



Reprinted
February 1, 2022

SENATE BILL No. 166

DIGEST OF SB 166 (Updated January 31, 2022 4:28 pm - DI 134)

Citations Affected: IC 5-23; IC 6-1.1; IC 6-2.5.

Synopsis: Public-private agreements. Provides, in certain counties exceeding a specified population parameter, that a governmental body may enter into a public-private agreement with respect to a transportation project. Provides that any public-private agreement with respect to a transportation project may use availability payments to finance all or a portion of the project. Provides that a governmental body may also enter into a development agreement with a private party for the development, construction, and financing of a privately owned and operated transportation or infrastructure project if the development agreement meets certain conditions. Specifies the contents of public-private agreements for transportation facilities or transportation projects and establishes requirements for the operator of the transportation facility or transportation project. Provides for a property tax exemption and a sales tax exemption. Defines terms.

Effective: July 1, 2022; January 1, 2023.

Walker K, Holdman, Ford Jon

January 4, 2022, read first time and referred to Committee on Tax and Fiscal Policy.
January 25, 2022, amended, reported favorably — Do Pass.
January 31, 2022, read second time, amended, ordered engrossed.

SB 166—LS 6587/DI 134



Reprinted
February 1, 2022

Second Regular Session of the 122nd General Assembly (2022)

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 2021 Regular Session of the General Assembly.

SENATE BILL No. 166

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 5-23-2-1.5 IS ADDED TO THE INDIANA CODE
2 AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY
3 1, 2022]: **Sec. 1.5. "Availability payment" means any funding**
4 **stream, whether from a private, local, state, or federal source that**
5 **the governmental body is authorized to use for the construction,**
6 **maintenance, financing, or operations of any transportation**
7 **infrastructure located within the boundaries of the governmental**
8 **body.**

9 SECTION 2. IC 5-23-2-5.5 IS ADDED TO THE INDIANA CODE
10 AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY
11 1, 2022]: **Sec. 5.5. "Develop" means to plan, design, finance, lease,**
12 **acquire, install, construct, or expand under a public-private**
13 **agreement.**

14 SECTION 3. IC 5-23-2-6.3 IS ADDED TO THE INDIANA CODE
15 AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY
16 1, 2022]: **Sec. 6.3. "Material default" means a nonperformance of**
17 **its duties by the operator of a public-private agreement which**

SB 166—LS 6587/DI 134



1 **jeopardizes adequate service to the public from the project.**

2 SECTION 4. IC 5-23-2-6.9 IS ADDED TO THE INDIANA CODE
3 AS A **NEW SECTION** TO READ AS FOLLOWS [EFFECTIVE JULY
4 1, 2022]: **Sec. 6.9. "Operate" means to finance, maintain, improve,**
5 **equip, modify, or repair.**

6 SECTION 5. IC 5-23-2-15.3 IS ADDED TO THE INDIANA CODE
7 AS **NEW SECTION** TO READ AS FOLLOWS [EFFECTIVE JULY
8 1, 2022]: **Sec. 15.3. "Qualifying project" refers to either of the**
9 **following:**

10 **(1) A transportation facility.**

11 **(2) A transportation project.**

12 SECTION 6. IC 5-23-2-15.5 IS ADDED TO THE INDIANA CODE
13 AS A **NEW SECTION** TO READ AS FOLLOWS [EFFECTIVE JULY
14 1, 2022]: **Sec. 15.5. (a) "Revenues" means the income, earnings,**
15 **lease payments, or other service payments relating to the**
16 **development or operation of a transportation facility or**
17 **transportation project.**

18 **(b) The term includes, but is not limited to, money received as**
19 **grants or otherwise from the governmental body, the federal**
20 **government, the state, a public entity, or an agency or**
21 **instrumentality thereof in aid of the qualifying project.**

22 SECTION 7. IC 5-23-2-17 IS ADDED TO THE INDIANA CODE
23 AS A **NEW SECTION** TO READ AS FOLLOWS [EFFECTIVE JULY
24 1, 2022]: **Sec. 17. "Transportation facility" means any new or**
25 **existing road, highway, toll highway, bridge, tunnel, or intermodal**
26 **facility, located in the jurisdiction of a governmental body.**

