



January 16, 2026

SENATE BILL No. 27

DIGEST OF SB 27 (Updated January 15, 2026 3:02 pm - DI 140)

Citations Affected: IC 5-1.

Synopsis: Stadium authority. Establishes the northwest Indiana stadium authority (stadium authority) for the purpose of acquiring and financing certain facilities. Sets forth the powers and duties of the stadium authority.

Effective: July 1, 2026.

Mishler, Garten

December 8, 2025, read first time and referred to Committee on Rules and Legislative Procedure.
January 15, 2026, amended; reassigned to Committee on Appropriations.

SB 27—LS 6062/DI 13



January 16, 2026

Second Regular Session of the 124th General Assembly (2026)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

SENATE BILL No. 27

A BILL FOR AN ACT to amend the Indiana Code concerning state and local administration.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 5-1-17.1 IS ADDED TO THE INDIANA CODE
2 AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE
3 JULY 1, 2026]:

4 **Chapter 17.1. Northwest Indiana Stadium Authority**

5 **Sec. 1. As used in this chapter, "authority" refers to the**
6 **northwest Indiana stadium authority created by this chapter.**

7 **Sec. 2. As used in this chapter, "board" refers to the board of**
8 **directors of the authority.**

9 **Sec. 3. As used in this chapter, "bonds" means bonds, notes,**
10 **commercial paper, or other evidences of indebtedness. The term**
11 **includes obligations (as defined in IC 8-9.5-9-3) and swap**
12 **agreements (as defined in IC 8-9.5-9-4).**

13 **Sec. 4. As used in this chapter, "capital improvement" means**
14 **the building, facilities, or improvements that the board determines**
15 **will be of general public benefit or welfare and will promote the**
16 **cultural, recreational, public, or civic well-being of northwest**
17 **Indiana. This includes the land comprising the site, equipment,**

SB 27—LS 6062/DI 13



1 heating and air conditioning facilities, sewage disposal facilities,
 2 landscaping, walks, drives, parking facilities, and other structures,
 3 facilities, appurtenances, materials, and supplies that are necessary
 4 to make any building, facility, or improvement suitable for the use
 5 for which it was constructed.

6 Sec. 5. As used in this chapter, "state agency" means any of the
 7 following:

8 (1) an authority, a board, a commission, a committee, a
 9 department, a division, or other instrumentality of state
 10 government; and

11 (2) the Indiana finance authority created by IC 5-1.2-3.

12 Sec. 6. A Northwest Indiana stadium authority is hereby created
 13 as a separate body corporate and politic as an instrumentality of
 14 the state to acquire, construct, equip, own, lease, and finance
 15 facilities as set forth in this chapter. The Indiana finance authority
 16 shall provide staff support to the board of directors appointed
 17 under section 7 of this chapter.

18 Sec. 7. (a) The board is composed of the following three (3)
 19 members who must be residents of Indiana:

20 (1) The director of the office of management and budget, or
 21 the director's designee, who shall serve as chair of the board.

22 (2) One (1) member, appointed by the director of the office of
 23 management and budget, who shall serve as the vice chair of
 24 the board.

25 (3) The public finance director or the director's designee.

26 (b) A member appointed under subsection (a)(2) serves an initial
 27 term that expires December 31, 2027, and each fourth year
 28 thereafter. The member may be reappointed to subsequent terms.

29 (c) A member appointed under subsection (a)(2):

30 (1) continues to serve after the expiration of the appointment
 31 until a successor is appointed and qualified; and

32 (2) may be removed with or without cause by the appointing
 33 authority.

34 (d) A member appointed under subsection (a)(2), before
 35 entering upon the duties of office, must take and subscribe an oath
 36 of office under IC 5-4-1, which shall be endorsed upon the
 37 certificate of appointment and filed with the records of the board.

38 Sec. 8. (a) The board shall hold an annual organizational
 39 meeting.

40 (b) The board shall elect one (1) member secretary-treasurer to
 41 perform the duties of those offices. The secretary-treasurer shall
 42 serve from the date of the member's election and until the



1 member's successor is elected and qualified.

