Lafayette Common Council Agenda
Lafayette City Hall: Common Council Chambers
Caucus is Cancelled

Public Comment On Agenda Items May Be Submitted No Later Than One (1) Hour Prior To The Meeting Start Time Via Email To Web-Clerk@Lafayette.In.Gov Comments Must Include Name And Address.

Regular Session

Monday January 5, 2026 @6:00pm

Pledge Of Allegiance

Roll Call

Election Of Officers 2026

Public Hearing

Resolution 2025-22 (A Resolution Declaring The Designation Of Certain Real Estate As An Economic Revitalization Area (ERA) And Approving The Application For Property Tax Abatement)

Approval Of Minutes

Regular Meeting Minutes

Documents:

12012025.PDF

Presentation And Disposal Of Claims

Presentation Of Petitions And Communications

Reports Of City Offices On File In The City Clerk's Office

Fleet Maintenance Monthly-November

Renew Department Monthly-November

Water Works Department Monthly-November

No Ordinance For Second Reading

No Ordinances For First Reading

Resolutions

Resolution 2026-01 (A Resolution Confirming The Designation Of Certain Real Estate As An Economic Revitalization Area (Era) And Approval Of An Application For Property Tax Abatement)

Documents:

RESOLUTION 2026-01 DRAFT.PDF

Resolution 2026-02 (A Resolution Approving The Detail Of The 2026 Water And Renew (Wastewater) Department Budgets)

Documents:

RESOLUTION 2026-02 DRAFT.PDF

Miscellaneous And New Business

Reports By The Mayor

Reports Of Standing Committees

Reports Of Special Committees

Reports Of Councilmen

Public Comment

Adjournment

Public Comment: We welcome public comment and encourage active participation at this meeting. However, in order to proceed efficiently, public comment will be limited to two areas of this meeting. First, there will be an opportunity for public comment on ordinances or resolutions currently before the Council. These comments should be limited to three (3) minutes in length and be germane and relevant to the Ordinance or Resolution.

At the end of the meeting, time will be reserved for public comment on any issue or concern you may have. Please remember to keep your comments concise and limited to three (3) minutes.

Public comment is not an opportunity for you to personally attack other attendees, council members or city officials. Again, all participants are required to maintain a high level of civility, respect, and courtesy for everyone present. Any participant, who upon their third warning, persists in a discourteous or hostile manner which may disrupt the meeting will be asked to leave. Any form of physical or verbal threats, intimidation, or violence will result in immediate removal.

This is your opportunity to contribute to the community and assist the council in addressing issues that are important to the City of Lafayette.

Livestream and archived copies are available on the City's Agenda Center, https://lafayette.in.gov/AgendaCenter or the City's YouTube channel https://www.youtube.com/@CityofLafayetteIN

Elected Officials:

- Kevin Klinker – Current Term 1/1/2024 to 12/31/2027
- Nancy Nargi – Current Term 1/1/2024 to 12/31/2027

- Stephen Snyder – Current Term 1/1/2024 to 12/31/2027
- Jerry Reynolds – Current Term 1/1/2024 to 12/31/2027
- Eileen Hession Weiss – Current Term 1/1/2024 to 12/31/2027
- Perry Brown – Current Term 1/1/2024 to 12/31/2027
- Lauren Ahlersmeyer – Current Term 1/1/2024 to 12/31/2027
- Melissa Weast- Williamson – Current Term 1/1/2024 to 12/31/2027
- Bob Downing – Current Term 1/1/2024 to 12/31/2027

MINUTES OF THE LAFAYETTE COMMON COUNCIL

December 1, 2025

REGULAR MEETING

https://www.youtube.com/user/CityofLafayetteIN/live

The Common Council of the City of Lafayette, Indiana met in regular session Monday, December 1, 2025 at 6:00pm. In the Common Council Chambers at 20. N 6th Street.

President Nargi called the meeting to order at 6:00pm

The Pledge of Allegiance

Present: Klinker, Snyder, Reynolds, Hession Weiss, Brown, Ahlersmeyer, Weast-Williamson, Downing, Nargi

Absent: Snyder, Hession Weiss, Nargi

City Clerk Cindy Murray and City Attorney Jacque Chosnek were present.