27 SECTION 8. IC 5-23-2-18 IS ADDED TO THE INDIANA CODE
28 AS A **NEW SECTION** TO READ AS FOLLOWS [EFFECTIVE JULY
29 1, 2022]: **Sec. 18. "Transportation project" means any combination**
30 **of the development, financing, or operation with respect to all or**
31 **a portion of any transportation facility located in the jurisdiction**
32 **of a governmental body.**

33 SECTION 9. IC 5-23-8 IS ADDED TO THE INDIANA CODE AS
34 A **NEW CHAPTER** TO READ AS FOLLOWS [EFFECTIVE JULY
35 1, 2022]:

36 **Chapter 8. Transportation and Infrastructure Projects**

37 **Sec. 0.5. This chapter applies to public-private agreements in**
38 **counties that have a population of more than one hundred**
39 **ninety-nine thousand (199,000) persons, according to the most**
40 **recent United States decennial census.**

41 **Sec. 1. (a) A governmental body may enter into a public-private**
42 **agreement with respect to a transportation project, if the**



1 governmental body complies with the statutory requirements
 2 under this article. Any public-private agreement with respect to a
 3 transportation project may use availability payments to finance all
 4 or a portion of the project.

5 (b) A governmental body may also enter into a development
 6 agreement with a private party for the development, construction,
 7 and financing of a privately owned and operated transportation or
 8 infrastructure project if the development agreement:

9 (1) does not obligate the governmental body to spend any
 10 public funds for the privately owned and operated
 11 transportation or infrastructure project;

12 (2) obligates the private party to operate the transportation or
 13 infrastructure project without limitation on the persons, class
 14 of persons, or vehicles using the project, except as may be
 15 dictated by safety, security, design, and load capacities of the
 16 project; and

17 (3) obligates the private party to permit local, state, and
 18 federal emergency vehicles, including vehicles operated by
 19 police, fire, emergency medical services, and sheriff
 20 personnel, to use the transportation project without tolls or
 21 fees.

22 Sec. 2. (a) Before developing or operating the transportation
 23 facility or transportation project, the operator must enter into a
 24 public-private agreement with the governmental body. The
 25 public-private agreement must provide for the following:

26 (1) Delivery of performance and payment bonds, letters of
 27 credit, or other security acceptable to the governmental body
 28 in connection with the development or operation of the
 29 project in the form and amount required by IC 5-23-3-2(a)(8).

30 (2) Review of the design for the qualifying project by the
 31 governmental body and, if the design conforms to standards
 32 acceptable to the governmental body, the approval of the
 33 governmental body. This subdivision does not require the
 34 operator to complete the design of the qualifying project
 35 before the execution of the public-private agreement.

36 (3) Inspection of the qualifying project by the governmental
 37 body to ensure that the operator's activities are acceptable to
 38 the governmental body as outlined in the public-private
 39 agreement.

40 (4) Maintenance of a policy of public liability insurance, a
 41 copy of which must be filed with the governmental body and
 42 accompanied by proofs of coverage, or self-insurance, each in



1 the form and amount satisfactory to the governmental body
2 and reasonably sufficient to ensure coverage of tort liability
3 to the public and employees and to enable the continued
4 operation of the qualifying project.

5 (5) Monitoring by the governmental body of the maintenance
6 practices to be performed by the operator to ensure that the
7 qualifying project is properly maintained.

8 (6) Periodic filing by the operator of the appropriate financial
9 statements that pertain to the qualifying project.

10 (7) Procedures that govern the rights and responsibilities of
11 the governmental body and the operator in the course of the
12 construction and operation of the qualifying project and in
13 the event of the termination of the public-private agreement
14 or a material default by the operator. The procedures must
15 include conditions that govern the assumption of the duties
16 and responsibilities of the operator by an entity that funded,
17 in whole or part, the qualifying project or by the
18 governmental body, and must provide for the transfer or
19 purchase of property or other interests of the operator by the
20 governmental body.

21 (8) Have safeguards in place to ensure that additional costs or
22 service disruptions are not imposed on the public in the event
23 of material default or cancellation of the public-private
24 agreement by the governmental body.

25 (9) Have safeguards in place to ensure that the governmental
26 body or operator has the opportunity to add capacity to the
27 proposed project or other facilities serving similar
28 predominantly public purposes.

