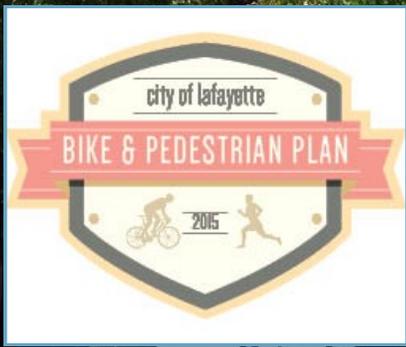


LAFAYETTE REDEVELOPMENT COMMISSION

Annual Report 2014



CITY OF LAFAYETTE

WELCOME TO REDEVELOPMENT

LAFAYETTE REDEVELOPMENT AUTHORITY & LAFAYETTE REDEVELOPMENT COMMISSION

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OUR MISSION

The Community Development and Economic Development Departments are committed to improving Lafayette by serving its citizens through balanced growth, preservation, and revitalization. We achieve this through creative public and private engagement that seeks to expand employment opportunities, increase investment and, improve quality of life. We administer programs and funding that support social services, economic development, public infrastructure, historic preservation, housing, and neighborhood revitalization.



MAYOR TONY ROSWARSKI

Officials & Staff

IC 36-7-14-13

REDEVELOPMENT AUTHORITY

Amy Moulton, President; Rick Davis, Vice-President;
Erin Nelson, Secretary

REDEVELOPMENT COMMISSION

John Thieme, Jr.; President; Donald Teder, Vice-President;
Mary Lundstrom, Secretary; Jos N. Holman, Jim Terry, Greg Eller

ECONOMIC DEVELOPMENT COMMISSION

Joseph Seaman, President; David Bathe, Vice-President;
Gregg Thoennes, Secretary; David Zimmerman, Sarah Schwarz

PARKING COMMISSION

Angela Vinson, President; John Christodoulakis, Vice-President;
Cindy Murray, Secretary; Jim Terry, Ken McCammon, Max Smith, LPD

CITY ATTORNEY - Ed Chosnek

FIRST DEPUTY ATTORNEY - Jacque Chosnek

ECONOMIC DEVELOPMENT STAFF

Dennis H. Carson, Director
Margy Deverall, Planner/Project Manager
Joyce Funk, Administrative Assistant
Adam Murphy, Planner/Project Manager
Daniel Walker, AICP, Planner/Project Manager



Pictured Right: Global art project "Inside Out" a collaboration between Purdue University's Senior Photography Class and the Cities of West Lafayette and Lafayette.

Small Spaces

Downtown Lafayette

STREET ART

Artist Zach Medler, curated of the Small Spaces public art installation. Small Spaces selectively placed street art throughout the downtown cultural districts. The area involved 2nd to 11th Streets and Ferry to Alabama Streets. Small Spaces art popped up over a four month period. Zach Medler supervised local and regional street artists. These artists used a variety of contemporary street art techniques such as graffiti writing, stencils, paste-ups, installation, sculpture, and similar media. The places within the district were on small neglected areas such as boarded up doors, windows, blank signboards, poles, posts, garage doors, back doors, back walls, and building sides. Prior to starting, the spaces were reviewed by city staff and building owners who participated with a memorandum of understanding.

Small Space's STREET ARTISTS

Pete Brown, Richard Brumbaugh, Aaron Bumgarner, Kevin Burdick, Cathryn English, Jeri Foley, Dr. Goh, Bethany Hohman, Kaleb Lucas, Grant Lutz, Felix Maldonado, Baron Mattern, Paul Meadows, Zach Medler, Alejandra Corrillo-Muno, Aaron Molden, Sagan Newham, Jason Profant, Brock Richert, Chris Robinette, Mitchell Schuring, Temre Stanchfield, Mindy Tan, JoAnn Titolo, Craig Tribble, Jordan Vaughn, Lisa Wicka, Carrie Wing.