Approval Of Minutes

Councilmember Reynolds moved to approve the minutes of the November 3rd, 2025 meeting. Councilmember Klinker seconded. Motion passed by unanimous voice vote.

There were no Disposal of Claims, Petitions or Communications.

The Clerk stated the following reports are available in the City Clerk's Office:

Fleet Maintenance Monthly-October

Renew Department Monthly-October

Water Works Department Monthly-October

Ordinances for Second Reading

The Clerk read Ordinance 2025-53 (An Ordinance Adopting an Investment Policy for the City of Lafayette, Indiana) by title on second and final reading. Councilmember Reynolds moved for passage; Councilmember Brown seconded. Jermey Diehl, City Controller, addressed the Council and provided an overview of the ordinance, explaining its purpose, key provisions, and the financial guidelines established by the proposed investment policy. Ordinance 2025-53 passed 5-0 on a roll call vote for second and final reading.

The Clerk read Ordinance 2025-54 (An Ordinance Amending Chapter 4.17 Streateries) by title on second and final reading. Councilmember Ahlersmeyer moved for passage; Councilmember Downing seconded. Jacque

Chosnek, City Attorney, spoke regarding the ordinance and outlined its key details. Ordinance 2025-54 passed 5-0 on a roll call vote for second and final reading.

The Clerk read Ordinance 2025-55 (An Ordinance Amending Chapter 7.07, Bicycles, of the Lafayette Municipal Code) by title on second and final reading. Councilmember Klinker moved for passage; Councilmember Reynolds seconded. Jacque Chosnek, addressed the Council, providing a detailed explanation of the ordinance and highlighting a few provisions being amended. Susan Schechter, 1001 Ferry St., asked the Council a question regarding the day's bicycles may be left unattended. Ordinance 2025-55 passed 5-0 on a roll call vote for second and final reading.

Ordinances for First Reading

The Clerk read Ordinance 2025-56 (An Ordinance to Amend the Zoning Ordinance of Tippecanoe County, Indiana, to Rezone Certain Real Estate From R2U to NBU, 522 S. 4th street, Petitioner-Martha E. Trinidad) by title on second and final reading. Councilmember Reynolds moved for passage; Councilmember Brown seconded. Christina, speaking on behalf of the petitioner, Martha E. Trinidad, addressed the Council regarding the proposed zoning change for the restaurant. Ordinance 2025-56 passed 5-0 on a roll call vote for first and final reading.

The Clerk read Ordinance 2025-57 (An Ordinance to Amend the Zoning Ordinance of Tippecanoe County, Indiana, to Rezone Certain Real Estate from A and GB to I3) by title on second and final reading. Councilmember Ahlersmeyer moved for passage; Councilmember Downing seconded. Joe Calderon, Barnes & Thornburg, LLP, 11 S Meridian, Indianapolis, representing the petitioner, spoke in support of the ordinance. He noted that Primient is already utilizing approximately 300 acres, and the proposed rezoning would add an additional 47 acres. Ordinance 2025-57 passed 5-0 on a roll call vote for first and final reading.

Resolutions

The Clerk read Resolution 2025-22 (A Resolution Declaring the Designation of Certain Real Estate as an Economic Revitalization Area (ERA) and Approving the Application for Property Tax Abatement) by title on second and final reading. Councilmember Brown moved for passage; Councilmember Ahlersmeyer seconded. Dennis Carson, Economic Development Director, addressed the Council and stated that a local business is making a substantial investment. He explained that the resolution would establish an Economic Revitalization Area for the purpose of granting a property tax abatement and that the business is requesting a seven-year real estate tax abatement. Abrey Burkhart & Daniel Carmody, representative of LAMMCO, spoke regarding the resolution. Resolution 2025-57 passed 5-0 on a roll call vote for first and final reading

Councilmember Brown moved to set a public hearing for Monday, January 5, 2026 at 6:01pm. Councilmember Ahlersmeyer seconded. Motion passed by unanimous voice vote.

Miscellaneous and New Business

Councilmember Klinker moved to appoint Mike Gibson for a 4-year term to the Police Merit Commission. Councilmember Reynolds seconded the motion. Motion passed by unanimous voice vote.

No Reports of Standing Committees

No Reports of Special Committees

No Reports by the Mayor

No Reports of Councilmen

Public Comment

Corey Cunningham, Bryn Mawr Ct, spoke regarding an assault that happened to him at McAlister Park and a camera option.

