an Economic Revitalization Area (ERA); and

**WHEREAS**, the Common Council of the City of Lafayette, Indiana, has requested that the Lafayette Redevelopment Commission receive all applications for designation of real estate as an Economic Revitalization Area (ERA), for purposes of tax abatement under IC 6-1.1-12.1 and recommend the approval of deductions for the purposes of tax abatement in an Economic Revitalization Area; and

**WHEREAS**, the Common Council has also requested that the Lafayette Redevelopment Commission investigate such applications to determine the best interest of the City and make recommendations concerning whether the findings required by IC 6-1.1-12.1 can be made in the affirmative; and

**WHEREAS**, Mulhaupts, Inc. (tenant of Blue Ridge LLC) has requested certain real estate be designated as an Economic Revitalization Area (ERA) for the purpose of achieving real and/or personal property tax savings which request will be considered by the Common Council at its meetings on March 1, 2021 and April 5, 2021; and

**WHEREAS**, Blue Ridge LLC filed a Statement of Benefits dated 2/19/2021, and a Supplement to Statement of Benefits, requesting the approval of a deduction for the purposes of Tax Abatement in an Economic Revitalization Area (ERA) for a period of ten (10) years on real estate improvements, which Statement of Benefits and Supplement are attached hereto as EXHIBIT "A;" and

**WHEREAS**, Blue Ridge LLC has requested a deduction from the assessed value of such real estate pursuant to the Statement of Benefits over a period of ten (10) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

and;

**WHEREAS**, the Lafayette Redevelopment Commission has considered the Statement of Benefits and Supplement to Statement of Benefits filed by Blue Ridge LLC;

**NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF LAFAYETTE** that the following recommendation be made to the Common Council:

1. That the Application for deduction for the purposes of tax abatement meet the criteria for approval of a deduction for the purpose of tax abatement under IC 6-1.1-12.1 and as such that Blue Ridge LLC be entitled the opportunity to apply for property tax deductions for a period of ten (10) years for the redevelopment/rehabilitation of real estate in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	90
3	80
4	70
5	60
6	50
7	40
8	30
9	20
10	10

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 25th day of February, 2021.

**LAFAYETTE REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Jos Holman, President

\_\_\_\_\_  
Shelly Henriott, Vice President

\_\_\_\_\_  
T.J. Thieme, Secretary

\_\_\_\_\_  
Jim Terry, Commissioner

ATTEST:

\_\_\_\_\_  
Dave Moulton

\_\_\_\_\_  
Josh Loggins

# **EXHIBIT “A”**

**Statement of Benefits Personal Property Improvements (SB-1/Real Property)**

**and**

**Supplement to Statement of Benefits – Real Estate & Personal Property**



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R8 / 10-14)  
Prescribed by the Department of Local Government Finance

20 <u>21</u> PAY 20 <u>22</u>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b> Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-6.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the proscribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>Blue Ridge LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>209 N 5th Street, Lafayette, IN 47901</b>		
Name of contact person <b>Diane Lohmeyer</b>	Telephone number <b>( 765 ) 423-2610</b>	E-mail address <b>dianel@mulhaupts.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>City of Lafayette Common Council</b>		Resolution number
Location of property <b>526 N Earl Ave, Lafayette, IN 47904</b>	County <b>Tippecanoe</b>	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Complete renovation of existing building</b>		Estimated start date (month, day, year) <b>04/01/2021</b>
		Estimated completion date (month, day, year) <b>09/01/2021</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
77.00	\$4,089,092.00	77.00	\$4,089,092.00	5.00	\$4,245,092.00

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,500,000.00	1,500,000.00
Plus estimated values of proposed project	3,600,000.00	3,600,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	5,100,000.00	5,100,000.00

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) <u>0.00</u>	Estimated hazardous waste converted (pounds) <u>0.00</u>
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Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>Michael Gibson</i>	Date signed (month, day, year) <b>2-19-2021</b>
Printed name of authorized representative <b>Michael Gibson</b>	Title <b>CC -</b> <b>Owner / VICE PRESIDENT</b>

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 10 calendar years\* (see below). The date this designation expires is 12/31/30.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ 5,100,000.00.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



## SUPPLEMENT TO STATEMENT OF BENEFITS Real Estate & Personal Property

**INSTRUCTIONS:**

1. This completed SUPPLEMENT and the completed STATEMENT OF BENEFITS, along with all other requested materials, must be submitted to Greater Lafayette Commerce.
2. This SUPPLEMENT TO STATEMENT OF BENEFITS is part of the total application, and the CERTIFICATION in the STATEMENT OF BENEFITS applies to all statements in the APPLICATION.
3. To qualify, the project investment must be at least \$500,000.