29 (10) Duties of the operator, including the terms and conditions
30 that the governmental body determines serve the public
31 purpose of this section.

32 (b) The public-private agreement under this chapter may
33 include the following:

34 (1) An agreement by the governmental body to make grants
35 or loans to the operator from amounts received from the
36 federal, state, or local government or an agency or
37 instrumentality thereof.

38 (2) A provision under which each entity agrees to provide
39 notice of default and cure rights for the benefit of the other
40 entity, including, but not limited to, a provision regarding
41 unavoidable delays.

42 (3) A provision that terminates the authority and duties of the



- 1 operator under this section and dedicates the qualifying
 2 project to the governmental body.
- 3 **Sec. 3. (a) The operator shall do the following:**
- 4 (1) Develop or operate the qualifying project in a manner that
 5 is acceptable to the governmental body in accordance with the
 6 provisions of the public-private agreement.
- 7 (2) Maintain or provide by contract for the maintenance or
 8 improvement of the qualifying project if required by the
 9 public-private agreement.
- 10 (3) Cooperate with the governmental body in making best
 11 efforts to establish interconnection between the qualifying
 12 project and any other facility or infrastructure as requested
 13 by the governmental body in accordance with the provisions
 14 of the public-private agreement.
- 15 (4) Comply with the operating agreement.
- 16 (b) Each private facility that is constructed under this section
 17 must comply with the requirements of the following:
- 18 (1) Federal, state, and local laws.
- 19 (2) State, regional, and local comprehensive plans.
- 20 (3) The governmental body's rules, procedures, and standards
 21 for facilities.
- 22 (4) All other conditions that the governmental body
 23 determines to be in the public's best interest and that are
 24 included in the public-private agreement.
- 25 (c) The governmental body may provide services to the operator
 26 at its option. An agreement for maintenance and other services
 27 entered into under this section must provide for full
 28 reimbursement for services rendered for qualifying projects.
- 29 (d) An operator of a qualifying project may provide additional
 30 services for the qualifying project to the public or to other private
 31 entities if the provision of additional services does not impair the
 32 operator's ability to meet its commitments to the governmental
 33 body under the public-private agreement.
- 34 SECTION 10. IC 6-1.1-10-49 IS ADDED TO THE INDIANA
 35 CODE AS A NEW SECTION TO READ AS FOLLOWS
 36 [EFFECTIVE JULY 1, 2022]: **Sec. 49. (a) This section applies to**
 37 **assessment dates occurring after December 31, 2022.**
- 38 (b) Tangible property (including without limitation, land,
 39 personal property, real property, and improvements to land) is
 40 exempt from property taxation if the property is used as a part of
 41 or incorporated into a transportation facility (as defined
 42 IC 5-23-2-17) under a public-private agreement executed in



1 accordance with IC 5-23-8-1(a) or a development agreement
2 executed in accordance with IC 5-23-8-1(b).

3 (c) The application of the exemption described in subsection (b)
4 shall apply to otherwise qualifying tangible property irrespective
5 of the owner or taxpayer of the property or when such property
6 was placed in service.

7 SECTION 11. IC 6-2.5-5-56 IS ADDED TO THE INDIANA CODE
8 AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE
9 JANUARY 1, 2023]: **Sec. 56. (a) Transactions involving tangible**
10 **personal property are exempt from the state gross retail tax if the**
11 **person acquiring the property acquires it for incorporation into a**
12 **transportation facility (as defined in IC 5-23-2-17) under a:**

13 (1) public-private agreement executed in accordance with
14 IC 5-23-8-1(a); or

15 (2) development agreement executed in accordance with
16 IC 5-23-8-1(b).

17 (b) The exemption described in subsection (a) shall not apply to
18 the extent that the applicable public-private agreement or
19 development agreement is entered into before January 1, 2023.