Pearl Speakman, 923 S 22nd, thanked everyone for all their hard work.

Susan Schechter, 1001 Ferry St., spoke regarding the snow removal.

Councilmember Klinker moved to adjourn. Councilmember Brown seconded. Meeting adjourned at 7:00 PM.

Minutes prepared by Cindy Murray, City Clerk

Complete audio of meeting available in the City Clerk’s office or at www.lafayette.in.gov/agendacenter

FILED
CITY CLERK

2025 DEC -2 P 3: 27

CINDY MURRAY

RESOLUTION NO. 2026-01

LAFAYETTE COMMON COUNCIL

A RESOLUTION CONFIRMING THE DESIGNATION OF CERTAIN REAL ESTATE AS AN ECONOMIC REVITALIZATION AREA (ERA) AND APPROVAL OF AN APPLICATION FOR PROPERTY TAX ABATEMENT

DANIEL G. and GAIL K. CARMODY
LAFAYETTE MATERIALS MANAGEMENT CO., INC.
dba LAMMCO

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

WHEREAS, IC 6-1.1-12.1 empowers the Common Council to designate Economic Revitalization Areas; and

WHEREAS, the Common Council of the City of Lafayette, Indiana, has designated the Lafayette Redevelopment Commission as the agency to make preliminary investigations, determinations, and recommendations to the Common Council as to what areas should be designated Economic Revitalization Areas; and

WHEREAS, Lafayette Materials Management Co., Inc. (LAMMCO) has requested the real estate named in Exhibit "A" be designated an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings; and

WHERAS, LAMMCO filed a Statement of Benefits dated November 7, 2025, and a Supplement to Statement of Benefits dated November 11, 2025, requesting the approval of a deduction for the purposes of Tax Abatement in an Economic Revitalization Area (ERA) on redevelopment of real estate, which Statement of Benefits and Supplement are attached hereto as Exhibit "B"; and

WHEREAS, LAMMCO has requested a deduction from the assessed value for the redevelopment of real estate pursuant to the Statement of Benefits over a period of seven (7) years in accordance with the following abatement schedule percentages:

Year	Percentage
1	100
2	85
3	71
4	57

5	43
6	29
7	14

WHEREAS, on November 20, 2025, the Lafayette Redevelopment Commission recommended approval of the designation of the real estate described in Exhibit "A" as an Economic Revitalization Area and Statement of Benefits and Supplement to Statement of Benefits in Exhibit "B", through passage of Resolution No. LRC-2025-15;

WHEREAS, the Common Council adopted Resolution 2025-22, hereinafter the Declaratory Resolution, designating the subject real estate as an Economic Revitalization Area (ERA) subject to the adoption of a confirming resolution by the Common Council and final public hearing for the receiving of remonstrance and objections from persons interested in whether the subject real estate should be designated as an Economic Revitalization Area (ERA); and

WHEREAS, a copy of such Declaratory Resolution was properly filed with the county assessor and proper legal notices were published indicating the adoption and substance of such declaratory resolution and stating when and where such final hearing would be held; and

WHEREAS, at such final public hearing, evidence and testimony, along with any written remonstrance and objections previously filed, were considered by the Common Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE that:

1. The Common Council finds that
   - A. The subject real estate complies with the statutory criteria for an Economic Revitalization Area (ERA); and
   - B. The estimated of cost of rehabilitation/redevelopment of real estate reasonable for projects of this nature; and
   - C. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed rehabilitation/redevelopment of real estate; and
   - D. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed rehabilitation/redevelopment of real estate; and
   - E. The tax base of the City of Lafayette and all relevant taxing districts can be reasonably expected to increase from the proposed rehabilitation/redevelopment of real estate; and
   - F. The total benefits are sufficient to justify the deduction.

2. The Common Council now confirms, adopts and approves the Declaratory Resolution and thereby designates, finds and establishes the subject real estate as an Economic Revitalization Area for the purpose of achieving real and/or personal property tax savings as permitted under IC 6-1.1-12-1.

3. The Economic Revitalization Area designation terminates ten (10) years after January 1, 2026.

4. The Statement of Benefits filed November 7, 2025, and Supplement to Statement of Benefits dated November 11, 2025, are hereby approved.