<b>SECTION 1</b>	<b>APPLICANT</b>
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Name of Taxpayer: Blue Ridge, LLC	
Address of Taxpayer (street and number, city, state & ZIP code): 209 N 5th Street Lafayette, IN 47901	Telephone: 765-423-2610 E-mail: <a href="mailto:mikeg@mulhaupts.com">mikeg@mulhaupts.com</a>

Name of Applicant if different from Taxpayer: Mulhaupts will file Personal Property	
Address of Applicant if different from Taxpayer (street and number, city, state & ZIP code): PO Box 1476, Lafayette, IN 47901	Telephone: 765-423-2610 E-mail: <a href="mailto:mikeg@mulhaupts.com">mikeg@mulhaupts.com</a>
Description of relationship of Applicant to Taxpayer: Taxpayer is property owner; applicant is tenant.	

Contact for this Application: Michael Gibson	
Address of Contact if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:

Name of Parent Company (if any):
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Does the company currently conduct business at this site? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If "No", how is the site currently used? a portion of the warehouse is being used for manufacturing facility; remainder of building will be renovated

Annual Report & History of Company Company Certified P Travis Duell, Huth Thompson LLP Company Commerci Paula Reeves, Purdue Federal Credit Union Company Counsel: Andy Gutwein, Gutwein Law
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**To be completed by GLC Staff**

Is this area currently designated as an Economic Revitalization Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has it ever been so designated in the past?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is this property in a Tax Increment Finance (TIF) district (requires RD Commission Approval)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

**SECTION 2****JURISDICTION & PURPOSE**

Jurisdiction: Lafayette _____ x West Lafayette _____ Tippecanoe _____	Purpose of Application: Real Estate Tax Abatement - _____ 10 years Personal Property Tax Abatement - _____ 7 years ERA Designation Only - _____
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Type of Industry: Research & Development _____ Manufacturing _____ x Logistics _____ Information Technology _____ Other _____ x      Please specify:	Installation and service of security systems, doors, door hardware, Overhead Doors; UL Listed Central Station monitoring
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Describe proposed project.  
 Complete renovation of existing building. Will relocate current offices and manufacturing facility to new location.

**SECTION 3****PROPERTY DESCRIPTION**

Assessor's Personal Property Key Number(s):

Location of Real Property (street and number, city, state & ZIP code):  
 526 N Earl Ave, Lafayette, IN 47904

**\*\*ATTACH LEGAL DESCRIPTION & PLAT MAP WITH LOCATION\*\***

**SECTION 4****NATURE OF REAL ESTATE IMPROVEMENTS**

Describe any Real Property Improvements:

Size of facility to be constructed and /or renovated  
 60,000 square feet

Rehabilitation of existing structure(s), especially architecturally significant or historic structures  
 N/A

Demolition of architecturally significant or historic structure(s)  
 N/A

Estimated Investment \_\_\_\_\_ 5,100,000



**SECTION 5 PERSONAL PROPERTY**

Type of Project:

Research & Development	_____	
Machinery & Equipment	<u>  x  </u>	New air filtration and ventilation; pallet racking
Logistics	<u>  x  </u>	New forklifts
Information Technology	<u>  x  </u>	New software, upgrade phone system
Other	_____	Please specify:

Estimated Investment                   541,000                  

**\*\*ATTACH DEPRECIATION SCHEDULE\*\***

**\*APPLIES ONLY FOR THE CITY OF LAFAYETTE\***

Please note that all Personal Property tax abatements are subject to a Memorandum of Agreement that may require repayment of all or a portion of the tax savings realized in a designated ERA if it is terminated because the property is removed from the City of Lafayette by the applicant. Please contact the City of Lafayette Economic Department for details.