2 (c) Special meetings may be called by the chair of the board.

3 (d) Two (2) members constitute a quorum, and the concurrence
4 of a majority of the members is necessary to authorize any action.

5 (e) Subject to IC 5-14-1.5-3.6, members of the board may
6 participate in a meeting of the board by electronic communication.

7 Sec. 9. (a) The board may adopt the bylaws and rules it
8 considers necessary for the proper conduct of its duties and the
9 safeguarding of the funds and property entrusted to its care.

10 (b) The board shall, without complying with IC 4-22-2, adopt
11 the code of ethics in executive order 05-12 for its members and
12 employees.

13 Sec. 9.5 The members, officers and employees of the authority
14 executing bonds, leases, obligations, or other agreements under this
15 chapter are not subject to personal liability or accountability by
16 reason of any act authorized by this chapter.

17 Sec. 10. The authority is organized for the following purposes:

18 (1) Acquiring, financing, constructing, and leasing land and
19 capital improvements.

20 (2) Financing and constructing additional improvements to
21 capital improvements owned by the authority and leasing
22 them to or for the benefit of a lessee.

23 (3) Acquiring land or all or a portion of one (1) or more
24 capital improvements by purchase or lease and leasing the
25 land or these capital improvements back, with any additional
26 improvements that may be made to them.

27 (4) Acquiring all or a portion of one (1) or more capital
28 improvements by purchase or lease to fund or refund
29 indebtedness incurred on account of those capital
30 improvements to enable a savings in debt service obligations
31 or lease rental obligations or to obtain relief from covenants
32 that are considered to be unduly burdensome.

33 Sec. 11. (a) The authority may also:

34 (1) finance, improve, construct, reconstruct, renovate,
35 purchase, lease, acquire, and equip land and capital
36 improvements;

37 (2) lease the land or those capital improvements to a lessee;

38 (3) sue, be sued, plead, and be impleaded;

39 (4) condemn, appropriate, lease, rent, purchase, and hold any
40 real or personal property needed or considered useful in
41 connection with capital improvements;

42 (5) acquire real or personal property by gift, devise, or



bequest and hold, use, or dispose of that property for the purposes authorized by this chapter;

(6) after giving notice, enter upon any lots or lands for the purpose of surveying or examining them to determine the location of a capital improvement;

(7) design, order, contract for, and construct, reconstruct, and renovate any capital improvements or improvements thereto;

(8) employ managers, superintendents, architects, engineers, attorneys, auditors, clerks, construction managers, and other employees;

(9) make and enter into all contracts and agreements, including agreements to arbitrate, that are necessary or incidental to the performance of its duties and the execution of its powers under this chapter;

(10) acquire in the name of the authority by the exercise of the right of condemnation, in the manner provided in subsection (c), public or private lands, or rights in lands, rights-of-way, property, rights, easements, and interests, as it considers necessary for carrying out this chapter; and

(11) take any other action necessary to implement its purposes as set forth in section 10 of this chapter.

(b) The authority is subject to the provisions of 25 IAC 5 concerning equal opportunities for minority business enterprises and women's business enterprises to participate in procurement and contracting processes. In addition, the authority shall set a goal for participation by minority business enterprises of fifteen percent (15%) and women's business enterprises of five percent (5%), consistent with the goals of delivering the project on time and within the budgeted amount and, insofar as possible, using Indiana businesses for employees, goods, and services. In fulfilling the goal, the authority shall take into account historical precedents in the same market.

(c) If the authority is unable to agree with the owners, lessees, or occupants of any real property selected for the purposes of this chapter, the authority may proceed to procure the condemnation of the property under IC 32-24-1. The authority may not institute a proceeding until the authority has adopted a resolution that:

(1) describes the real property sought to be acquired and the purpose for which the real property is to be used;

(2) declares that the public interest and necessity require the acquisition by the authority of the property involved; and

(3) sets out any other facts that the authority considers



necessary or pertinent.

