



LAFAYETTE REDEVELOPMENT COMMISSION
Council Chambers, City Hall
January 22, 2026
11:00 am

*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>.*

Welcome And Call To Order

Election Of Officers

Current Officers:

Frank Donaldson-President

Jim Terry-Vice President

Shelly Henriott-Secretary

Minutes

Approve Minutes Of The December 18, 2025 Meeting.

Documents:

[DECEMBER 18 2025.PDF](#)

New Business

Resolution LRC-2026-01: Declaratory Resolution Of The City Of Lafayette
Redevelopment Commission Amending The Economic Development Plan For The
Twyckenham Economic Development Area To Include New Projects

Documents:

[LRC RESOLUTION 2026-01 TWYCKENHAM BOND DECLARATORY
RESOLUTION AMENDING PLAN.PDF](#)

Resolution LRC-2026-02: Resolution Of The City Of Lafayette Redevelopment
Commission Authorizing Issuance Of Bonds For The Purpose Of Providing Funds To Be
Applied To Pay For Road Improvement Projects, The Refunding Of The City Of
Lafayette, Indiana Redevelopment District Bonds, Series 2014, And Incidental Expenses
In Connection Therewith And On Account Of The Issuance Of The Bonds (Twyckenham
TIF – South 9th Street Project)

Documents:

[LRC RESOLUTION 2026-02 TWYCKENHAM BOND RESOLUTION S 9TH
STREET.PDF](#)

Resolution LRC-2026-03: Appropriation Resolution (Twyckenham TIF – South 9th Street

Project)

Documents:

[LRC RESOLUTION 2026-03 TWYCKENHAM BOND APPROPRIATION S 9TH STREET.PDF](#)

Micro-Retail Lease Agreement Amendment #2: Between Redevelopment Commission And Lafayette Urban Enterprise Association For 601 Main Street.

Documents:

[LUEA RDC MICRO RETAIL LEASE AMENDMENT 2.PDF](#)

William Charles Construction: Main Street Streetscape Ph VI CO#3

Documents:

[WILLIAM CHARLES MAIN ST PH 6 CO3.PDF](#)

Director's Report

Claims

Approve December 2025 Claims

Public Comment

Adjournment

Redevelopment Commission Members

Mayoral and City Council Appointments: Frank Donaldson-Current Term 1/1/2025 to 1/1/2026 ✂ Shelly Henriott-Current Term 1/1/2025 to 1/1/2026 ✂ Jos Holman-Current Term 1/1/2025 to 1/1/2026 ✂ Dave Moulton-Current Term 1/1/2025 to 1/1/2026 ✂ Jim Terry-Current Term 1/1/2025 to 1/1/2026 ✂ Josh Loggins, Tippecanoe School Corporation ex-officio ? Vacant, Lafayette School Corporation ex-officio



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION
Council Chambers, City Hall
December 18, 2025
11:00 am**

Attendance:

Commissioners: Frank Donaldson, Dave Moulton, Jos Holman, Jim Terry

Absent: Shelly Henriott

Ex-Officio Members: Josh Loggins

Staff: Dennis Carson, Economic Development Director; Michelle Conwell; Economic Development Administrative Coordinator; Myles Holtsclaw, Senior Community Development Manager; Halee Griffey, Senior Community Development Manager; Jacque Chosnek, City Attorney; Kara Boyles, Staff Attorney

Guests: Pat Williams, TBIRD Design Services

Welcome and Call to Order

Frank Donaldson welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:00am.

Minutes

Jos Holman moved to approve the minutes of the November 20, 2025 meeting. Jim Terry seconded and the motion passed unanimously.

New Business

Approve 2026 Redevelopment Commission meeting dates: Jos Holman moved to approve the 2026 Redevelopment Commission meeting dates. Dave Moulton seconded, and the motion passed unanimously.

TBIRD Design Services: Boundary Survey & Legal Description – *Former Wabash Rail Corridor Between Romig Street and New York Street*: The City owns rail corridor property that it would like to see redeveloped. TBIRD will develop the boundary survey and legal description needed before redevelopment. The agreement amount for the services is \$17,600.00. Jim Terry moved to approve. Jos Holman seconded. The motion passed unanimously.

Director's Report

Jim Terry asked if weather was the reason Park East Boulevard was not yet open. Dennis Carson confirmed that the City wanted to wait until the snow was cleared to better see street markings.

Dennis Carson wished everyone a Happy Holiday and thanked everyone for a great year.

Claims

Jim Terry moved to approve the December 2025 claims in the amount of Eight Hundred Thirty-Seven Thousand, Five Hundred Thirty-Nine Dollars and Forty Cents (\$837,539.40). Dave Moulton seconded and the motion passed unanimously.

Public Comment: No comments.

Adjournment

Jim Terry moved to adjourn the meeting. Jos Holman seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:06 am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

Shelly Henriott, Secretary
Lafayette Redevelopment Commission

RESOLUTION NO. LRC-2026-01

DECLARATORY RESOLUTION OF THE CITY OF LAFAYETTE REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE TWYCKENHAM ECONOMIC DEVELOPMENT AREA TO INCLUDE NEW PROJECTS

WHEREAS, the City of Lafayette Redevelopment Commission (the “Commission”), governing body of the department of redevelopment of the City of Lafayette, Indiana (the “City”) pursuant to Indiana Code 36-7-14, as amended (the “Act”), has investigated, studied and surveyed economic development areas within the City; and

WHEREAS, pursuant to the Act, the Commission has previously adopted declaratory resolutions and confirmatory resolutions from time to time (collectively, the “Area Resolutions”) establishing, expanding and amending an area of the City designated by the Commission as the “Twyckenham Economic Development Area” (as in effect on the date hereof, the “Area”), an “economic development area” within the meaning of the Act, and approving and amending an economic development plan for the Area (as in effect on the date hereof, the “Plan”); and

WHEREAS, within the Area the Commission has, pursuant to the Area Resolutions, established and amended from time to time an “allocation area” within the meaning of the Act; and

WHEREAS, the Commission now desires to amend the Area Resolutions and the Plan to include the reconstruction of 9th Street from Veteran’s Memorial Drive to Brick “N” Wood Drive and the reconstruction of Poland Hill Road from Beck Lane to Teal Road, including in each instance roundabouts, together with any necessary appurtenances, related improvements and equipment (collectively, the “New Projects”), all in, serving or benefiting the Area; and

WHEREAS, the project description in the Plan, as amended hereby to include the New Projects which are described in more detail therein, is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Indiana Code 36-7-14-15 authorizes the Commission to amend the Area Resolutions and the Plan, after conducting a public hearing, if it finds that:

- (i) The amendment is reasonable and appropriate when considered in relation to the Area Resolutions, the Plan and the purposes of Indiana Code 36-7-14; and
- (ii) The Area Resolutions and the Plan, with the proposed amendment, confirm to the comprehensive plan for the City;

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

Section 1. It will be of public utility and benefit to amend the Area Resolutions and the Plan to include the New Projects and to continue to develop the Area.

Section 2. The Area Resolutions and the Plan are hereby amended to include the New Projects. The project description in the Plan, as amended to include the New Projects, is attached hereto as Exhibit A and is hereby approved. The Commission finds that the New Projects will further the Plan and that the New Projects will be located in, serve or benefit the Area.

Section 3. The Commission finds that the public health and welfare will be benefited by the amendment to the Area Resolutions and the Plan to include the New Projects.

Section 4. The Commission now finds and determines that the amendment described in Section 1 above is reasonable and appropriate when considered in relation to the Area Resolutions, the Plan and the economic development purposes set forth in Indiana Code 36-7-14-41. The Commission finds that the New Projects constitute local public improvements and that the Area Resolutions and the Plan, as amended hereby, conform to the comprehensive plan for the City.

Section 5. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Tippecanoe County Area Plan Commission (the "Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Common Council for its approval of the amendment to the Area Resolutions and the Plan.

Section 6. The Commission further directs the presiding officer, after receipt of the approval of this resolution by the Common Council of the City to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the New Projects and will determine the public utility and benefit of the proposed New Projects.

Section 7. The Commission hereby finds that the estimated cost of the New Projects is approximately \$9,500,000.

Section 8. The Commission hereby finds that all property in the Area (including the allocation area) will positively benefit from the New Projects which are reasonably expected to (i) improve transportation in and about the Area facilitating development of the Area and (ii) be of benefit to all citizens of the City.

Section 9. The amendments made to the Area Resolutions hereby are reasonable and appropriate when considered in relation to the Area Resolutions, the Plan and the purposes of the Act.

Section 10. In all other respects, the Area Resolutions, the Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 11. This resolution shall be effective as of the date of adoption.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 22nd day of January, 2026.

LAFAYETTE REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Commissioner

Commissioner

ATTEST:

Josh Loggins

EXHIBIT A

Economic Development Plan for the Twyckenham Economic Development Area as hereby amended

Project Description

The economic development of the Twyckenham Economic Development Area will proceed in phases, described as follows:

Phase I:

In Phase I an extension of Brady Lane will be constructed from South 18th Street to South 9th Street and connect with Twyckenham Boulevard. The force-main sewer project adjacent to this street construction will be a separate project neither included in this project nor constructed as a part of the Twyckenham Economic Redevelopment Area. The new Amelia Earhart Elementary School is expected to be constructed by the Lafayette School Corporation in the Twyckenham Economic Development Area. Other private investment commercial, multi-family residential and single-family residential projects described below will be constructed in the Twyckenham Economic Development Area as a part of this phase.

1. Public Improvements

- a. Street Improvements: Extension of Brady Lane from 18th Street to 9th Street and a widened South 9th Street with related improvements.
- b. Utility Improvements: Expansion of sanitary and storm sewers, storm drainage, and water supply.