**SECTION 6 EMPLOYMENT**

How many do you employ today?	<u>          77          </u>	Tippecanoe County
How many will you employ after the project is complete?	<u>          82          </u>	
How many jobs will be created?	<u>          5          </u>	Full-time <u>  x  </u> Part-time _____
How many jobs are retained?	<u>          77          </u>	Full-time <u>  x  </u> Part-time _____
How many jobs will be eliminated?	<u>          0          </u>	Full-time <u>  x  </u> Part-time _____

Will any of the new positions be temporary or filled by contract employees Yes \_\_\_\_\_ No   x  

If "Yes", describe the contract: \_\_\_\_\_

Will new employees be hired from the Tippecanoe region? Yes   x   No \_\_\_\_\_

If any positions are to be eliminated, please explain the circumstances and if any of the employees from these positions will be eligible for the new positions.

How many additional employees are:			How many retained employees are:		
	Number	Hourly Average		Number	Hourly Average
Production	<u>  2  </u>	<u>  15  </u>	Production	<u>  7  </u>	<u> 17.14 </u>
Administrative	<u>  0  </u>		Administrative	<u>  8  </u>	<u> 19.55 </u>
Management	<u>  0  </u>		Management	<u>  8  </u>	<u> 47.69 </u>
Professional/Technical	<u>  3  </u>	<u>  15  </u>	Professional/Technical	<u> 46  </u>	<u>  20.3  </u>
Other	<u>  0  </u>		Other	<u>  9  </u>	<u>  16.3  </u>
Total/Average Wage	<u> 15.00/hr </u>	<u>  15  </u>	Total/Average Wage	<u>  77  </u>	<u> 22.24 </u>

What is the anticipated time frame for reaching full employment and the salary goals, per SB-1, from completion of improvement?

Year	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	> 5
Employment	<u>  0  </u>	<u>  2  </u>	<u>  1  </u>	<u>  1  </u>	<u>  1  </u>	<u>      </u>

Salary 

	\$15/hr ave	\$15/hr ave	\$15/hr ave	\$15/hr ave
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**\*\*IF GREATER THAN FIVE YEARS PROVIDE DETIALED TIMETABLE\*\***

Does the company provide benefits to full time employees?	Yes	<u>x</u>	No	
If "Yes", explain and list:				
Health Insurance	<u>80</u> % paid	80% paid by company for Employee only; 20% for dependents		
Life insurance	<u>0</u> % paid			
Disability	<u>0</u> % paid			
Childcare	<u>0</u> % paid			
Vacation	<u>6</u> min. # of days	accrual rate of 4 hours per month years 0-2; 8 hours 4+ years		
Retirement	<u>yes</u> % paid	25% of up to 6% of employee's contributions		
Other	<u>100</u> % paid	Proactive Clinic membership fee paid if enrolled in medical		

To be completed by GLC Staff.

Is the average wage at or above the Tippecanoe County average?	Yes		No	<u>X</u>
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**SECTION 7 IMPACTS & STATUS**

Please estimate the % of your products or services sold outside this 8-county economic region?	<u>10</u> %
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Does the applicant supply any local firms?	Yes	<u>x</u>	No	
If yes, please list: PFCU; Kirby Risk; Tecton; City of Lafayette; Henry Poor Lumber; Lafayette School Corporation; Tippecanoe School Corporation; Wintek; Purdue University; Tippecanoe County Courthouse				

Will any additional public utilities, city services or other infrastructure be required by this project?	Yes		No	<u>x</u>
If "Yes", explain:				

Will any environmental permits be needed?	Yes		No	<u>x</u>
If "Yes", explain:				

Current Zoning	<u>                    </u>			
Will any changes, special exceptions be required?	Yes	<u>                    </u>	No	<u>x</u>
Have they been approved?	Yes	<u>                    </u>	No	<u>                    </u> N/A <u>x</u>

Has the applicant or any predecessor of the applicant defaulted in any material respect the performance of financial obligations by the applicant?	Yes		No	<u>x</u>
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Is there any pending litigation materially affecting the applicant?	Yes		No	<u>x</u>
If "Yes", please describe giving procedural posture of the case(s):				