5. LAMMCO is entitled to the opportunity to apply for a property tax deduction for an increase in assessed value resulting from the redevelopment/rehabilitation of real estate over a period of seven (7) years in accordance with the following schedule percentages:

Year	Percentage
1	100
2	85
3	71
4	57
5	43
6	29
7	14

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

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, on this 5th day of January, 2026.

COMMON COUNCIL OF THE
CITY OF LAFAYETTE, INDIANA

____
President

ATTEST:

____
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette this 5th day of January, 2026.

____
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, this 5th day of January, 2026.

____
Tony Roswarski, Mayor

ATTEST:

____
Cindy Murray, City Clerk

Sponsored by Tony Roswarski, Mayor

EXHIBIT A

Property Legal Description for Designation of Economic Revitalization Area – Lafayette Materials Management Co, Inc (Dba LAMMCO), 635 Erie St, Lafayette, IN 47904

Legal Description:

Lot Numbered Four (4) in the Lafayette Redevelopment Subdivision as set forth on the plat thereof dated August 14, 2002, and recorded September 19. 2002 in Plat Cabinet 7, Slide 18 as Document No. 0229456. Located in the City of Lafayette, Fairfield Township, Tippecanoe County, Indiana.

Lafayette Materials Management Co, Inc (LAMMCO) 635 Erie St, Lafayette, IN 47904

Legal Description:
Lot Numbered Four (4) in the Lafayette Redevelopment Subdivision as set forth on the plat thereof dated August 14, 2002, and recorded September 19. 2002 in Plat Cabinet 7, Slide 18 as Document No. 0229456. Located in the City of Lafayette, Fairfield Township, Tippecanoe County, Indiana.

TIPPECANOE COUNTY ASSESSOR INCOME APPROACH REPORT

Assessment Year 2025

Category	Shop/Utility
Sub Category	Shop/Utility
Model	5
Parcel ID	79-07-21-337-004.000-004
Owner Name	CARMODY DANIEL G & GAIL
DBA	Lafayette Materials
Address	635 Erie St
City	Lafayette
ZIP	47904
Zoning	I3
Acres	1.25
Child Parcels	
0	

Property Characteristics:
Size: 10,680
Year Built: 2004
Overall Rank (5-1): 3

Desire Future Build: Construction of a new 5,500 square foot warehouse facility. The site improvements include expanded parking areas, additional exterior staging areas, sidewalks to enhance site accessibility, and upgraded landscaping around the property.

EXHIBIT B

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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:

1. *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.*
2. *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.*
3. *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 prescribed deadline may file an application between January 1 and May 10 of a subsequent year.*
4. *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)*
5. *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: Daniel and Gail Carmody		
Address of taxpayer (*number and street, city, state, and ZIP code*): 709 Walnut St, Dayton, IN 47905		
Name of contact person: Dan Carmody	Telephone number: (765) 447-7400	E-mail address: dan@lammco.net

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Lafayette Materials Management Co, Inc (Dba LAMMCO)		Resolution number:
Location of property: 635 Erie St, Lafayette, IN 47941	County: Tippecanoe	DLGF taxing district number:
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): The project involves the construction of a new 5,500 square foot warehouse facility designed to support expanded operational capacity. In addition to the building construction, the site will undergo significant improvements including expanded parking areas to accommodate increased traffic, the addition of an exterior staging area for		Estimated start date (*month, day, year*): Jan, 15, 2026 Estimated completion date (*month, day, year*): Nov, 15, 2026

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
23.00	$1,000,000.00	23.00	$1,000,000.00	12.00	$650,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	540,000.00	
Plus estimated values of proposed project	650,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	1,190,000.00	

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

Estimated solid waste converted (*pounds*) 0.00

Estimated hazardous waste converted (*pounds*) 0.00

Other benefits

(continuation Sect 2) improved logistics, installation of new sidewalks to enhance site accessibility, and upgraded landscaping around the property to improve aesthetics and environmental impact. These enhancements are aimed at supporting business growth, improving site functionality, and contributing to the overall revitalization of the area. No demolition of the current facility nor loss of current employees are expected for this project.