2. Private Improvements/Investment

- a. Vaughan/Casey and other commercial developments west of 9th Street along Twyckenham Road includes 8 tracts on about 18.74 acres.
- b. Brady Center Shopping Center at Brady and South 18th Streets will expand southward on the 4.59 acres already owned by the developer.
- c. Coventry Glenn, a 22.357 acre, 61 unit, single-family residential development is being constructed by Deluxe Homes south of Twyckenham Boulevard.
- d. The French Quarter Subdivision, a 38 unit, single-family development will be built on 13.25 acres on the north side of Twyckenham Boulevard near C.R. 50 East.
- e. The F.O.P./Sorenson property, east of C.R. 50 East and south of Beck Lane and being annexed to the City of Lafayette, will be developed by Derrin Sorenson and others as an 86 unit (43 duplexes) residential project on 17.60 acres.
- f. JSD Estates (Koerner) is an 11.65 acre multi-family development of 21 buildings and 188 units platted for development southeast of the corner of Twyckenham Boulevard and C.R. 50 East.

- g. Twyckenham Estates (Phase II, Sections 2-12), a 50.471 acre project is being developed northeast of the corner of C.R. 50 East and Ortman Lane. Up to 267 single-family units are to be developed on this site.

Phase II:

Phase II is projected to include the construction of a connector street between Twyckenham Boulevard with State Road 231, thereby completing the access way from Brady Lane to State Road 231. Commercial, multi-family residential and single-family residential developments are expected to accompany the development of this connector.

2026 New Projects:

- a. South 9th Street Project.

The City has developed plans for the reconstruction of 9th Street, from Veteran's Memorial Drive to Brick "N" Wood Drive in Sections 4, 5, 8, & 9 in Township 22 North, Range 4 West in Wea Township, Tippecanoe County, Indiana. Plans include the full-depth reconstruction of the existing asphalt pavement. The new asphalt surface will contain 2, 10-foot 6-inch-wide travel lanes, with a twelve-foot-wide center turn lane. 2-foot-wide combined concrete curb and gutters will be installed along both sides. A 10-foot-wide multiuse path will be installed along the West side of 9th Street throughout the corridor while a 5-foot-wide sidewalk will be installed along the East side of 9th Street. A new sanitary sewer and storm sewer will be installed which will tie into the new curb and gutters. Existing drive entrances onto 9th Street will be removed and replaced to meet the elevation of the new asphalt surface. Additionally, the existing bridge over the Elliot Ditch Legal Drain will also be removed and replaced. Additional plans include the construction of a new "mini" roundabout at the intersection of Ortman Lane and 9th Street. This project is necessary to reconstruct the asphalt surface of 9th Street and improve the overall flow of traffic within the City of Lafayette.

- b. Poland Hill Road Project.

Poland Hill Rd. Roadway Reconstruction from Beck Lane to Teal Rd., with a New Roundabout at Beck Lane, geometric roadway improvements of Poland Hill Rd., New pedestrian facility, and an improved Railroad Crossing.

Future Development:

Future development activities have been identified that include the acquisition of real property, construction of new facilities, and other appropriate projects. Said activities will be incorporated into the Plan by Amendment.

1. Improvements to South 18th Street between Teal Road and 430 South, including engineering studies, right of way acquisition, roadway construction and other related improvements.

2. Construction of a pilot linear park adjacent to Armstrong Park and along the adjacent rail corridor.
3. Street improvements to Old Romney Road between SR 25 and Twyckenham Blvd.
4. The reconstruction and widening of CR 350 S from 9th Street to Concord Road.
5. Land acquisition and road and street improvements to Beck Lane.
6. Land acquisition and road and street improvements to 9th Street from Twyckenham to 350 S.
7. The reimbursement of public and private entities for expenses incurred in training employees of industrial facilities that are located in the allocation area and on a parcel of real property that has been classified as industrial property under the rules of the department of local government finance.
8. Equipment, facilities, relocation and other expenses to support job creation, economic and business development.
9. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.
10. Support of and improvements to public transportation.
11. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.
12. Acquisition of real property, if necessary.
13. Infrastructure improvements for redevelopment or economic development purposes, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure.
14. Streetscape and trail improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
15. Landscaping improvements and lawn and landscape maintenance.
16. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
17. Façade and Interior Building Improvements Program

18. Design, manufacture and installation of wayfinding and other signage.
19. Establish and implement site guidelines for new development.
20. Develop and implement architectural and sign review ordinance.
21. Security for the Area and events.
22. Snow removal.
23. Brownfield assessment and remediation.

Except as expressly amended hereby, the Plan, as previously amended, shall remain in full force and effect.

RESOLUTION NO. LRC-2026-02

RESOLUTION OF THE CITY OF LAFAYETTE REDEVELOPMENT COMMISSION AUTHORIZING ISSUANCE OF BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO BE APPLIED TO PAY FOR ROAD IMPROVEMENT PROJECTS, THE REFUNDING OF THE CITY OF LAFAYETTE, INDIANA REDEVELOPMENT DISTRICT BONDS, SERIES 2014, AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF THE BONDS

WHEREAS, within the City of Lafayette, Indiana, a governmental unit and political subdivision of the State (the “City”), there is created the City of Lafayette Redevelopment District (the “District”), governed by the City of Lafayette Redevelopment Commission (the “Commission”), pursuant to and in accordance with Indiana Code 36-7-14 and 36-7-25, each as amended (collectively, the “Act”); and

WHEREAS, the Commission deems it advisable to issue the “City of Lafayette, Indiana, Redevelopment District Bonds, Series 2026” (the “Bonds”), in one or more series, in an original aggregate principal amount not to exceed Twelve Million Dollars (\$12,000,000) for the purpose of providing for the payment of all or any portion of (a) the costs of the road improvement projects as more particularly described in Exhibit A attached hereto and incorporated herein by reference, and all costs incidental thereto (collectively, the “Project”); (b) the refunding of the outstanding City of Lafayette, Indiana Redevelopment District Bonds, Series 2014, currently outstanding in the principal amount of Four Million Three Hundred Forty-Five Thousand Dollars (\$4,345,000) (the “2014 Bonds”), which 2014 Bonds were issued for the purpose of funding road improvements in the Twyckenham Economic Development Area (as hereinafter defined); (c) capitalized interest, if necessary; (d) the funding of a debt service reserve account, if necessary; and (e) the costs of selling and issuing the Bonds; and

WHEREAS, on February 25, 1994, the Commission adopted a Declaratory Resolution establishing the Twyckenham Economic Development Area (the “Original Twyckenham Economic Development Area”), designating the Original Twyckenham Economic Development Area as an allocation area for purposes of the allocation and distribution of real property taxes under Indiana Code 36-7-14-39 (the “Original Twyckenham Allocation Area”), and creating an allocation fund for said allocation area pursuant to Indiana Code 36-7-14-39 (the “Twyckenham Allocation Fund”); and

WHEREAS, since the establishment of the Original Twyckenham Economic Development Area, the Commission has from time to time adopted resolutions expanding said Original Twyckenham Economic Development Area (the Original Twyckenham Economic Development Area, as expanded, the “Twyckenham Economic Development Area”) and Original Twyckenham Allocation Area (the Original Twyckenham Allocation Area, as expanded, the “Twyckenham Allocation Area”), and amending the Economic Development Plan in connection therewith; and

WHEREAS, the Commission deems it advisable to issue the Bonds, which will provide special benefits to property owners in the District, as bonds of the District payable from incremental real property tax revenues collected in the Twyckenham Allocation Area pursuant to Indiana Code 36-7-14-39 (the “TIF Revenues”), and to the extent such TIF Revenues are insufficient, from a special benefits tax levied pursuant Indiana Code 36-7-14-27, all as described more fully herein; and

WHEREAS, it would be of public utility and benefit and in the best interests of the District and its citizens to pay the costs of the Project, the refunding of the 2014 Bonds for a debt service savings if feasible at the time of the sale of the Bonds, and the sale and issuance of the Bonds, including, if necessary, any capitalized interest on the Bonds, and a debt service reserve account for the Bonds, if necessary; and

WHEREAS, the original principal amount of the Bonds, together with the outstanding principal amount of any bonds previously issued by the Commission payable from the Special Tax (as defined in Section 2 hereof), is no more than two percent (2%) of the adjusted value of the taxable property in the District, as determined under Indiana Code 36-1-15, as amended; and

WHEREAS, the Commission has heretofore pledged TIF Revenues to the payment of the 2014 Bonds; and

WHEREAS, in the event at the time of the issuance of the Bonds the refunding of the 2014 Bonds is determined to not be feasible due to market conditions or otherwise, the 2014 Bonds in that case will remain outstanding and secured by a pledge of the TIF Revenues; and

WHEREAS, the resolution authorizing the 2014 Bonds permits the Commission to pledge TIF Revenues to additional obligations on a parity with the pledge of TIF Revenues to the payments due on the 2014 Bonds, provided certain financial conditions can be met (the “Parity Test”); and

WHEREAS, in the event the 2014 Bonds are not refunded at the time of issuance of the Bonds, the Commission finds that the Parity Test can be met with respect to the Bonds to be issued pursuant to this resolution and, accordingly, the Bonds to be issued pursuant to this resolution will constitute a first charge against the TIF Revenues, on a parity with the 2014 Bonds if such bonds are not refunded, and are to be issued subject to the provisions of the laws of the Act and the terms and restrictions of this resolution; and

WHEREAS, the amount of proceeds of the Bonds allocated to pay costs of the Project and the refunding of the 2014 Bonds, together with estimated investment earnings thereon, does not exceed the cost of the Project and the refunding of the 2014 Bonds as estimated by the Commission; and

WHEREAS, Section 1.150-2 of the Treasury Regulations on Income Tax (the “Reimbursement Regulations”) specifies conditions under which a reimbursement allocation may be treated as an expenditure of bond proceeds, and the Commission intends by this resolution to

qualify amounts advanced by the District to the Project for reimbursement from proceeds of the Bonds in accordance with the requirements of the Reimbursement Regulations; and

WHEREAS, all conditions precedent to the adoption of a resolution authorizing the issuance of the Bonds have been complied with in accordance with the applicable provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LAFAYETTE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE DISTRICT, AS FOLLOWS:

SECTION 1. Authorization for Bonds. In order to provide financing for (i) the Project as described above, (ii) the refunding of the 2014 Bonds for a debt service savings as described above, (iii) capitalized interest, if necessary, (iv) a debt service reserve account, if necessary, and (v) the costs of selling and issuing the Bonds, the District shall borrow money, and the City, acting for and on behalf of the District, shall issue the Bonds as herein authorized. In connection with the refunding of the 2014 Bonds, the Commission shall obtain a verification from the municipal advisor to the Commission confirming that such refunding will result in a debt service savings to the Commission.