The resolution is conclusive evidence of the public necessity of the proposed acquisition and shall be referred to the attorney general for action, in the name of the authority, in the circuit or superior court of the county in which the real property is located.

Sec. 12. (a) Bonds issued under this chapter or prior law may be refunded as provided in this section.

(b) An entity may:

(1) lease all or a portion of land or a capital improvement or improvements to the authority, which may be at a nominal lease rental with a lease back to the entity, conditioned upon the authority assuming bonds issued under this chapter or prior law and issuing its bonds to refund those bonds; and

(2) sell all or a portion of land or a capital improvement or improvements to the authority for a price sufficient to provide for the refunding of those bonds and lease back the land or capital improvement or improvements from the authority.

Sec. 13. (a) Before a lease may be entered into under this chapter, the board must find that the lease rental provided for is fair and reasonable.

(b) A lease or sublease of land or capital improvements from the authority, or from a state agency under section 25 of this chapter:

(1) may not have a term exceeding forty (40) years;

(2) may not require payment of lease rentals for a newly constructed capital improvement or for improvements to an existing capital improvement until the capital improvement or improvements thereto have been completed and are ready for occupancy;

(3) may contain provisions:

(A) allowing the lessee to continue to operate an existing capital improvement until completion of the improvements, reconstruction, or renovation of that capital improvement or any other capital improvement; and

(B) requiring payment of lease rentals for land, for an existing capital improvement being used, reconstructed, or renovated, or for any other existing capital improvement;

(4) may contain an option to renew the lease for the same or shorter term on the conditions provided in the lease;

(5) must contain an option for the lessee to purchase the capital improvement upon the terms stated in the lease:

(A) during the term of the lease for a price equal to the



- 1 amount required to pay all indebtedness incurred on
 2 account of the capital improvement, including
 3 indebtedness incurred for the refunding of that
 4 indebtedness; or
 5 (B) for one dollar (\$1) after the term of the lease, if all
 6 indebtedness incurred on account of the capital
 7 improvement, including indebtedness incurred for the
 8 refunding of that indebtedness, is no longer outstanding;
 9 (6) may be entered into before acquisition or construction of
 10 a capital improvement;
 11 (7) may provide that the lessee shall agree to:
 12 (A) pay all taxes and assessments thereon;
 13 (B) maintain insurance thereon for the benefit of the
 14 authority;
 15 (C) assume responsibility for utilities, repairs, alterations,
 16 and any costs of operation; and
 17 (D) pay a deposit or series of deposits to the authority from
 18 any funds legally available to the lessee before the
 19 commencement of the lease to secure the performance of
 20 the obligations under the lease;
 21 (8) may provide that the lease rental payments by the lessee
 22 shall be made from:
 23 (A) proceeds of local excise taxes; and
 24 (B) applicable proceeds of food and beverage tax and
 25 innkeepers tax.
 26 (9) subject to subdivision (10), may provide that the lessee is
 27 responsible for the operation and maintenance of the capital
 28 improvement upon completion of construction, including the
 29 negotiation and maintenance of agreements with tenants or
 30 users of the capital improvement;
 31 (10) must provide that, during the term of the lease, the
 32 authority retains the right to approve any lease agreements
 33 and amendments to any lease agreements between the lessee
 34 and any National Football League franchised professional
 35 football team that will use the capital improvement; and
 36 (11) must provide that:
 37 (A) subject to the terms of the lease, the lessee will retain
 38 all revenues from operation of the capital improvement;
 39 and
 40 (B) the authority has no responsibility to fund the ongoing
 41 maintenance and operations of the capital improvement.
 42 (c) The lessee may designate the authority as its agent to receive



on behalf of the lessee any of the revenues identified in subsection (b)(8).

(d) All information prepared by the lessee or a political subdivision served by the lessee with respect to a capital improvement proposed to be financed under this chapter, including a construction budget and timeline, must be provided to the budget director.