Sect 3, Item Salaries: Total salaries for the 12 are based on entry level manager salary of $80,000/yr (2) and entry employ of $47k/yr (10)

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: Daniel G Carmody	Date signed (*month, day, year*): 11/7/2025
Printed name of authorized representative: Daniel G. Carmody	Title: President / Owner

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 12/31/2035. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

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 $ ________________.

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. Except as provided in IC 6-1.1-12.1-18, 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. Except as provided in IC 6-1.1-12.1-18, 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.

EXHIBIT B, Continued

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.

SECTION 1	APPLICANT

Name of Taxpayer: Daniel G. Carmody and Gail Carmody	
Address of Taxpayer (street and number, city, state & ZIP code): 709 Walnut St, Dayton, IN 47941	Telephone: 765-447-7400 E-mail: Daniel@lammco.net

Name of Applicant if different from Taxpayer:	
Address of Applicant if different from Taxpayer (street and number, city, state & ZIP code):	Telephone: E-mail:
Description of relationship of Applicant to Taxpayer:	

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

Name of Parent Company (if any): Lafayette Materials Management Co Inc. (dba LAMMCO)

Does the company currently conduct business at this site?	Yes	X	No	
If "No", how is the site currently used?				

Annual Report & History of Company	See Beacon Report Attached
Company Certified Public Accountant:	Huth Thompson
Company Commercial Bankers:	Chase Bank (Julie Spicer)
Company Counsel:	Gutwein Law

To be completed by GLC Staff

Is this area currently designated as an Economic Revitalization Area?	Yes		No	X
Has it ever been so designated in the past?	Yes		No	X
Is this property in a Tax Increment Finance (TIF) district requires RD Commission Approval?	Yes	X	No	

SECTION 2	JURISDICTION & PURPOSE

Jurisdiction:

Lafayette	Within City Limits
West Lafayette	
Tippecanoe	
Shadeland	

Purpose of Application:

Real Estate Tax Abatement -	7	years
Personal Property Tax Abatement -		years
ERA Designation Only -		years

Type of Industry:

Research & Development	
Manufacturing	Industrial Manufacturing
Logistics	
Information Technology	
Other	Please specify:

LAMMCO provides services and products both inside and outside the city of Lafayette, Indiana. Primary products are 1) Industrial Manufacturing and Fabrication, 2) Construction Specialties (Division-10), and 3) Commercial Furniture

Describe proposed project.

LAMMCO has been in business since 1991 and continues to grow to meet the needs of the Greater Lafayette Area, Indiana, and recently across state boarders in Michigan, Illinois, Ohio, and Kentucky. Over the last two years LAMMCO has grown from 13 to 25 employees in both management, installation technicians, warehouse personnel, and welder/fabricators. This growth in business from $5M to +$7M in revenue per year has brought on a need to expand. The primary needs to expand would be used to increase the capacity and throughput for industrial/ manufacturing projects, expand into larger construction project capabilities, and grow to support storage for commercial furniture demands. Total growth would benefit the local community by conducting the expansion build, nearly $1M in annual pay opportunities over the next 5-10 years, add 10-15 additional employee and/or managerial positions locally, and increase manufacturing throughput of larger local customers (i.e. Caterpillar)

SECTION 3	PROPERTY DESCRIPTION

Assessor's Personal Property Key Number(s):

Location of Real Property (street and number, city, state & ZIP code):

635 Erie St, Lafayette, IN 47904 (see attached report)

****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: 120' x 46' expansion of the building to the north end of the current facility. The facility will increase manufacturing space and expansion of commercial furniture capability to expand reach of LAMMCO across state borders.

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

Demolition of architecturally significant or historic structure(s)

Estimated Investment: $650k - $675k

SECTION 5 PERSONAL PROPERTY

Type of Project:

Research & Development	
Machinery & Equipment	
Logistics	
Information Technology	
Other	Please specify:
Estimated Investment	

****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?	23			
How many will you employ after the project is complete?	40			
How many jobs will be created?	10-15	Full-time		Part-time
How many jobs are retained?	23	Full-time		Part-time
How many jobs will be eliminated?	0	Full-time		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.