SECTION 2. General Terms of Bonds.

(a) Issuance of Bonds. In order to procure said loan for such purposes, the Commission hereby authorizes the issuance of the Bonds as described herein. The Controller, as the fiscal officer of the City (the "Fiscal Officer"), is hereby authorized and directed to have prepared and to issue and sell the Bonds as negotiable, fully registered bonds of the District, in an aggregate principal amount not to exceed Twelve Million Dollars (\$12,000,000). The Bonds shall be designated as the "City of Lafayette, Indiana, Redevelopment District Bonds, Series 2026" to be completed with the appropriate series designation if issued in more than one series. The Bonds may include such other designation as determined by the Fiscal Officer to be appropriate prior to the sale of the Bonds.

The Bonds shall be signed in the name of the City, acting for and on behalf of the District, by the manual or facsimile signature of the Mayor (the "Executive") and attested by the manual or facsimile signature of the Fiscal Officer, who shall affix the seal of the City to each of the Bonds manually or shall have the seal imprinted or impressed thereon by facsimile or other means. In case any officer whose signature or facsimile signature appears on the Bonds shall cease to be such officer before the delivery of Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such officer had remained in office until delivery thereof. The Bonds also shall be, and will not be valid or become obligatory for any purpose or entitled to any benefit under this resolution unless and until, authenticated by the manual signature of the Registrar (as defined in Section 4 hereof).

The Bonds shall be issued and sold at a price of not less than 99% of the par value thereof. The Bonds shall be numbered consecutively from R-1 upward and shall be issued in denominations of (i) Five Thousand Dollars (\$5,000) or any integral multiple thereof or (ii) One

Hundred Thousand Dollars (\$100,000) and any Five Thousand Dollar (\$5,000) integral multiple in excess thereof, as determined by the Fiscal Officer with the advice of the Commission's municipal advisor. The Bonds shall be originally dated as of the first day of the month in which the Bonds are sold or dated the date of delivery, as determined by the Fiscal Officer, and shall bear interest payable semi-annually on January 15 and July 15 of each year, commencing on either the first January 15 or the first July 15 following delivery of the Bonds, as determined by the Fiscal Officer, at a rate or rates not exceeding seven percent (7.00%) per annum (the exact rate or rates to be determined by bidding or negotiation), calculated on the basis of a 360-day year comprised of twelve 30-day months. The Bonds shall mature semiannually on January 15 and July 15 of each year in the years and in the amounts determined by the Fiscal Officer at the time of the sale of the Bonds, provided that the final maturity shall be no later than July 15, 2039.

All or a portion of the Bonds may be aggregated into and issued as one or more term bonds. The term bonds will be subject to mandatory sinking fund redemption with sinking fund payments and final maturities corresponding to the serial maturities described above. Sinking fund payments shall be applied to retire a portion of the term bonds as though it were a redemption of serial bonds, and, if more than one term bond of any maturity is outstanding, redemption of such maturity shall be made by lot. Sinking fund redemption payments shall be made in a principal amount equal to such serial maturities, plus accrued interest to the redemption date, but without premium or penalty. For all purposes of this resolution, such mandatory sinking fund redemption payments shall be deemed to be required payments of principal which mature on the date of such sinking fund payments. Appropriate changes shall be made in the definitive form of Bonds, relative to the form of Bonds contained in this resolution, to reflect any mandatory sinking fund redemption terms.

(b) Source of Payment. The Bonds are, as to all the principal thereof and interest due thereon, obligations of the District as a special taxing district, payable from special ad valorem property taxes to be levied on all taxable property within the District pursuant to Indiana Code 36-7-14-27 (the "Special Tax"), to the extent TIF Revenues are not sufficient for such purpose as described in Section 8 hereof. The pledge of TIF Revenues to the payment of the Bonds is on parity with the pledge of the TIF Revenues to the payment of the 2014 Bonds, assuming the 2014 Bonds are not refunded at the time of issuance of the Bonds, and any additional Parity Obligations (as hereinafter defined) hereafter entered into by the Commission. The Commission reasonably expects the TIF Revenues to be sufficient to pay the debt service on the Bonds.

(c) Payments. All payments of interest on the Bonds shall be paid by check mailed one business day prior to the interest payment date to the registered owners thereof as of the first (1st) day of the month in which interest is payable (the "Record Date") at the addresses as they appear on the registration and transfer books of the Commission kept for that purpose by the Registrar (the "Registration Record") or at such other address as is provided to the Paying Agent (as defined in Section 4 hereof) in writing by such registered owner. Each registered owner of \$1,000,000 or more in principal amount of Bonds shall be entitled to receive interest payments by wire transfer by providing written wire instructions to the Paying Agent before the Record Date for any payment. All principal payments and premium payments, if any, on the Bonds shall be made upon surrender thereof at the principal office of the Paying Agent, in any U.S. coin or currency which on the date of such payment shall be legal tender for the payment of public and

private debts, or in the case of a registered owner of \$1,000,000 or more in principal amount of Bonds, by wire transfer on the due date upon written direction of such owner provided at least fifteen (15) days prior to the maturity date or redemption date.

Interest on Bonds shall be payable from the interest payment date to which interest has been paid next preceding the authentication date thereof unless such Bonds are authenticated after the Record Date for an interest payment and on or before such interest payment date in which case they shall bear interest from such interest payment date, or unless authenticated on or before the Record Date for the first interest payment date, in which case they shall bear interest from the original date, until the principal shall be fully paid.

(d) Transfer and Exchange. Each Bond shall be transferable or exchangeable only upon the Registration Record, by the registered owner thereof in writing, or by the registered owner's attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner or such attorney, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount, and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. The costs of such transfer or exchange shall be borne by the Commission, except for any tax or governmental charges required to be paid in connection therewith, which shall be payable by the person requesting such transfer or exchange. The City, Commission, Registrar and Paying Agent may treat and consider the persons in whose names such Bonds are registered as the absolute owners thereof for all purposes including for the purpose of receiving payment of, or on account of, the principal thereof and interest and premium, if any, due thereon.

(e) Mutilated, Lost, Stolen or Destroyed Bonds. In the event any Bond is mutilated, lost, stolen or destroyed, the City may execute and the Registrar may authenticate a new Bond of like date, maturity and denomination as that mutilated, lost, stolen or destroyed, which new Bond shall be marked in a manner to distinguish it from the Bond for which it was issued, provided that, in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Registrar, and in the case of any lost, stolen or destroyed Bond there shall be first furnished to the Registrar evidence of such loss, theft or destruction satisfactory to the Fiscal Officer and the Registrar, together with indemnity satisfactory to them. In the event any such Bond shall have matured, instead of issuing a duplicate Bond, the City and the Registrar may, upon receiving indemnity satisfactory to them, pay the same without surrender thereof. The City and the Registrar may charge the owner of such Bond with their reasonable fees and expenses in this connection. Any Bond issued pursuant to this paragraph shall be deemed an original, substitute contractual obligation of the City, acting for and on behalf of the District, whether or not the lost, stolen or destroyed Bond shall be found at any time, and shall be entitled to all the benefits of this resolution, equally and proportionately with any and all other Bonds issued hereunder.

SECTION 3. Terms of Redemption. The Bonds may be redeemable at the option of the Commission on thirty (30) days' notice, in whole or in part, in any order of maturities selected by the Commission and by lot within a maturity, on dates and with premiums, if any, and other terms as determined by the President of the Commission with the advice of the Commission's municipal advisor, as evidenced by delivery of the form of Bonds to the Registrar for authentication.

If the Bonds are subject to redemption, notice of redemption shall be mailed by first-class mail to the address of each registered owner of a Bond to be redeemed as shown on the Registration Record not more than sixty (60) days and not less than thirty (30) days prior to the date fixed for redemption except to the extent such redemption notice is waived by owners of Bonds redeemed, provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any Bond shall not affect the validity of any proceedings for the redemption of any other Bonds. The notice shall specify the date and place of redemption, the redemption price and the CUSIP numbers of the Bonds called for redemption. The place of redemption may be determined by the Commission. Interest on the Bonds so called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the date so named, and thereafter, such Bonds shall no longer be protected by this resolution and shall not be deemed to be outstanding hereunder, and the holders thereof shall have the right only to receive the redemption price.

If fewer than all of the Bonds of a maturity are to be redeemed, the Registrar will select the particular Bonds to be redeemed by lot in such manner as it deems fair and appropriate. Each Five Thousand Dollars (\$5,000) principal amount shall be considered a separate bond for purposes of redemption. If any of the Bonds are subject to both optional and mandatory sinking fund redemption on the same date, the Bonds to be redeemed by optional redemption shall be selected first.

All Bonds which have been redeemed shall be canceled and shall not be reissued; provided, however, that one or more new registered Bonds shall be issued for the unredeemed portion of any Bond without charge to the holder thereof.

No later than the date fixed for redemption, funds shall be deposited with the Paying Agent or another paying agent to pay, and such agent is hereby authorized and directed to apply such funds to the payment of, the Bonds or portions thereof called for redemption, including accrued interest thereon to the redemption date. No payment shall be made upon any Bond or portion thereof called for redemption until such Bond shall have been delivered for payment or cancellation or the Registrar shall have received the items required by this resolution with respect to any mutilated, lost, stolen or destroyed Bond.