Are there any restrictions contained in the applicant's Articles or Certificate of Incorporation, Charter, Bylaws, Code of Regulations or any agreements to which the applicant is a party that could affect the applicant's ability to engage in this project?	Yes	_____
	No	<u>  X  </u>
If "Yes", explain:		

**SECTION 8 AFFIRMATION OF TAX PAYMENTS**

I affirm that the applicant is current with all local, state, and federal tax obligations and understand that failure to have paid said taxes in a timely manner may render the applicant, during the course of this tax abatement, noncompliant and, therefore, ineligible for tax abatement.

<u>Michael Gibson</u> Signature	<u>2-19-2021</u> Date
<u>Michael Gibson</u> Name Printed	<u>Owner</u> Title
<u>mikeg@mulhaupt.com</u> E-mail	<u>765-423-2610</u> Phone

## PRINCIPLES

### FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA

These principles are used in determining the guidelines and considerations for each category of project, and will also be used in determining the length of an abatement within each category.

1. Firms receiving tax abatement are expected to give local construction firms and local suppliers of goods and services the opportunity to do business.
2. Existing industry will be considered for tax abatement on the same basis as firms being recruited to the community.
3. Preference will be given to firms that diversify and fill gaps in our local economy rather than those that compete for business in the local economy with existing firms.
4. Products that are sold outside our local community and bring value to the local economy will be given a high priority.
5. Abatement will be used to recruit and assist firms that create a technology based product or service or use advanced technology in manufacturing.
6. Location in the downtown, the urban enterprise zone, or declining area designated as an economic development area will be given a higher priority.
7. Projects that involve retail or are primarily office operations will be considered only in the locations described in #6 above unless the office operations are technology related.
8. The number of jobs created per dollar of investment will be an important consideration for the warehouse distribution and manufacturing areas.
9. The level of wages and benefits will be an important consideration for all applications.
10. Housing will be evaluated in terms of percentage of units available to lower income families, mix of income levels, distance from other projects serving a similar clientele, availability of services, potential displacement of existing housing, and compatibility of design.
11. Projects will not be considered that will require variances or special exceptions unless primary review indicates that no problems will be encountered.
12. Adverse environmental impacts will negatively affect the consideration of abatement.
13. Any need for additional public infrastructure or other additional public support in the project will be considered in determining the length of the abatement.
14. Major development projects will be individually evaluated.
15. The time period of depreciation of equipment will be considered in the length of abatement for equipment.
16. Economic Revitalization Areas (ERAs) designated by the Common Council for new manufacturing equipment will include a Memorandum of Understanding that will provide for the repayment to the City of all or a portion of the tax savings realized through the designation in event that the ERA is terminated because the new manufacturing equipment is removed from the City.

## **GUIDELINES**

### **FOR CONSIDERATION OF PROPERTY TAX ABATEMENT IN LAFAYETTE, INDIANA**

Projects will be considered for abatement only if the proposed investment is at least \$500,000 and development has not begun and/or equipment has not been ordered. In addition, if the applicant is not the owner, authorization of the application must be obtained from the owner.

The length of the abatement period for real estate and equipment will be considered by the guidelines in the categories below:

#### **6-10 Years**

Real Estate Improvements

Manufacturing

Technology Based

#### **3-6 Years**

Equipment and Machinery

Warehouse/Distribution

Office

Retail

#### **1-3 Years**

Housing

**Redevelopment Commission Guidelines  
For  
Economic Revitalization Area Designation  
City of Lafayette, Indiana**

The Lafayette Redevelopment Commission has formulated guidelines for granting requests for designation of an Economic Revitalization Area. Each category has a threshold of acceptance and a benchmark for the number of years of tax abatements. The number of years of tax abatement may be increased or decreased by the Redevelopment Commission and/or the Common Council with the addition of positive or negative factors cited. Final authority rests with the Common Council.