N/A

How many additional employees are:

	Number	Hourly Average
Production	10	$23
Administrative	1	$28
Management	4	$40
Professional/ Technical		
Other		
Total/ Average Wage	15	$30.33/Hr

How many retained employees are:

	Number	Hourly Average
Production	12	$26.73
Administrative		
Management	4	$43.46
Professional/ Technical	5	$30
Other	2	$35
Total/ Average Wage	23	$33.79/Hr

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						X

	2 yrs	2 yrs	3 yrs	4 yrs	5 yrs	> 5
Salary			X			

IF GREATER THAN FIVE YEARS PROVIDE DETIALED TIMETABLE

Does the company provide benefits to full time employees? Yes X No ____

If "Yes", explain and list:

Health Insurance		% paid
Life insurance		% paid
Disability		% paid
Childcare		% paid
Vacation	5	min. # of days
Retirement	2	% paid
Other		% paid

To be completed by GLC Staff.

Is the average wage at or above the Tippecanoe County average? Yes X No ____

SECTION 7 IMPACTS & STATUS

Please estimate the % of your products or services sold outside this 8-county economic region? 33 %

Does the applicant supply any local firms? Yes X No ____

If yes, please list:

ALRO Steel, LH Industries, Gibson Painting, Miller Flooring, Lafayette Glass, Sherwin Williams Paint, and many more

Will any additional public utilities, city services or other infrastructure be required by this project? Yes ____ No X

If "Yes", explain:

Will any environmental permits be needed? Yes ____ No X

If "Yes", explain:

Current Zoning Zoned both I3 and GC

Will any changes, special exceptions be required? Yes ____ No X

Have they been approved? Yes ____ No ____ N/A X

Has the applicant or any predecessor of the applicant defaulted in any material respect the performance of financial obligations by the applicant? Yes ____ No X

Is there any pending litigation materially affecting the applicant? Yes ____ No X

If "Yes", please describe giving procedural posture of the case(s):

Are there any restrictions contained in the applican't 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	X

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, inelligible for tax abatement.

Daniel G. Carmody	11/11/2025
Signature	Date
Daniel G. Carmody	Owner
Name Printed	Title
Dan@LAMMCO.NET	765-447-7400x
E-mail	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 $500,000 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
4. 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?
No	16.	Are products primarily sold outside community? 64% Inside Economic Region, 33% Outside

EMPLOYMENT IMPACTS

	17.	Will jobs be created or retained? 10-15 created 23 retained
	18.	Will wages be equal or be above the county's average? Above
	19.	Will employees receive health insurance? No
	20.	Will employees receive retirement benefits? 2% paid
	21.	Will employees receive life insurance? No
	22.	Will employees receive other benefits? List: 5 vacation days
	23.	What is the ratio of investment to jobs creation:
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)?
No	26.	Does the project include advanced technology or manufacturing processes?

FISCAL IMPACTS

Yes	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?

RESOLUTION NO. 2026-02

A RESOLUTION APPROVING THE DETAIL OF THE 2026 WATER AND RENEW (WASTEWATER) DEPARTMENT BUDGETS

WHEREAS, Indiana Code 8-1.5-3-4 provides that the Board of Public Works and Safety shall submit a budget of its financial needs for the following year in detail required by the municipal legislative body; and

WHEREAS, the Utility Billing Office Business Manager and the Superintendents for the Water and Renew (Wastewater) Departments have prepared the attached budget and believe it truly and correctly outlines the budget needs for 2026; and,

WHEREAS, the Public Works Director and the Controller of the City of Lafayette have reviewed the attached budget and believe it is a fair representation of the financial needs of the Water and Renew (Wastewater) Departments for 2026; and,

WHEREAS, the Board of Public Works and Safety has or will approved the attached budget.

NOW THEREFORE, BE IT RESOLVED, that the form of the Water and Renew (Wastewater) Department Budgets for 2026 are hereby approved.

ADOPTED AND PASSED BY THE COMMON COUNCIL of the City of Lafayette, Indiana this ______ day of __________________, 2026.

____
Melissa Weast-Williamson, President

ATTEST:

____
CINDY MURRAY, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on this _____ day of _________________________, 2026.

____
CINDY MURRAY, City Clerk

This Ordinance approved and signed by me on this _____ day of ______________, 2026.

____
TONY ROSWARSKI, Mayor

ATTEST:

____
CINDY MURRAY, City Clerk

Sponsored by: Mayor Tony Roswarski