SECTION 4. Appointment of Registrar and Paying Agent. The Fiscal Officer or a financial institution designated by the Fiscal Officer is hereby appointed to serve as registrar and paying agent for the Bonds (together with any successor, the "Registrar" or "Paying Agent"). The Registrar is hereby charged with the responsibility of authenticating the Bonds, and shall keep and maintain the Registration Record at its office. The Executive is hereby authorized to enter into such agreements or understandings with any such institution as will enable the institution to perform the services required of the Registrar and Paying Agent. The Fiscal Officer is authorized to pay such fees as any such institution may charge for the services it provides as Registrar and Paying Agent.

The Registrar and Paying Agent may at any time resign as Registrar and Paying Agent by giving thirty (30) days written notice to the Commission and to each registered owner of the Bonds then outstanding, and such resignation will take effect at the end of such thirty (30) days or upon the earlier appointment of a successor Registrar and Paying Agent by the Commission.

Such notice to the Commission may be served personally or be sent by first- class or registered mail. The Registrar and Paying Agent may be removed at any time as Registrar and Paying Agent by the Commission, in which event the Commission may appoint a successor Registrar and Paying Agent. The Commission shall notify each registered owner of the Bonds then outstanding of the removal of the Registrar and Paying Agent. Notices to registered owners of the Bonds shall be deemed to be given when mailed by first-class mail to the addresses of such registered owners as they appear on the Registration Record. Any predecessor Registrar and Paying Agent shall deliver all the Bonds, cash and investments related thereto in its possession and the Registration Record to the successor Registrar and Paying Agent. At all times, the same entity shall serve as Registrar and as Paying Agent.

SECTION 5. Form of Bonds; Authorization for Book-Entry System. The form and tenor of the Bonds shall be substantially as follows, all blanks to be filled in properly and all necessary additions and deletions to be made prior to delivery thereof:

Form of Bond

Unless this bond is presented by an authorized representative of The Depository Trust Company to the Registrar or its agent for registration or transfer, exchange or payment, and any bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

R-____

UNITED STATES OF AMERICA

STATE OF INDIANA

COUNTY OF TIPPECANOE

CITY OF LAFAYETTE, INDIANA

REDEVELOPMENT DISTRICT BOND, SERIES 2026

<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Original Date</u>	<u>Authentication Date</u>	<u>CUSIP</u>
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Registered Owner: Cede & Co.

Principal Sum:

The City of Lafayette, Indiana (the “City”), acting for and on behalf of the City of Lafayette Redevelopment District (which District includes all of the territory within the corporate boundaries of Lafayette, Indiana), for value received, hereby promises to pay to the Registered Owner set forth above, the Principal Sum set forth above on the Maturity Date set forth above (unless this bond is subject to and is called for redemption prior to maturity as hereafter provided),

and to pay interest thereon until the Principal Sum shall be fully paid at the Interest Rate per annum specified above from the interest payment date to which interest has been paid next preceding the Authentication Date of this bond unless this bond is authenticated after the first day of the month of preceding the interest payment date (the "Record Date") and on or before such interest payment date in which case it shall bear interest from such interest payment date, or unless this bond is authenticated on or before July 1, 2026 in which case it shall bear interest from the Original Date, which interest is payable semi-annually on January 15 and July 15 of each year, beginning on July 15, 2026. Interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

This bond and all other bonds of this issue, and any other bonds issued hereafter on a parity therewith are payable from the sources described in the Resolution (as hereinafter defined), which consist primarily of allocated incremental taxes on certain real property located in the Twyckenham Economic Development Area (the "Area") of the City of Lafayette Redevelopment District (the "District") received by the District in accordance with Indiana Code 36-7-14-39 (the "TIF Revenues"). This District irrevocably pledges the TIF Revenues to the prompt payment of the principal of an interest of the bonds authorized by the Resolution, of which this is one, such pledge being on parity with the pledge of TIF Revenues to [the 2014 Bonds (as defined in the Resolution) and] any Parity Obligations (as defined in the Resolution). This bond and all other bonds of this issue shall, to the extent TIF Revenues are insufficient, be payable from *ad valorem* taxes to be levied on all taxable property in the District.

Reference is made to the Resolution for a more complete statement of the revenues from which and conditions under which this bond is payable, a statement of the conditions on which obligations may hereafter be issued on parity with this bond, the manner in which the Resolution may be amended and the general covenants and provisions pursuant to which this bond has been issued.

The principal of and premium, if any, on this bond are payable at the principal office of _____ (the "Registrar" or "Paying Agent"), in _____, Indiana. All payments of interest on this bond shall be paid by check mailed one business day prior to the interest payment date to the Registered Owner as of the Record Date at the address as it appears on the registration books kept by the Registrar or at such other address as is provided to the Paying Agent in writing by the Registered Owner. Each Registered Owner of \$1,000,000 or more in principal amount of bonds shall be entitled to receive interest payments by wire transfer by providing written wire instructions to the Paying Agent before the Record Date for any payment. All payments of principal of and premium, if any, on this bond shall be made upon surrender thereof at the principal office of the Paying Agent in any U.S. coin or currency which on the date of such payment shall be legal tender for the payment of public and private debts, or in the case of a Registered Owner of \$1,000,000 or more in principal amount of bonds, by wire transfer on the due date upon written direction of such owner provided at least fifteen (15) days prior to the maturity date or redemption date.

This bond is one of an authorized issue of bonds of the District of like original date, tenor and effect, except as to denomination, numbering, interest rates, redemption terms and dates of maturity, in the total amount of _____ Dollars (\$_____).

numbered consecutively from R-1 upward, issued for the purpose of providing funds for road improvement projects, [refunding the 2014 Bonds (as defined in the Resolution),] [capitalized interest,] [funding a debt service reserve account] and for the purpose of paying incidental expenses to be incurred in connection therewith and on account of the sale and issuance of bonds therefor, as authorized by Resolution No. _____ adopted by the City of Lafayette Redevelopment Commission (the “Commission”) on the 22nd day of January, 2026, entitled “Resolution of the City of Lafayette Redevelopment Commission Authorizing Issuance of Bonds for the Purpose of Providing Funds to be Applied to Pay for Road Improvement Projects, the refunding of the City of Lafayette, Indiana Redevelopment District Bonds, Series 2014, and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds” (the “Resolution”), and in accordance with the provisions of Indiana law, including without limitation Indiana Code [5-1-5,] 36-7-14 and 36-7-25, and other applicable laws, as amended (collectively, the “Act”), all as more particularly described in the Resolution. The owner of this bond, by the acceptance hereof, agrees to all the terms and provisions contained in the Resolution and the Act.

THIS BOND DOES NOT CONSTITUTE A CORPORATE OBLIGATION OR INDEBTEDNESS OF CITY OF LAFAYETTE, INDIANA, BUT IS AN INDEBTEDNESS OF THE CITY OF LAFAYETTE REDEVELOPMENT DISTRICT AS A SPECIAL TAXING DISTRICT. NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF CITY OF LAFAYETTE, INDIANA IS PLEDGED TO PAY THE INTEREST OR PREMIUM ON OR THE PRINCIPAL OF THIS BOND.

[The bonds of this issue [maturing on _____ 15, 20__ or thereafter] are redeemable at the option of the Commission on _____ 15, 20__, or any date thereafter, on thirty (30) days’ notice, in whole or in part, in the order of maturity as determined by the Commission and by lot within a maturity, at face value, with no premium, plus accrued interest to the date fixed for redemption.]

[The bonds of this issue are not subject to optional redemption.]

[The bonds maturing on _____ 15, 20__ are subject to mandatory sinking fund redemption prior to maturity, at a redemption price equal to the principal amount thereof plus accrued interest, on the dates and in the amounts set forth below:

<u>Date</u>	<u>Amount</u>
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*Final Maturity]

[Each Five Thousand Dollars (\$5,000) principal amount shall be considered a separate bond for purposes of optional [mandatory] redemption.] [If less than an entire maturity is called for redemption, the bonds to be redeemed shall be selected by lot by the Registrar.] [If some Bonds are to be redeemed by optional redemption and mandatory sinking fund redemption on the same date, the Registrar shall select by lot the bonds for optional redemption before selecting the Bonds by lot for the mandatory sinking fund redemption.]

[Notice of such redemption shall be mailed by first-class mail not more than sixty (60) days and not less than thirty (30) days prior to the date fixed for redemption to the address of the registered owner of each bond to be redeemed as shown on the registration record of the Commission except to the extent such redemption notice is waived by owners of the bond or bonds redeemed, provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any bond shall not affect the validity of any proceedings for the redemption of any other bonds. The notice shall specify the date and place of redemption, the redemption price and the CUSIP numbers of the bonds called for redemption. The place of redemption may be determined by the Commission. Interest on the bonds so called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the date so named, and thereafter, such bonds shall no longer be protected by the Resolution and shall not be deemed to be outstanding thereunder.]

This bond is subject to defeasance prior to payment [or redemption] as provided in the Resolution.

If this bond shall not be presented for payment [or redemption] on the date fixed therefor, the Commission may deposit in trust with the Paying Agent or another paying agent, an amount sufficient to pay such bond or the redemption price, as the case may be, and thereafter the Registered Owner shall look only to the funds so deposited in trust for payment and the City shall have no further obligation or liability in respect thereto.

This bond is transferable or exchangeable only upon the registration record kept for that purpose at the office of the Registrar by the Registered Owner in person, or by the Registered Owner's attorney duly authorized in writing, upon surrender of this bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owner or such attorney, and thereupon a new fully registered bond or bonds in the same aggregate principal amount, and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the Registered Owner, as the case may be, in exchange therefor. The City, the Commission, any registrar and any paying agent for this bond may treat and consider the person in whose name this bond is registered as the absolute owner hereof for all purposes including for the purpose of receiving payment of, or on account of, the principal hereof and interest and premium, if any, due hereon.