Small Space's BUILDING OWNERS

Scot Benham (Donna)-300 N. 5th St., Haywood Printing
Chris Brown-532 Main St., Operation Ink, 208 & 210 N. 6th St.
Doug Cooper (Karen)-625 Columbia St., Silvia's Brick Oven
Greg Emig-622 Main St., Lafayette Brewing Company
Eric Grossmann-644 Main St., DT Kirby's
Dave Kurtz-1022 Main St., American Treasures
John Nagy & Tim Balensiefer-1016 Main St., Fuel Coffee Shop
John Nagy & Tim Balensiefer-501 N. 10th St.- TBird Engineering
Dave Raymer-635 Ferry St.
Dave Sattler-511 and 512 Ferry St., Lafayette Printing/Garage behind Klumpe's
John Teibel-600 Main St., Lafayette Theater
Claudette Turk-219 Main St., Bernadette's



Small Space's STREET ARTISTS

Artist's works is pictured and listed from top to bottom of the page

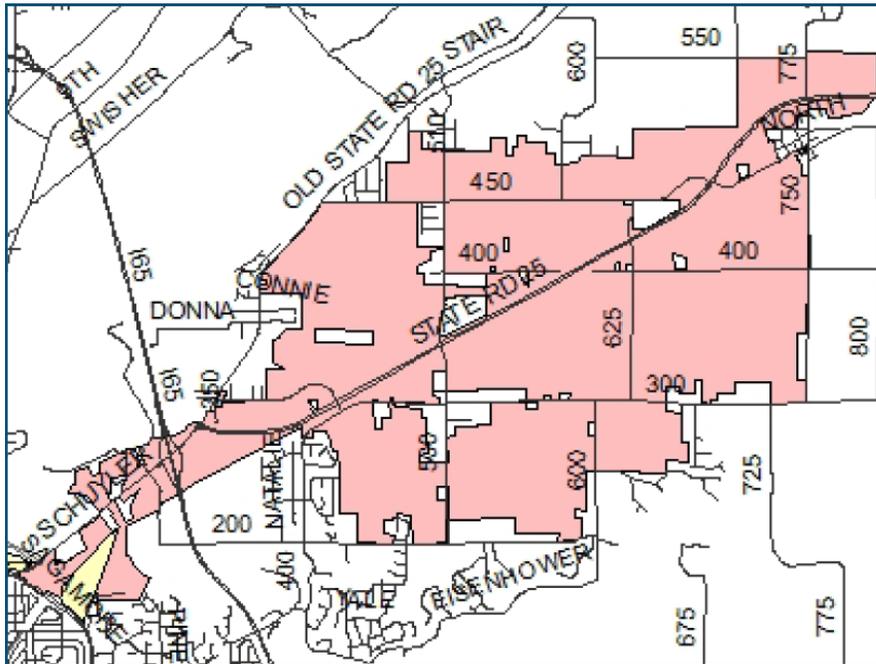
Temre Stanchfield
Aaron Molden
Pete Brown
Dr. Goh

Find more about Small Spaces at <https://www.facebook.com/>

HEARTLAND TAX INCREMENT FINANCE DISTRICT

A JOINT CITY AND COUNTY ECONOMIC DEVELOPMENT AREA FOR INDUSTRIAL EXPANSION

The area shown in the map below is the new **HEARTLAND** tax increment finance (TIF) and Economic Development Area (EDA). This **NEW TIF** benefits the City of Lafayette and Tippecanoe County. It was created to promote significant opportunities for industrial and commercial development as well as for public infrastructure improvements such as new well fields and to improve the diversity of the economic base of the greater Lafayette area.



THE REDEVELOPMENT COMMISSION

Adopted Declaratory Resolution No. 2014-07 on July 24, 2014, Establishing the Lafayette Heartland Economic Allocation Area (EDA). The new Heartland TIF will make the area more attractive and desirable for existing and potential new companies, developers, and residents.

HEARTLAND TIF DISTRICT GROWTH AND INVESTMENT PLAN

Plans include the design and extension of sewer and water facilities as well as infrastructure improvements for redevelopment or economic development purposes as well as street and road improvements,

Legend

- Heartland TIF County Portion
- Heartland TIF City Portion
- Existing TIF

drainage and other capital improvements. The area is a gateway into Lafayette and with the newly constructed Hoosier Heartland Highway, a major transportation arterial that stretches to the Great Lakes, and economic opportunities abound. With access to I-65 and the Norfolk Southern Railway, the area has ideal transportation links that can support a variety of industries.