Sec. 14. This chapter contains full and complete authority for leases between the authority and a lessee. No law, procedure, proceedings, publications, notices, consents, approvals, orders, or acts by the board or the lessee or any other officer, department, agency, or instrumentality of the state or any political subdivision is required to enter into any lease, except as prescribed in this chapter.

Sec. 15. If the lease provides for a capital improvement or improvements thereto to be constructed by the authority, the plans and specifications shall be submitted to and approved by all agencies designated by law to pass on plans and specifications for public buildings.

Sec. 16. The authority may enter into common wall (party wall) agreements or other agreements concerning easements or licenses. These agreements shall be recorded with the recorder of the county in which the capital improvement is located.

Sec. 17. (a) An entity may lease for a nominal lease rental, or sell to the authority, one (1) or more capital improvements or portions thereof or land upon which a capital improvement is located or is to be constructed.

(b) Any lease of all or a portion of a capital improvement by an entity to the authority must be for a term equal to the term of the lease of that capital improvement back to the entity.

(c) The entity may sell property to the authority.

Sec. 18. (a) Subject to subsection (h), the authority may issue bonds for the purpose of obtaining money to pay the cost of:

- (1) acquiring real or personal property, including existing capital improvements;
- (2) constructing, improving, reconstructing, or renovating one (1) or more capital improvements; or
- (3) funding or refunding bonds issued under this chapter or prior law.

(b) The bonds are payable from the lease rentals from the lease of the capital improvements for which the bonds were issued, insurance proceeds, and any other funds pledged or available.



(c) The bonds shall be authorized by a resolution of the board.

(d) The terms and form of the bonds shall either be set out in the resolution or in a form of trust indenture approved by the resolution.

(e) The bonds shall mature within forty (40) years.

(f) The board shall sell the bonds at public or private sale upon the terms determined by the board.

(g) All money received from any bonds issued under this chapter shall be applied to the payment of the cost of the acquisition or construction, or both, of capital improvements, or the cost of refunding or refinancing outstanding bonds, for which the bonds are issued. The cost may include:

(1) planning and development of the facility and all buildings, facilities, structures, and improvements related to it;

(2) acquisition of a site and clearing and preparing the site for construction;

(3) equipment, facilities, structures, and improvements that are necessary or desirable to make the capital improvement suitable for use and operations;

(4) architectural, engineering, consultant, and attorney's fees;

(5) incidental expenses in connection with the issuance and sale of bonds;

(6) reserves for principal and interest;

(7) interest during construction;

(8) financial advisory fees;

(9) insurance during construction;

(10) municipal bond insurance, debt service reserve insurance, letters of credit, or other credit enhancement; and

(11) in the case of refunding or refinancing, payment of the principal of, redemption premiums (if any) for, and interest on, the bonds being refunded or refinanced.

(h) The authority may not issue bonds under this chapter unless the authority first finds that the following conditions are met:

(1) The authority has entered into a written agreement with a contracting party concerning the terms of the financing of the facility. This agreement must include the following provisions:

(A) The contracting party agrees to take any legal action that the authority considers necessary to facilitate the financing of the facility, including entering into agreements during the design and construction of the facility or a sublease of a capital improvement to any state agency that



1 is then leased by the authority to any state agency under
2 section 25 of this chapter.

3 (B) The contracting party is prohibited from taking any
4 other action with respect to the financing of the facility
5 without the prior approval of the authority. The authority
6 is not bound by the terms of any agreement entered into by
7 the contracting party with respect to the financing of the
8 facility without the prior approval of the authority.

9 (C) As the project financier, the Indiana finance authority
10 (or its successor agency) and the public finance director
11 will be responsible for selecting all investment bankers,
12 bond counsel, trustees, and financial advisors.

13 (D) The authority agrees to consult with the staff of the
14 contracting party on an as needed basis during the design
15 and construction of the facility, and the contracting party
16 agrees to make its staff available for this purpose.

17 (E) The contracting party and the National Football
18 League franchised professional football team must commit
19 to using their best efforts to assist and cooperate with one
20 another to design and construct the facility on time and on
21 budget.