The bonds maturing on any maturity date are issuable only in the denomination of \$ _____ or any integral multiple.

[The District has designated the bonds as qualified tax-exempt obligations to qualify for the \$10,000,000 exception from the provisions of Section 265(b) of the Internal Revenue Code of 1986 relating to the disallowance of 100% of the deduction for interest expense allocable to tax-exempt obligations.]

A Continuing Disclosure Undertaking Agreement from the Commission to each registered owner or holder of any bond, dated as of the date of initial issuance of the bonds (the "Disclosure Agreement"), has been executed by the Commission, a copy of which is available from the Commission and the terms of which are incorporated herein by this reference. The Disclosure

Agreement contains certain promises of the Commission to each registered owner or holder of any bond, including a promise to provide certain continuing disclosure. By its payment for and acceptance of this bond, the registered owner or holder of this bond assents to the Disclosure Agreement and to the exchange of such payment and acceptance for such promises.

It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in the execution, issuance and delivery of this bond have been done and performed in regular and due form as provided by law.

This bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been executed by an authorized representative of the Registrar.

The terms and provisions of this bond are continued below and such terms and provisions shall for all purposes have the same effect as though fully set forth at this place.

IN WITNESS WHEREOF, the Redevelopment Commission of the City of Lafayette, State of Indiana, has caused this bond to be executed in the name of such City, for and on behalf of the Redevelopment District of said City, by the manual or facsimile signature of the Mayor of the City, and attested by manual or facsimile signature of the Controller of the City, and the seal of said City or a facsimile thereof to be affixed, engraved, imprinted or otherwise reproduced hereon.

CITY OF LAFAYETTE, INDIANA

[SEAL]

By: _____
Mayor

Attest:

Controller

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

It is hereby certified that this bond is one of the bonds described in the Resolution.

_____,
as Registrar

By: _____
Authorized Representative

ABBREVIATIONS

The following abbreviations, when used in this bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with right of survivorship and not as tenants in common

UNIF TRANS MIN ACT - _____ Custodian _____
(Cust) (Minor)

under Uniform Transfers to Minors Act _____
(State)

Additional abbreviations may also be used though not in the list above.

[MUNICIPAL BOND INSURANCE LEGEND]

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____, the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to transfer the within bond in the books kept for the registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guarantee program.

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within bond in every particular, without alteration or enlargement or any change whatsoever.

End of Bond Form

The Bonds may, in compliance with all applicable laws, initially be issued and held in book-entry form on the books of the central depository system, The Depository Trust Company, its successors, or any successor central depository system appointed by the Commission from time to time (the "Clearing Agency"), without physical distribution of Bonds to the purchasers. The following provisions of this Section apply in such event.

One definitive Bond of each maturity shall be delivered to the Clearing Agency (or its agent) and held in its custody. The City and the Registrar and Paying Agent may, in connection therewith, do or perform or cause to be done or performed any acts or things not adverse to the rights of the holders of the Bonds as are necessary or appropriate to accomplish or recognize such book-entry form Bonds.

During any time that the Bonds remain and are held in book-entry form on the books of a Clearing Agency, (1) any such Bond may be registered upon the Registration Record in the name of such Clearing Agency, or any nominee thereof, including Cede & Co.; (2) the Clearing Agency in whose name such Bond is so registered shall be, and the City, the Commission and the Registrar and Paying Agent may deem and treat such Clearing Agency as, the absolute owner and holder of such Bond for all purposes of this resolution, including, without limitation, the receiving of payment of the principal of and interest and premium, if any, on such Bond, the receiving of notice and the giving of consent; (3) neither the City or the Commission nor the Registrar or Paying Agent shall have any responsibility or obligation hereunder to any direct or indirect participant, within the meaning of Section 17(a) of the Securities Exchange Act of 1933, as amended, of such Clearing Agency, or any person on behalf of which, or otherwise in respect of which, any such participant holds any interest in any Bond, including, without limitation, any responsibility or obligation hereunder to maintain accurate records of any interest in any Bond or any responsibility or obligation hereunder with respect to the receiving of payment of principal of or interest or premium, if any, on any Bond, the receiving of notice or the giving of consent; and (4) the Clearing Agency is not required to present any Bond called for partial redemption, if any, prior to receiving payment so long as the Registrar and Paying Agent and the Clearing Agency have agreed to the method for noting such partial redemption.

If either the Commission receives notice from the Clearing Agency which is currently the registered owner of the Bonds to the effect that such Clearing Agency is unable or unwilling to discharge its responsibility as a Clearing Agency for the Bonds, or the Commission elects to discontinue its use of such Clearing Agency as a Clearing Agency for the Bonds, then the City, the Commission and the Registrar and Paying Agent each shall do or perform or cause to be done or performed all acts or things, not adverse to the rights of the holders of the Bonds, as are necessary or appropriate to discontinue use of such Clearing Agency as a Clearing Agency for the Bonds and to transfer the ownership of each of the Bonds to such person or persons, including any other Clearing Agency, as the holders of the Bonds may direct in accordance with this resolution. Any expenses of such discontinuance and transfer, including expenses of printing new certificates to evidence the Bonds, shall be paid by the Commission.

During any time that the Bonds are held in book-entry form on the books of a Clearing Agency, the Registrar shall be entitled to request and rely upon a certificate or other written representation from the Clearing Agency or any participant or indirect participant with respect to the identity of any beneficial owner of Bonds as of a record date selected by the Registrar. For purposes of determining whether the consent, advice, direction or demand of a registered owner of a Bond has been obtained, the Registrar shall be entitled to treat the beneficial owners of the Bonds as the bondholders and any consent, request, direction, approval, objection or other instrument of such beneficial owner may be obtained in the fashion described in this resolution.

During any time that the Bonds are held in book-entry form on the books of the Clearing Agency, the provisions of its standard form of Letter of Representations, if executed in connection with the issuance of the Bonds, as amended and supplemented, or any Blanket Issuer Letter of Representations filed by the City, or any successor agreement shall control on the matters set forth therein. The Executive is authorized to execute and deliver such a Letter of Representations. The Registrar, by accepting the duties of Registrar under this resolution, agrees that it will (i) undertake the duties of agent required thereby and that those duties to be undertaken by either the agent or the issuer shall be the responsibility of the Registrar, and (ii) comply with all requirements of the Clearing Agency, including without limitation same day funds settlement payment procedures. Further, during any time that the Bonds are held in book-entry form, the provisions of this Section shall control over conflicting provisions in any other section of this resolution.

SECTION 6. Sale of Bonds. Upon the advice of the Commission's municipal advisor, the Bonds shall be sold in a competitive sale or by negotiated sale. If the Bonds are sold by competitive sale, the Fiscal Officer shall cause to be published either (i) a notice of sale once each week for two consecutive weeks in accordance with Indiana Code 5-3-1-2, in which case the date fixed for the sale shall not be earlier than fifteen (15) days after the first of such publications and not earlier than three (3) days after the second of such publications, or (ii) a notice of intent to sell bonds once each week for two weeks in accordance with Indiana Code 5-1-11-2 and Indiana Code 5-3-1-4 and in a newspaper of general circulation published in the State capital, in which case bids may not be received more than ninety (90) days after the first of such publications.

All bids for the Bonds shall be sealed and shall be presented to the Fiscal Officer or its designee in accord with the terms set forth in the sale notice. Bidders for the Bonds shall be required to name the rate or rates of interest which the Bonds are to bear, which shall be the same for all Bonds maturing on the same date and the interest rate bid on any maturity of Bonds must be no less than the interest rate bid on any and all prior maturities, not exceeding seven percent (7.00%) per annum. The Fiscal Officer shall award the Bonds to the bidder who offers the lowest true interest cost rate on the Bonds, which is that rate which, when used to compute the total present value as of the date of delivery of the Bonds of all debt service payments on the Bonds on the basis of semi-annual compounding, produces an amount equal to the sum of the par value of the Bonds plus the premium bid. No bid for less than ninety-nine percent (99%) of the par value of the Bonds, plus accrued interest, shall be considered. The Fiscal Officer may require that all bids be accompanied by certified or cashier's checks payable to the order of the Commission, or a surety bond, in an amount not to exceed one percent of the aggregate principal amount of the Bonds as a guaranty of the performance of said bid, should it be accepted. In the event no satisfactory bids are received on the day named in the sale notice, the sale may be continued from day to day thereafter for a period of thirty (30) days without re-advertisement; provided, however, that if said sale is continued, no bid shall be accepted which offers an interest cost which is equal to or higher than the best bid received at the time fixed for sale in the bond sale notice. The Fiscal Officer shall have full right to reject any and all bids.

If the Bonds are sold by negotiated sale, the President of the Commission is hereby authorized to select the purchaser or underwriter of such Bonds, including Robert W. Baird & Co. Incorporated, with the advice of the Commission's municipal advisor, and to enter into a purchase agreement for such Bonds with such purchaser or underwriter on terms and conditions

recommended by the municipal advisor consistent with the terms of this resolution.

After the Bonds have been properly sold and executed, the Fiscal Officer shall receive from the purchasers payment for the Bonds and shall provide for delivery of the Bonds to the purchasers.

In connection with the sale of the Bonds, the Executive and the Fiscal Officer and the officers of the Commission are each authorized to take such actions and to execute and deliver such agreements and instruments as they deem advisable to obtain a rating and/or to obtain bond insurance for the Bonds, and the taking of such actions and the execution and delivery of such agreements and instruments are hereby approved.

The Fiscal Officer is hereby authorized and directed to obtain a legal opinion as to the validity of the Bonds from Bose McKinney & Evans, LLP, and to furnish such opinion to the purchasers of the Bonds or to cause a copy of said legal opinion to be printed on each Bond. The cost of such opinion shall be paid out of the proceeds of the Bonds.

SECTION 7. Funds and Accounts.