**Manufacturing/Commercial**

Threshold:

1. Development/redevelopment not begun/Equipment not ordered
2. Commercial only eligible in Central TIF
3. More than \$250,000 investment
4. Variances/special exceptions have

Benchmark:

Six (6) years – real estate  
Five (5) years – equipment

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than one (1) job created/retained per \$100,000 investment
3. Jobs are supported by product/service sales outside the Greater Lafayette area
4. Commitment to hire/train residents of the Greater Lafayette area, including for construction
5. Jobs include benefits
6. Jobs pay more than county average

Negative Factors (decrease years of abatement):

1. Location in TIF other than Central TIF
2. Jobs retained but no new jobs created
3. Prior tax abatement received

**Retail**

Threshold:

1. Project includes more than one (1) tenant
2. Variances/special exceptions have passed initial review
3. Development/redevelopment not begun
4. Investment more than \$250,000

Benchmark:

Three (3) years

Factors:

1. Redevelopment (rehab) rather than new development
2. Vacancies (measured in square footage, number of spaces and length of time)
3. Property taxes paid by tenant
4. Decline in assessed value
5. Impact on surrounding area

**Multi-family Rental Housing**

Threshold:

1. 20% of units dedicated to low and moderate income households
2. Investment of more than \$250,000 or increased assessment of at least \$50,000
3. Development or redevelopment not yet begun
4. Variances/special exceptions have passed initial review

Benchmark:

Six (6) years

Positive Factors (increase years of abatement):

1. Located in Central TIF or Urban Enterprise Zone
2. More than 40% of the units dedicated to low or moderate income households or more than 20% of units dedicated to low income households

Negative Factors (decrease years of abatement):

1. Located in TIF other than Central TIF
2. Low or moderate income households displaced
3. No units dedicated for low income households
1. Demolition or incompatible alteration of historic structures



## SUMMARY OF IMPACT EVALUATIONS

### COMMUNITY IMPACTS

Yes/No/N/A

- Yes 1. Is the project compatible with Tippecanoe County's current comprehensive plan?
- Yes 2. Does the applicant own the property of the project?
- No 3. Will any historic structures be demolished?
- No 4. Will any historic structures be redeveloped?
- No 5. Is a change in zoning necessary? From \_\_\_\_\_ to \_\_\_\_\_
- No 6. Are Variances or Special Exceptions needed?
- No 7. Will any negative environmental impacts or pollution result from the project?
- No 8. Are any environmental permits needed?
- No 9. Will any households be displaced?
- No 10. Will the project have a negative effect on the local housing market?
- No 11. Will the project include rehabilitation or redevelopment of existing structures?
- Yes 12. Will the project have other benefits on the community?
- No 13. Will the project have other negative effects on the community?
- No 14. Has any work begun or any equipment been ordered?
- No 15. Is the project located in Downtown or the LUEZ?
- Yes 16. Are products primarily sold outside community?

### EMPLOYMENT IMPACTS

- Yes 17. Will jobs be created or retained? 5 created 77 retained
- No 18. Will wages be equal or be above the county's average? \$15.00/hr avg
- Yes 19. Will employees receive health insurance? 80% paid by company
- Yes 20. Will employees receive retirement benefits? 25% paid of up to 6% employee's contributions
- No 21. Will employees receive life insurance? 0 paid by company
- Yes 22. Will employees receive other benefits? List: 100% paid Proactive Clinic membership fee paid if enrolled in medical - minimum 6 days vacation accrual rate of 4 hrs/month for years 0-2; 8 hrs for 4+ years
- N/A 23. What is the ratio of investment to jobs creation: \$1.02M:1
- Yes 24. Will construction labor from the local region (Tippecanoe and contiguous counties) be used?
- Yes 25. Will new employees resulting from the project be hired from the local region (Tippecanoe and contiguous counties)?
- Yes 26. Does the project include advanced technology or manufacturing processes?

### FISCAL IMPACTS

- N/A 27. Will the project be in competition with existing local business?
- Yes 28. Will the project complement existing local businesses?
- No 29. Will new infrastructures, not yet in place, be required for this project?
- No 30. Will the project have other special tax treatments or financing such as grants, low interest loans, etc.
- No 31. Has the applicant ever applied for or benefited from tax abatement in any other project in Lafayette or elsewhere?
- Yes 32. Has financing for this project been approved?