22 (2) The National Football League franchised professional
23 football team has entered into a lease for the stadium part of
24 the facility that has been approved by the authority and has
25 a term of at least thirty-five (35) years.

26 Sec. 18.3. (a) The following definitions apply throughout this
27 section:

28 (1) "Contract" includes a lease or other agreement.

29 (2) "Contract limitation" refers to a bid specification, project
30 agreement, lease provision, or other contract document that
31 does any of the following:

32 (A) Requires a bidder, offeror, or contractor in any
33 contractor tier to enter into or adhere to an agreement
34 with a labor organization relating to a project.

35 (B) Prohibits a bidder, offeror, or contractor in any
36 contractor tier from entering into or adhering to an
37 agreement with a labor organization relating to a project.

38 (C) Discriminates against a bidder, offeror, or contractor
39 in any contractor tier for any of the following:

40 (i) Becoming or remaining a signatory to an agreement
41 with a labor organization relating to a project.

42 (ii) Refusing to become or remain a signatory to an



1 agreement with a labor organization relating to a
2 project.

3 (iii) Adhering or refusing to adhere to an agreement with
4 a labor organization relating to a project.

5 (3) "Project" refers to a project of the authority for the
6 construction of a facility and all buildings, facilities,
7 structures, and improvements related to that facility to be
8 financed in whole or in part from funds derived from the
9 establishment of a tax area or a district.

10 (4) "Public benefit" refers to a grant, a tax abatement, a tax
11 credit, or establishment or use of tax area revenues related to
12 a project.

13 (b) A contract relating to a project may not require a contractor
14 or subcontractor to enter into a contract limitation as a condition
15 of being awarded and performing work on the contract. Any such
16 provision is void.

17 (c) A public entity may not award a public benefit that is
18 conditioned upon a requirement that the person awarded the
19 public benefit include a contract limitation in a contract document
20 related to a project. Any such provision is void.

21 Sec. 18.5. (a) This section applies to bids received with respect
22 to a capital improvement under this chapter:

23 (1) that is constructed by, for, or on behalf of the authority;
24 and

25 (2) for which only one (1) bid was received from a responsible
26 bidder.

27 (b) The board may attempt to negotiate a more advantageous
28 proposal and contract with the bidder if the board determines that
29 rebidding:

30 (1) is not practicable or advantageous; or

31 (2) would adversely affect the construction schedule or budget
32 of the project.

33 (c) The board shall prepare a bid file containing the following
34 information:

35 (1) A copy of all documents that are included as part of the
36 invitation for bids.

37 (2) A list of all persons to whom copies of the invitation for
38 bids were given, including the following information:

39 (A) A log of the dates and times of each meeting with the
40 bidder.

41 (B) The name of each bidder who responded and the dollar
42 amount of the bid.



- 1 (C) A summary of the bid receded.
- 2 (3) The basis on which the bid was accepted.
- 3 (4) Documentation of the board's negotiating process with the
- 4 bidder. The documentation must include the following:
- 5 (A) A log of the dates and times of each meeting with the
- 6 bidder.
- 7 (B) A description of the nature of all communications with
- 8 the bidder.
- 9 (C) A copy of all written communications, including
- 10 electronic communications, with the bidder.
- 11 (5) The entire contents of the contract file except for
- 12 proprietary information included with the bid, such as trade
- 13 secrets, manufacturing processes, and financial information
- 14 that was not required to be made available for public
- 15 inspection by the terms of the invitation for bids.
- 16 Sec. 19. This chapter contains full and complete authority for
- 17 the issuance of bonds. No law, procedure, proceedings,
- 18 publications, notices, consents, approvals, orders, or acts by the
- 19 board or any other officer, department, agency, or instrumentality
- 20 of the state or of any political subdivision is required to issue any
- 21 bonds, except as prescribed in this chapter.
- 22 Sec. 20. Bonds issued under this chapter are legal investments
- 23 for private trust funds and the funds of banks, trust companies,
- 24 insurance companies, building and loan associations, credit unions,
- 25 banks of discount and deposit, savings banks, loan and trust and
- 26 safe deposit companies, rural loan and savings associations,
- 27 guaranty loan and savings associations, mortgage guaranty
- 28 companies, small loan companies, industrial loan and investment
- 29 companies, and other financial institutions organized under
- 30 Indiana law.
- 31 Sec. 21. (a) The authority may secure bonds issued under this
- 32 chapter by a trust indenture between the authority and a corporate
- 33 trustee, which may be any trust company or national or bank
- 34 having the powers of a trust company in Indiana.
- 35 (b) The trust indenture may:
- 36 (1) pledge or assign lease rentals, receipts, and income from
- 37 leased capital improvements, but may not mortgage land or
- 38 capital improvements;
- 39 (2) contain reasonable and proper provisions for protecting
- 40 and enforcing the rights and remedies of the bondholders,
- 41 including covenants setting forth the duties of the authority
- 42 and board;