(a) Use of Bond Proceeds; Construction Fund; Refunding Fund. Any accrued interest and capitalized interest received at the time of delivery of the Bonds will be deposited to the Principal and Interest Account of the Twyckenham Allocation Fund as defined below and applied to payments on the Bonds on the first interest payment dates. Any proceeds of the Bonds which will be used to fund all or a portion of the Reserve Requirement (as hereinafter defined) shall be deposited into the 2026 Debt Service Reserve Account of the Twyckenham Allocation Fund as defined below. The remaining proceeds received from the sale of the Bonds shall be deposited in the funds hereby created and designated as the “City of Lafayette Redevelopment District Twyckenham Bond Construction Fund” (the “Construction Fund”) and the “City of Lafayette Redevelopment District 2014 Bonds Refunding Fund” (the “Refunding Fund”). The proceeds deposited in the Construction Fund, together with all investment earnings thereon, shall be expended by the Commission only for the purpose of paying expenses incurred in connection with the Project, including any reimbursements, and on account of the sale and issuance of the Bonds allocable to the Project. The proceeds of the Bonds deposited in the Refunding Fund, together with all investment earnings thereon, shall be expended by the Commission only for the purpose of paying the cost of refunding the 2014 Bonds, including the outstanding principal thereof plus accrued interest to the date of redemption, and the costs of issuance of the Bonds allocable to the refunding of the 2014 Bonds. The President of Commission, the Executive or the Fiscal Officer, with the advice of the Commission’s municipal advisor, is hereby authorized to enter in an Escrow Agreement with a financial institution to hold such moneys in the Refunding Fund until such time as the principal of and accrued interest on the 2014 Bonds to the date of redemption are due. Any balances remaining in the Construction Fund and Refunding Fund after the completion of the Project and the refunding of the 2014 Bonds, respectively, which are not required to meet unpaid obligations incurred in connection therewith and on account of the sale and issuance of the Bonds may be used to pay debt service on the Bonds or otherwise used as permitted by law.

The Commission hereby declares its “official intent”, as such term is used in the Reimbursement Regulations, to reimburse the District’s advances to the Project, such advances from the Commission’s allocation funds, from proceeds of the Bonds herein authorized by this resolution. The Commission reasonably expects to make such advances for the costs of the Project.

(b) Twyckenham Allocation Fund; General Account, Principal and Interest Account, Debt Service Reserve Account and 2026 Debt Service Reserve Account. There are hereby continued and created as separate accounts in the Twyckenham Allocation Fund, a General Account, a Principal and Interest Account, a Debt Service Reserve Account and a 2026 Debt Service Reserve Account.

(i) *General Account.* All TIF Revenues received and deposited in the Twyckenham Allocation Fund in accordance with Indiana Code 36-7-4-39 shall be deposited in the General Account.

(ii) *Principal and Interest Account.* On or before each June 30 and December 31, there shall be deposited from the General Account to the Principal and Interest Account an amount of TIF Revenues, to the extent of available funds in the General Account, which together with any moneys contained in the Principal and Interest Account (including any Tax Revenues available to pay the Bonds as defined in Section 8) is sufficient to pay, on a parity basis, the then next due (i) principal and interest on the 2014 Bonds if not refunded at the time of issuance of the Bonds, (ii) principal and interest on the Bonds and (iii) principal and interest on any Parity Obligations. No such deposit of TIF Revenues need be made into the Principal and Interest Account if the amount contained in the Principal and Interest Account is sufficient to pay the then next due (i) principal and interest on the 2014 Bonds if not refunded at the time of issuance of the Bonds, (ii) principal and interest on the Bonds and (iii) principal and interest on any Parity Obligations. All Tax Revenues in the Principal and Interest Account shall be used only to pay the interest on and principal of the Bonds. All TIF Revenues in the Principal and Interest Account shall be used and withdrawn solely for the purpose of paying, on a parity basis, (i) principal and interest on the 2014 Bonds if not refunded at the time of issuance of the Bonds, (ii) principal and interest on the Bonds and (iii) principal and interest on any Parity Obligations, as they shall become due and payable and to the extent such TIF Revenues are required therefor. There shall also be deposited to the Principal and Interest Account a sufficient amount of TIF Revenues to pay all bank fiscal agency charges in connection with the payment of principal and interest on the 2014 Bonds, if not refunded at the time of issuance of the Bonds, the Bonds and any Parity Obligations.

(iii) *Debt Service Reserve Account.* The Debt Service Reserve Account (the “Reserve Account”) established as a reserve for the Bonds and any additional Parity Obligations to be secured thereby is hereby continued. The Reserve Account does not secure nor shall the moneys held therein be applied to the payment of the Bonds. If the 2014 Bonds will be refunded on the date of delivery of the Bonds, the funds held in the Reserve Account will be applied to the refunding the 2014 Bonds or as otherwise permitted by the Act, as determined by the Fiscal Officer, with the advice of the Commission’s municipal advisor.

(iv) *2026 Debt Service Reserve Account.* The 2026 Debt Service Reserve Account (the “2026 Reserve Account”) is hereby created as a reserve for the Bonds and any additional Parity Obligations to be secured thereby. The balance to be maintained in the 2026 Reserve Account

shall be determined by the President of the Commission, with the advice of the Commission's municipal advisor, prior to the sale of the Bonds (such balance, herein the "Reserve Requirement"). The Reserve Requirement shall not exceed the least of (1) the maximum principal and interest due on the Bonds and any additional Parity Obligations secured thereby, (2) 10% of the proceeds of the Bonds and any additional Parity Obligations secured thereby or (3) 125% of average annual debt service on the Bonds and any additional Parity Obligations secured thereby; provided, however, that if a debt service reserve surety bond is acquired to fund the Reserve Requirement, the Reserve Requirement may be as described in (1) above or such lesser amount as may be required by the provider of such surety bond. The Reserve Requirement shall be funded over a five (5) year period or shorter from Bond proceeds, TIF Revenues, a debt service reserve surety bond or other available funds of the Commission.

The 2026 Reserve Account shall constitute the margin for safety and protection against default in the payment of principal of and interest on the Bonds and any Parity Obligations secured by the 2026 Reserve Account. All moneys in the 2026 Reserve Account shall be used and withdrawn by the District solely for the purpose of paying the current principal of and interest on the Bonds and any Parity Obligations secured by the 2026 Reserve Account to the extent that moneys in the Principal and Interest Account are insufficient for that purpose. Any deficiency in the balance maintained in the 2026 Reserve Account shall be made up from the next available TIF Revenues remaining after the credits to the Principal and Interest Account, on a parity with any necessary deposits to the Reserve Account. Any amount in the 2026 Reserve Account in excess of the Reserve Requirement shall be withdrawn from the 2026 Reserve Account and deposited in the Principal and Interest Account for the payment of principal of and interest on the Bonds and any Parity Obligations secured by the 2026 Reserve Account.

The Commission may, with the advice of the Commission's municipal advisor, fund all or any portion of the Reserve Requirement with a debt service reserve surety bond. The provider of any such surety bond must be rated in one of the three (3) highest rating categories by either S&P Global Ratings or Moody's Investors Service, with such rating being assessed at the time the surety bond is acquired, and not on any date thereafter.

(c) Excess Funds. After meeting requirements of subsection (b), money remaining in the General Account may be used for any purpose permitted under the Act.

SECTION 8. Reduction of Special Tax Levy and Pledge of TIF Revenues. The amount of the levy under Indiana Code 36-7-14-27 each year of the Special Tax applicable to making payments on the Bonds as set forth in the budget of the Commission formulated pursuant to Indiana Code 36-7-14-28 shall be reduced, as provided in Indiana Code 36-7-14-27, by the estimated amount of TIF Revenues the Commission anticipates collecting in the following year and which are available to pay debt service on the Bonds, after taking into account payments due on the 2014 Bonds, if not refunded at the time of issuance of the Bonds, and any additional Parity Obligations. The Commission hereby covenants to levy the Special Tax each year payments are due with respect to the Bonds to the extent the TIF Revenues are not sufficient to timely pay the principal of and interest on the Bonds, after taking into account payments due on the 2014 Bonds, if not refunded at the time of issuance of the Bonds, and any additional Parity Obligations. On or before each January 15 and July 15, all revenues of the Special Tax (the "Tax Revenues") shall be deposited in the Principal and Interest Account and shall be used only for the payment of the

principal of and interest on the Bonds. In the event any moneys in the hereinafter described 2026 Reserve Account are used to pay debt service on the Bonds, the Commission covenants to implement the Special Tax so TIF Revenues may be used to replenish the 2026 Reserve Account.

The estimated TIF Revenues shall be determined at the time the budget and tax levy for a given year is finally fixed, and such amounts shall be used for no purpose except as contemplated above and are hereby pledged by the Commission to the payment of the Bonds, such pledge being effective as set forth in Indiana Code 5-1-14-4 without the necessity of filing or recording this resolution or any other instrument except in the records of the Commission.

SECTION 9. Defeasance. If, when any of the Bonds issued hereunder shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or any portion thereof for redemption shall have been given, and the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the Bonds or any portion thereof and coupons then outstanding shall be paid; or (i) sufficient moneys, or (ii) direct obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America, the principal of and the interest on which when due will provide sufficient moneys, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds issued hereunder or any designated portion thereof shall no longer be deemed outstanding or entitled to the pledge of the TIF Revenues or the Special Tax to be levied on the taxable property in the District.

SECTION 10. Parity Obligations. The Commission reserves the right to authorize and issue additional bonds or obligations (the "Parity Obligations"), payable out of the TIF Revenues, ranking on a parity with the Bonds authorized by this resolution and payable ratably from the TIF Revenues for the purpose of raising money for future property acquisition, economic development or redevelopment in accordance with the Economic Development Plan for the Twyckenham Economic Development Area, or to refund such obligations, subject to the following conditions:

(a) All interest and principal payments and rental payments with respect to all obligations payable from the TIF Revenues shall have been paid to date in accordance with the terms thereof, with no payment in arrears.