COMMITTEE REPORT

Madam President: The Senate Committee on Tax and Fiscal Policy, to which was referred Senate Bill No. 166, 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:

Page 1, between the enacting clause and line 1, begin a new paragraph and insert:

"SECTION 1. IC 5-23-2-1.5 IS ADDED TO THE INDIANA CODE AS A **NEW SECTION TO READ AS FOLLOWS** [EFFECTIVE JULY 1, 2022]: **Sec. 1.5. "Availability payment" means any funding stream, whether from a private, local, state, or federal source that the governmental body is authorized to use for the construction, maintenance, financing, or operations of any transportation infrastructure located within the boundaries of the governmental body.**

SECTION 2. IC 5-23-2-5.5 IS ADDED TO THE INDIANA CODE AS A **NEW SECTION TO READ AS FOLLOWS** [EFFECTIVE JULY 1, 2022]: **Sec. 5.5. "Develop" means to plan, design, finance, lease, acquire, install, construct, or expand under a public-private agreement.**

SECTION 3. IC 5-23-2-6.3 IS ADDED TO THE INDIANA CODE AS A **NEW SECTION TO READ AS FOLLOWS** [EFFECTIVE JULY 1, 2022]: **Sec. 6.3. "Material default" means a nonperformance of its duties by the operator of a public-private agreement which jeopardizes adequate service to the public from the project.**

SECTION 4. IC 5-23-2-6.9 IS ADDED TO THE INDIANA CODE AS A **NEW SECTION TO READ AS FOLLOWS** [EFFECTIVE JULY 1, 2022]: **Sec. 6.9. "Operate" means to finance, maintain, improve, equip, modify, or repair.**

SECTION 5. IC 5-23-2-15.3 IS ADDED TO THE INDIANA CODE AS A **NEW SECTION TO READ AS FOLLOWS** [EFFECTIVE JULY 1, 2022]: **Sec. 15.3. "Qualifying project" refers to either of the following:**

(1) A transportation facility.

(2) A transportation project.

SECTION 5. IC 5-23-2-15.5 IS ADDED TO THE INDIANA CODE AS A **NEW SECTION TO READ AS FOLLOWS** [EFFECTIVE JULY 1, 2022]: **Sec. 15.5. (a) "Revenues" means the income, earnings, lease payments, or other service payments relating to the development or operation of a transportation facility or transportation project.**

(b) The term includes, but is not limited to, money received as



grants or otherwise from the governmental body, the federal government, the state, a public entity, or an agency or instrumentality thereof in aid of the qualifying project."

Page 1, line 6, delete "under" and insert "located in".

Page 1, line 12, delete "under" and insert "located in".

Page 2, line 1, delete "Sec. 1." and insert "Sec. 0.5. This chapter applies to public-private agreements in counties that have a population of more than one hundred ninety-nine thousand (199,000) persons, according to the most recent United States decennial census.

Sec. 1."

Page 2, line 5, delete "tolling or".

Page 2, line 18, delete "or" and insert "and".

Page 2, delete lines 24 through 42, begin a new paragraph and insert:

"Sec. 2. (a) Before developing or operating the transportation facility or transportation project, the operator must enter into a public-private agreement with the governmental body. The public-private agreement must provide for the following:

- (1) Delivery of performance and payment bonds, letters of credit, or other security acceptable to the governmental body in connection with the development or operation of the project in the form and amount required by IC 5-23-3-2(a)(8).
- (2) Review of the design for the qualifying project by the governmental body and, if the design conforms to standards acceptable to the governmental body, the approval of the governmental body. This subdivision does not require the operator to complete the design of the qualifying project before the execution of the public-private agreement.
- (3) Inspection of the qualifying project by the governmental body to ensure that the operator's activities are acceptable to the governmental body as outlined in the public-private agreement.
- (4) Maintenance of a policy of public liability insurance, a copy of which must be filed with the governmental body and accompanied by proofs of coverage, or self-insurance, each in the form and amount satisfactory to the governmental body and reasonably sufficient to ensure coverage of tort liability to the public and employees and to enable the continued operation of the qualifying project.
- (5) Monitoring by the governmental body of the maintenance practices to be performed by the operator to ensure that the



qualifying project is properly maintained.

(6) Periodic filing by the operator of the appropriate financial statements that pertain to the qualifying project.

(7) Procedures that govern the rights and responsibilities of the governmental body and the operator in the course of the construction and operation of the qualifying project and in the event of the termination of the public-private agreement or a material default by the operator. The procedures must include conditions that govern the assumption of the duties and responsibilities of the operator by an entity that funded, in whole or part, the qualifying project or by the governmental body, and must provide for the transfer or purchase of property or other interests of the operator by the governmental body.