1 (3) set forth the rights and remedies of bondholders and
 2 trustee; and

3 (4) restrict the individual right of action of bondholders.

4 (c) Any pledge or assignment made by the authority under this
 5 section is valid and binding from the time that the pledge or
 6 assignment is made, against all persons whether or not they have
 7 notice of the lien. Any trust indenture by which a pledge is created
 8 or an assignment made need not be filed or recorded. The lien is
 9 perfected against third parties by filing the trust indenture in the
 10 records of the board.

11 Sec. 22. If the lessee exercises its option to purchase leased
 12 property, it may issue its bonds as authorized by statute.

13 Sec. 23. All:

14 (1) property owned by the authority;

15 (2) property leased to or by the authority;

16 (3) revenues of the authority; and

17 (4) bonds issued by the authority, the interest on the bonds,
 18 the proceeds received by a holder from the sale of bonds to
 19 the extent of the holder's cost of acquisition, proceeds received
 20 upon redemption before maturity, proceeds received at
 21 maturity, and the receipt of interest in proceeds;

22 are exempt from taxation in Indiana for all purposes except the
 23 financial institutions tax imposed under IC 6-5.5.

24 Sec. 24. Any action to contest the validity of bonds to be issued
 25 under this chapter may not be brought after the fifteenth day
 26 following:

27 (1) the receipt of bids for the bonds, if the bonds are sold at
 28 public sale; or

29 (2) the publication one (1) time in a newspaper of general
 30 circulation of notice of the execution and delivery of the
 31 contract for the sale of bonds; whichever occurs first.

32 Sec. 25. (a) Notwithstanding any other law, any capital
 33 improvement that may be leased by the authority to the lessee
 34 under this chapter may also be leased by the authority to any state
 35 agency to accomplish the purposes of this chapter. Any lease
 36 between the authority and a state agency under this chapter:

37 (1) must set forth the terms and conditions of the use and
 38 occupancy under the lease;

39 (2) must set forth the amounts agreed to be paid at stated
 40 intervals for the use and occupancy under the lease;

41 (3) must provide that the state agency is not obligated to
 42 continue to pay for the use and occupancy under the lease but



1 is instead required to vacate the facility if it is shown that the
 2 terms and conditions of the use and occupancy and the
 3 amount to be paid for the use and occupancy are unjust and
 4 unreasonable considering the value of the services and
 5 facilities thereby afforded;

6 (4) must provide that the state agency is required to vacate
 7 the facility if funds have not been appropriated or are not
 8 available to pay any sum agreed to be paid for use and
 9 occupancy when due;

10 (5) may provide for such costs as maintenance, operations,
 11 taxes, and insurance to be paid by the state agency;

12 (6) may contain an option to renew the lease;

13 (7) may contain an option to purchase the facility for an
 14 amount equal to the amount required to pay the principal and
 15 interest of indebtedness of the authority incurred on account
 16 of the facility and expenses of the authority attributable to the
 17 facility;

18 (8) may provide for payment of sums for use and occupancy
 19 of an existing capital improvement being used by the state
 20 agency, but may not provide for payment of sums for use and
 21 occupancy of a new capital improvement until the
 22 construction of the capital improvement or portion thereof
 23 has been completed and the new capital improvement or a
 24 portion thereof is available for use and occupancy by the state
 25 agency; and

26 (9) may contain any other provisions agreeable to the
 27 authority and the state agency.