(b) As of the time of issuance of the Parity Obligations, the balances in the Reserve Account and the 2026 Reserve Account shall be at least equal to the respective reserve requirements for the 2014 Bonds, the Bonds and all then outstanding Parity Obligations which are secured by such accounts.

(c) The Commission shall have received a certificate prepared by an independent, qualified accountant or feasibility consultant (the "Certifier"), certifying the amount of TIF Revenues estimated to be received in each succeeding year, adjusted as provided below, which estimated amount shall be at least equal to one hundred fifty percent (150%) of the debt service requirements with respect to the 2014 Bonds, if not refunded at the time of issuance of the Bonds, the Bonds, any outstanding Parity Obligations and the proposed Parity Obligations, for each respective year during their respective terms. In estimating the TIF Revenues to be received in any future year, the Certifier shall base the calculation on assessed valuation actually assessed or

estimated to be assessed as of the assessment date immediately preceding the issuance of the proposed Parity Obligations; *provided, however*, the Certifier shall adjust such assessed values for the current and future reductions of real property tax abatements granted to property owners in the Twyckenham Allocation Area and the Certifier may take into account the effect of reassessment on TIF Revenues to the extent it can be reasonably estimated.

(d) Payments of any Parity Obligations or junior obligations shall be payable semiannually in approximately equal installments on January 15 and July 15.

SECTION 11. Tax Matters. In order to preserve the exclusion of interest from gross income for federal income tax purposes on the Bonds, and as an inducement to purchasers of the Bonds, the Commission represents, covenants and agrees that:

(a) Payment of debt service on the Bonds will not be directly or indirectly secured by any interest in property used or to be used for a private business use, or by payments in respect of such property.

(b) No Bond proceeds will be loaned to any entity or person other than a state or local governmental unit. No Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a non-governmental person in any manner that would in substance constitute a loan of the Bond proceeds.

(c) The Commission and the City will not take any action or fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal income tax purposes of interest on the Bonds pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and the regulations thereunder as applicable to the Bonds, including, without limitation, the taking of such action as is necessary to rebate or cause to be rebated arbitrage profits on Bond proceeds or other monies treated as Bond proceeds to the federal government as provided in Section 148 of the Code, and will set aside such monies, which may be paid from investment income on funds and accounts notwithstanding anything else to the contrary herein, in trust for such purposes.

(d) The City will file an information report on Form 8038-G with the Internal Revenue Service as required by Section 149 of the Code.

(e) The Commission and the City will not make any investment or do any other act or thing during the period that any Bond is outstanding hereunder which would cause any Bond to be an “arbitrage bond” within the meaning of Section 148 of the Code and the regulations thereunder as applicable to the Bonds.

(f) Prior to the issuance of the Bonds, the Executive, with the advice of bond counsel, is authorized to designate the Bonds as qualified tax-exempt obligations for purposes of Section 265(b) of the Code if the Executive, with the advice of bond counsel, determines that such Bonds will qualify for such designation under Section 265(b) of the Code.

Notwithstanding any other provisions of this resolution, the foregoing covenants and authorizations (the “Tax Sections”) which are designed to preserve the exclusion of interest on the Bonds from gross income under federal income tax law (the “Tax Exemption”) need not be complied with to the extent the City receives an opinion of nationally recognized bond counsel that compliance with such Tax Section is unnecessary to preserve the Tax Exemption. At the time of delivery of the Bonds, the Executive and the Fiscal Officer will execute post-issuance compliance procedures with respect to the Bonds relating to continued compliance of the City and the Commission with respect to the Tax Sections to preserve the Tax Exemption.

SECTION 12. Amendments. Subject to the terms and provisions contained in this section, and not otherwise, the owners of not less than sixty-six and two -thirds percent (66- 2/3%) in aggregate principal amount of the Bonds then outstanding shall have the right, from time to time, to consent to and approve the adoption by the Commission of such resolution or resolutions supplemental hereto as shall be deemed necessary or desirable by the Commission for the purpose of amending in any particular any of the terms or provisions contained in this resolution, or in any supplemental resolution; provided, however, that nothing herein contained shall permit or be construed as permitting:

- (a) An extension of the maturity of the principal of or interest or premium, if any, on any Bond or an advancement of the earliest redemption date on any Bond, without the consent of the holder of each Bond so affected; or
- (b) A reduction in the principal amount of any Bond or the redemption premium or rate of interest thereon, or a change in the monetary medium in which such amounts are payable, without the consent of the holder of each Bond so affected; or
- (c) A preference or priority of any Bond over any other Bond, without the consent of the holders of all Bonds then outstanding; or
- (d) A reduction in the Reserve Requirement; or
- (e) A reduction in the aggregate principal amount of the Bonds required for consent to such supplemental resolution, without the consent of the holders of all Bonds then outstanding.

If the Commission shall desire to obtain any such consent, it shall cause the Registrar to mail a notice, postage prepaid, to the addresses appearing on the Registration Record. Such notice shall briefly set forth the nature of the proposed supplemental resolution and shall state that a copy thereof is on file at the office of the Registrar for inspection by all owners of the Bonds. The Registrar shall not, however, be subject to any liability to any owners of the Bonds by reason of its failure to mail such notice, and any such failure shall not affect the validity of such supplemental resolution when consented to and approved as herein provided.

Whenever at any time within one year after the date of the mailing of such notice, the Commission shall receive any instrument or instruments purporting to be executed by the owners of the Bonds of not less than sixty-six and two-thirds per cent (66-2/3%) in aggregate principal amount of the Bonds then outstanding, which instrument or instruments shall refer to the proposed supplemental resolution described in such notice, and shall specifically consent to and approve the

adoption thereof in substantially the form of the copy thereof referred to in such notice as on file with the Registrar, thereupon, but not otherwise, the Commission may adopt such supplemental resolution in substantially such form, without liability or responsibility to any owners of the Bonds, whether or not such owners shall have consented thereto.

No owner of any Bond shall have any right to object to the adoption of such supplemental resolution or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the Commission or its officers from adopting the same, or from taking any action pursuant to the provisions thereof. Upon the adoption of any supplemental resolution pursuant to the provisions of this section, this resolution shall be, and shall be deemed, modified and amended in accordance therewith, and the respective rights, duties and obligations under this resolution of the Commission and the City and all owners of Bonds then outstanding shall thereafter be determined, exercised and enforced in accordance with this resolution, subject in all respects to such modifications and amendments.

Notwithstanding anything contained in the foregoing provisions of this resolution, the rights, duties and obligations of the Commission and the City and of the owners of the Bonds, and the terms and provisions of the Bonds and this resolution, or any supplemental resolution, may be modified or amended in any respect with the consent of the Commission and the consent of the owners of all the Bonds then outstanding.

Without notice to or consent of the owners of the Bonds, the Commission may, from time to time and at any time, adopt such resolutions supplemental hereto as shall not be inconsistent with the terms and provisions hereof (which supplemental resolutions shall thereafter form a part hereof),

- (a) To cure any ambiguity or formal defect or omission in this resolution or in any supplemental resolution; or
- (b) To grant to or confer upon the owners of the Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the owners of the Bonds; or
- (c) To procure a rating on the Bonds from a nationally recognized securities rating agency designated in such supplemental resolution, if such supplemental resolution will not adversely affect the owners of the Bonds; or
- (d) To obtain or maintain bond insurance with respect to the Bonds; or
- (e) To provide for the refunding or advance refunding of the Bonds; or
- (f) To make any other change which, in the determination of the Commission in its sole discretion, is not to the prejudice of the owners of the Bonds.

SECTION 13. Approval of Official Statement, Continuing Disclosure Undertaking Agreement. The Fiscal Officer is hereby authorized to deem final an official statement with respect to the Bonds, as of its date, in accordance with the provisions of Rule 15c2-12 of the United States Securities and Exchange Commission, as amended (the “SEC Rule”), subject to completion as permitted by the SEC Rule, and the Commission further authorizes the distribution of the deemed final official statement, and the execution, delivery and distribution of such document as further modified and amended with the approval of the Fiscal Officer in the form of a final official statement.

In order to assist any underwriter of the Bonds in complying with paragraph (b)(5) of the SEC Rule by undertaking to make available appropriate disclosure about the Commission and the City and the Bonds to participants in the municipal securities market, the Commission hereby covenants, agrees and undertakes, in accordance with the SEC Rule, unless excluded from the applicability of the SEC Rule or otherwise exempted from the provisions of paragraph (b)(5) of the SEC Rule, that it will comply with and carry out all of the provisions of a Continuing Disclosure Undertaking Agreement. “Continuing Disclosure Undertaking Agreement” shall mean that certain continuing disclosure undertaking agreement executed by the Commission and dated the date of issuance of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof. The execution and delivery by the Commission of the Continuing Disclosure Undertaking Agreement, and the performance by the Commission of its obligations thereunder by or through any employee or agent of the Commission or the City, are hereby approved, and the Commission shall comply with and carry out the terms thereof.

SECTION 14. No Conflict. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are to the extent of such conflict hereby repealed. After the issuance of the Bonds and so long as any of the Bonds or interest or premium, if any, thereon remains unpaid, except as expressly provided herein, this resolution shall not be repealed or amended in any respect which will adversely affect the rights of the holders of the Bonds, nor shall the Commission adopt any law or resolution which in any way adversely affects the rights of such holders. None of the provisions of this resolution shall be construed to adversely affect the rights of the owners of the 2014 Bonds.

SECTION 15. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

SECTION 16. Non-Business Days. If the date of making any payment or the last date for performance of any act or the exercising of any right, as provided in this resolution, shall be a legal holiday or a day on which banking institutions in the City or the jurisdiction in which the Registrar or Paying Agent is located are typically closed, such payment may be made or act performed or right exercised on the next succeeding day not a legal holiday or a day on which such banking institutions are typically closed, with the same force and effect as if done on the nominal date provided in this resolution, and no interest shall accrue for the period after such nominal date.

SECTION 17. Interpretation. Unless the context or laws clearly require otherwise, references herein to statutes or other laws include the same as modified, supplemented or superseded from time to time.