(8) Have safeguards in place to ensure that additional costs or service disruptions are not imposed on the public in the event of material default or cancellation of the public-private agreement by the governmental body.

(9) Have safeguards in place to ensure that the governmental body or operator has the opportunity to add capacity to the proposed project or other facilities serving similar predominantly public purposes.

(10) Duties of the operator, including the terms and conditions that the governmental body determines serve the public purpose of this section.

(b) The public-private agreement under this chapter may include the following:

(1) An agreement by the governmental body to make grants or loans to the operator from amounts received from the federal, state, or local government or an agency or instrumentality thereof.

(2) A provision under which each entity agrees to provide notice of default and cure rights for the benefit of the other entity, including, but not limited to, a provision regarding unavoidable delays.

(3) A provision that terminates the authority and duties of the operator under this section and dedicates the qualifying project to the governmental body.

Sec. 3. (a) The operator shall do the following:

(1) Develop or operate the qualifying project in a manner that is acceptable to the governmental body in accordance with the provisions of the public-private agreement.



(2) Maintain or provide by contract for the maintenance or improvement of the qualifying project if required by the public-private agreement.

(3) Cooperate with the governmental body in making best efforts to establish interconnection between the qualifying project and any other facility or infrastructure as requested by the governmental body in accordance with the provisions of the public-private agreement.

(4) Comply with the operating agreement.

(b) Each private facility that is constructed under this section must comply with the requirements of the following:

(1) Federal, state, and local laws.

(2) State, regional, and local comprehensive plans.

(3) The governmental body's rules, procedures, and standards for facilities.

(4) All other conditions that the governmental body determines to be in the public's best interest and that are included in the public-private agreement.

(c) The governmental body may provide services to the operator at its option. An agreement for maintenance and other services entered into under this section must provide for full reimbursement for services rendered for qualifying projects.

(d) A operator of a qualifying project may provide additional services for the qualifying project to the public or to other private entities if the provision of additional services does not impair the operator's ability to meet its commitments to the governmental body under the public-private agreement.

SECTION 4. IC 6-1.1-10-49 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2022]: Sec. 49. (a) This section applies to assessment dates occurring after December 31, 2022.

(b) Tangible property (including without limitation, land, personal property, real property, and improvements to land) is exempt from property taxation if the property is used as a part of or incorporated into a transportation facility (as defined IC 5-23-2-17) under a public-private agreement executed in accordance with IC 5-23-8-1(a) or a development agreement executed in accordance with IC 5-23-8-1(b).

(c) The application of the exemption described in subsection (b) shall apply to otherwise qualifying tangible property irrespective of the owner or taxpayer of the property or when such property was placed in service.



SECTION 5. IC 6-2.5-5-56 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JANUARY 1, 2023]: **Sec. 56. (a) Transactions involving tangible personal property are exempt from the state gross retail tax if the person acquiring the property acquires it for incorporation into a transportation facility (as defined in IC 5-23-2-17) under a:**

(1) public-private agreement executed in accordance with IC 5-23-8-1(a); or

(2) development agreement executed in accordance with IC 5-23-8-1(b).

(b) The exemption described in subsection (a) shall not apply to the extent that the applicable public-private agreement or development agreement is entered into before January 1, 2023."

Page 3, delete lines 1 through 17.

Renumber all SECTIONS consecutively.

and when so amended that said bill do pass.

(Reference is to SB 166 as introduced.)

HOLDMAN, Chairperson

Committee Vote: Yeas 13, Nays 0.

SENATE MOTION

Madam President: I move that Senate Bill 166 be amended to read as follows:

Page 2, line 25, after "tunnel," insert "**or**".

Page 2, line 26, delete "intercity or high speed passenger or commercial rail, or".

Page 2, line 27, delete "other transportation facility or infrastructure,".

Page 5, line 8, delete "public- private" and insert "**public-private**".

Page 5, line 31, after "(d)" delete "A" and insert "**An**".

Renumber all SECTIONS consecutively.

(Reference is to SB 166 as printed January 26, 2022.)

WALKER K

SB 166—LS 6587/DI 134