28 (b) Any state agency that leases a capital improvement from the
 29 authority under this chapter may sublease the capital improvement
 30 to the lessee under the terms and conditions set forth in section
 31 13(a) of this chapter, section 13(b)(1) through 13(b)(4) of this
 32 chapter, section 13(b)(6) through 13(b)(8) of this chapter, and
 33 section 13(c) of this chapter.

34 (c) Notwithstanding any other law, in anticipation of the
 35 construction of any capital improvement and the lease of that
 36 capital improvement by the authority to a state agency, the
 37 authority may acquire an existing facility owned by the state
 38 agency and then lease the facility to the state agency. A lease made
 39 under this subsection shall describe the capital improvement to be
 40 constructed and may provide for the payment of rent by the state
 41 agency for the use of the existing facility. If such rent is to be paid
 42 pursuant to the lease, the lease shall provide that upon completion



1 of the construction of the capital improvement, the capital
 2 improvement shall be substituted for the existing facility under the
 3 lease. The rent required to be paid by the state agency pursuant to
 4 the lease shall not constitute a debt of the state for purposes of the
 5 Constitution of the State of Indiana. A lease entered into under this
 6 subsection is subject to the same requirements for a lease entered
 7 into under subsection (a) with respect to both the existing facility
 8 and the capital improvement anticipated to be constructed.

9 (d) This chapter contains full and complete authority for leases
 10 between the authority and a state agency and subleases between a
 11 state agency and the lessee. No laws, procedures, proceedings,
 12 publications, notices, consents, approvals, orders, or acts by the
 13 board, the governing body of any state agency or the lessee or any
 14 other officer, department, agency, or instrumentality of the state
 15 or any political subdivision is required to enter into any such lease
 16 or sublease, except as prescribed in this chapter.

17 Sec. 26. In order to enable the authority to lease a capital
 18 improvement or existing facility to a state agency under section 25
 19 of this chapter, the public finance director or fiscal body of a
 20 municipality (as defined in IC 5-11-1-16) in northwest Indiana may
 21 convey, transfer, or sell, with or without consideration, real
 22 property (including the buildings, structures, and improvements),
 23 title to which is held in the name of the state, to the authority,
 24 without being required to advertise or solicit bids or proposals, in
 25 order to accomplish the governmental purposes of this chapter.

26 Sec. 27. If the authority enters into a lease with the lessee under
 27 section 13 of this chapter or a state agency under section 25 of this
 28 chapter, which then enters into a sublease with the lessee under
 29 section 25(b) of this chapter, and the rental payments owed by the
 30 lessee to the authority under the lease or to the state agency under
 31 the sublease are payable from the revenues described in section
 32 13(b)(8) of this chapter or from the taxes authorized under
 33 IC 6-9-36, IC 6-9-58, or IC 6-9-79, the budget director may choose
 34 the designee of the lessee, which shall receive and deposit the
 35 revenues derived from such taxes. The designee shall hold the
 36 revenues on behalf of the lessee pursuant to an agreement between
 37 the authority and the lessee or between a state agency and the
 38 lessee. The agreement shall provide for the application of the
 39 revenues in a manner that does not adversely affect the validity of
 40 the lease or the sublease, as applicable.



COMMITTEE REPORT

Mr. President: The Senate Committee on Rules and Legislative Procedure, to which was referred Senate Bill No. 27, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

Delete everything after the enacting clause and insert the following:

(SEE TEXT OF BILL)

and when so amended that said bill be reassigned to the Senate Committee on Appropriations.

(Reference is to SB 27 as introduced.)

BRAY, Chairperson