SECTION 18. Other Action. The Executive, the Fiscal Officer, any other officer of the City, and any member of the Commission may take such other actions or deliver such other certificates and documents needed for the Project, the refunding of the 2014 Bonds or the financing as they deem necessary or desirable in connection therewith.

SECTION 19. Effectiveness. This resolution shall be in full force and effect from and after its passage.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 22nd day of January, 2026.

LAFAYETTE REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Commissioner

Commissioner

ATTEST:

Josh Loggins

EXHIBIT A

Project Description

The Project includes the reconstruction of South 9th Street. The City has developed plans for the reconstruction of 9th Street, from Veteran's Memorial Drive to Brick "N" Wood Drive in Sections 4, 5, 8, & 9 in Township 22 North, Range 4 West in Wea Township, Tippecanoe County, Indiana. Plans include the full-depth reconstruction of the existing asphalt pavement. The new asphalt surface will contain 2, 10-foot 6-inch-wide travel lanes, with a twelve-foot-wide center turn lane. 2-foot-wide combined concrete curb and gutters will be installed along both sides. A 10-foot-wide multiuse path will be installed along the West side of 9th Street throughout the corridor while a 5-foot-wide sidewalk will be installed along the East side of 9th Street. A new sanitary sewer and storm sewer will be installed which will tie into the new curb and gutters. Existing drive entrances onto 9th Street will be removed and replaced to meet the elevation of the new asphalt surface. Additionally, the existing bridge over the Elliot Ditch Legal Drain will also be removed and replaced. Additional plans include the construction of a new "mini" roundabout at the intersection of Ortman Lane and 9th Street. This project is necessary to reconstruct the asphalt surface of 9th Street and improve the overall flow of traffic within the City of Lafayette.

If there are excess funds available, such funds may be applied to the Poland Hill road project which is described more particularly as: Poland Hill Rd. Roadway Reconstruction from Beck Lane to Teal Rd., with a New Roundabout at Beck Lane, geometric roadway improvements of Poland Hill Rd., New pedestrian facility, and an improved Railroad Crossing.

Each of the aforementioned road improvement projects are in, serving or benefitting the Twyckenham Economic Development Area.

RESOLUTION NO. LRC-2026-03

CITY OF LAFAYETTE
REDEVELOPMENT COMMISSION

APPROPRIATION RESOLUTION

WHEREAS, pursuant to a resolution adopted by the City of Lafayette Redevelopment Commission (the “Commission”), the governing body of the City of Lafayette Redevelopment District (the “District”), on January 22, 2026 (the “Bond Resolution”), the Commission authorized the issuance of the City of Lafayette, Indiana, Redevelopment District Bonds, Series 2026”, in an original aggregate principal amount not to exceed \$12,000,000 (the “Bonds”) for the purpose of providing for the payment of all or any portion of the costs of (a) road improvement projects as further described in the Bond Resolution, (b) refunding the outstanding City of Lafayette, Indiana Redevelopment District Bonds, Series 2014 for a debt service savings if feasible at the time of the sale of the Bonds, (c) capitalized interest, if necessary, (d) funding of a debt service reserve account, if necessary, and (e) selling and issuing the Bonds (collectively, the “Financing”); and

WHEREAS, the Commission has found that there are insufficient funds available or provided for in the existing budget and tax levy which may be applied to the costs of the Financing and has authorized the issuance of the Bonds to procure such funds which funds should be appropriated to the costs of the Financing; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers had an opportunity to appear and express their views as to such appropriation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LAFAYETTE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE DISTRICT, AS FOLLOWS:

SECTION 1. There is hereby appropriated the proceeds from the par amount of the Bonds of not to exceed Twelve Million Dollars (\$12,000,000), together with all investment earnings thereon and including any premium in connection therewith, for the purpose of the Financing, as provided in the Bond Resolution. Such appropriation shall be in addition to all appropriations provided for in the existing budget and shall continue in effect until the completion of the described purposes.

SECTION 2. The President and Secretary of the Commission, the Controller of the City, and other appropriate officers of the District are hereby authorized to take all such actions and execute all such instruments as are necessary or desirable to effectuate this resolution, including the filing of a report of this appropriation with the Indiana Department of Local Government Finance.

SECTION 3. All resolutions and parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

SECTION 5. This resolution shall be in full force and effect from and after its passage.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 22nd day of January, 2026.

LAFAYETTE REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Commissioner

Commissioner

ATTEST:

Josh Loggins

SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement is made this 22nd day of January, 2026, by and between the City of Lafayette, Indiana, an Indiana Municipal Corporation through its Redevelopment Commission (the “Lessor”) and Lafayette Urban Enterprise Association, Inc, an Indiana nonprofit corporation (the “Lessee”).

WHEREAS, on November 16, 2023, the parties entered into a Lease Agreement which lease agreement was amended on April 25, 2024, to eliminate the automatic renewal provision so that the lease agreement must be renewed on an annual basis;

WHEREAS, the parties renewed the Lease Agreement on September 26, 2024, and subsequently on September 25, 2025, with each renewal extending the Lease for an additional one-year term;

WHEREAS, the Lessor has developed additional space at 601 Main Street that it intends to lease as an additional retail incubator space to support entrepreneurs in exploring brick-and-mortar opportunities as they launch their businesses; and

WHEREAS, the parties wish to amend the original Agreement to include this additional retail space.

NOW, THEREFORE, the parties agree as follows:

1. Section 1 (Premises) of the Lease Agreement is hereby amended to include the additional space located at 601 Main Street. As amended, Section 1 shall read as follows:

1. Premises

In consideration of the rent hereinafter reserved and the covenants herein contained, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the space located at 619 Columbia Street, Lafayette, Indiana, Suites 1 and 2, together with all associated common areas, and the additional space located at 601 Main Street, Lafayette, Indiana, as depicted on the floor plan attached hereto as Exhibit A (the “Premises”).

Exhibit A, reflecting the amended Premises, is attached hereto.

2. All other terms and conditions of the Lease Agreement dated September 25, 2025, shall remain in full force and effect.

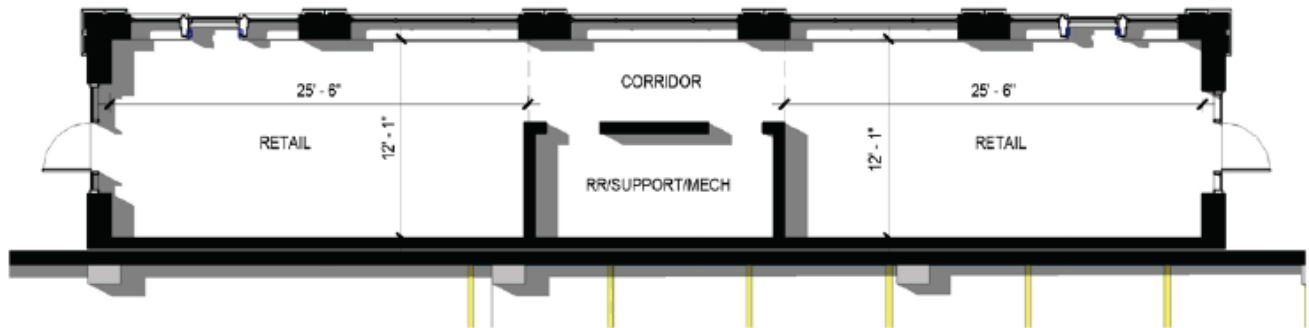
IN WITNESS WHEREOF, Lessor and Lessee have executed this agreement as of the day and year first written above.

Lafayette Urban Enterprise Association, Inc

By: _____
Dennis Carson, Director

Exhibit A

619 Columbia Street, Lafayette, Indiana Suite 1 and 2



601 Main Street, Lafayette, Indiana



ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 22nd day of January, 2026.

LAFAYETTE REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Commissioner

Commissioner

ATTEST:

Josh Loggins

SECTION 00 63 63 – CHANGE ORDER

No. 03

Date of Issuance: January 16th, 2026

Effective Date: January 16th, 2026

Project: Main Street Streetscape – Phase VI	Owner: City of Lafayette	Owner's Contract No.: N/A
Contract: Main Street Streetscape – Phase VI	Date of Contract: March 27th, 2025	
Contractor: Williams Charles Construction	Inspection Project No.: 2025-054-A	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

- a) Add a second Milbank – **Increase \$12,000, Add: 0 days**
- b) Additional Decorative Crosswalk – **Increase \$14,790, Add: 0 days**
- c) Signal Pole Foundation -- **Increase: \$3,200, Add: 0 days**
- d) Light Pole Foundation and Ground Rod -- **Increase: \$4,500, Add: 0 days**

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$2,402,500.00

Increase/Decrease from previously approved
Change Orders No. 01 to No. 02:

\$34,858.48

Contract Price prior to this Change Order:

\$2,437,358.48

Increase of this Change Order:

\$34,490.00

Contract Price incorporating this Change Order:

\$2,471,848.48

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (date): **November 1st, 2025**

Ready for final payment (date): **December 1st, 2025**

No Increase/Decrease from previously approved Change Orders
No. 02 to No. 03:

Substantial completion (days): **0**

Ready for final payment (days): **0**

Contract Times prior to this Change Order:

Substantial completion (date): **November 3rd, 2025**

Ready for final payment (date): **December 3rd, 2025**

Increase in schedule for this Change Order: 00 days

Contract Times with all approved Change Orders:

Substantial completion (date): **November 3rd, 2025**

Ready for final payment (days or date): **December 3rd, 2025**

RECOMMENDED:

By: C.A. Puckett
HWC (Authorized Signature)

Date: January 16th, 2025

ACCEPTED:

By: Deanna Carson
Owner (Authorized Signature)

Date: January 22, 2026

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 22nd day of January, 2026.

LAFAYETTE REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Commissioner

Commissioner

ATTEST:

Josh Loggins

END OF SECTION