A NEW ADDITION TO THE FIRE DEPARTMENT

Ladder No. 3



Ladder No 3 was purchased with McCarty Tax Increment Finance (TIF) funds

Mayor Roswarski Presents Ladder No. 3

At the wet-in ceremony at Lafayette Fire Department's Station No 3, located at 1710 South Street., permanent home for this newest red beauty.

RESOLUTIONS OF THE REDEVELOPMENT COMMISSION

2014 RESOLUTIONS

LRC #2014-01 2014 Budget Resolution for Redevelopment Commission (RDC) for the tax increment finance (TIF) funds.

LRC #2014-02 Ratifying and Approving the sale of 103 S. 4th Street, Lafayette, IN. which is the former Queen Anne Court and Sollar Baker site to Crest Properties II, LLC.

LRC #2014-03 Ratifying and approving the sale of 1328 Shenandoah Drive, Lafayette, IN. real estate as a part of the TIF* housing program for Chatham Square.

LRC #2014-04 Publicly recommending approval of a deduction for the purpose of tax abatement in an ERA*-Subaru of Indiana Automotive Inc. Real Estate Tax Abatement.

LRC #2014-05 Publicly recommending approval of deduction for the purpose of tax abatement in an ERA*-Subaru of Indiana Automotive Inc. Personal Property Tax Abatement.

LRC #2014-06 Resolution of the RDC* of the City of Lafayette, IN approving the sale and development agreement by and between the City of Lafayette, LRC*, LUEA*, Centennial Neighborhood Investment Group LLC and 900 Place LLC - Centennial Townhomes.

LRC #2014-07 Declaratory Resolution of the LRC*. Creation of a new joint TIF*-Heartland Economic Development Area (EDA) with Tippecanoe County.

LRC #2014-08 Publicly recommending approval of a deduction for the purpose of tax abatement in an ERA*-GE Aviation-Personal Property Tax Abatement.

LRC #2014-09 Publicly recommending Approval of a deduction for the purpose of tax abatement in an ERA*-ET Pure Lafayette LLC/GE Aviation-Real Estate Tax Abatement.

LRC #2014-10 Expansion of the Consolidated Creasy/Central EDA* and amending LRC*-2013-06 which, among other things, the Consolidated Central Lafayette Redevelopment Area and the Consolidated Creasy Lane EDA* into the Consolidated Creasy/Central EDA*.

LRC #2014-11 Publicly recommending designation of an ERA* for the purpose of tax abatement-James Investments LLC/DBA Lafayette Auto Supply Company-Real Estate Tax Abatement.

LRC #2014-12 Publicly recommending designation of an ERA* for the purpose of tax abatement-Tate and Lyle Ingredients Americas, LLC, Phase I-Personal Property Tax Abatement.

LRC #2014-13 Publicly recommending Approval of deduction of an ERA* for the purpose of tax abatement-Tate and Lyle Ingredients Americas, LLC, Phase II-Personal Property Tax Abatement.

*ERA-Economic Revitalization Area.

*RDC-Redevelopment Commission

*RDA-Redevelopment Authority

*LRA-Lafayette Redevelopment Authority

*TIF-Tax Increment Finance

*LRC-Lafayette Redevelopment Commission

*LUEA-Lafayette Urban Enterprise Association

*EDA-Economic Development Area

RESOLUTIONS OF THE REDEVELOPMENT COMMISSION

2014 RESOLUTIONS

LRC #2014-14 Approving lease with the LRA* and other matters in connection therewith for the Consolidated Creasy/Central EDA*. The Commission has determined and now proposes to enter into a lease with the Lafayette Redevelopment Authority to assist in the acquisition and construction of certain public improvements described therein the “projects”.

LRC #2014-15 Authorizing a pledge of the tax increment revenues and, if and when needed, special benefits taxes to be levied upon all the taxable property allocated in the City of Lafayette redevelopment district for the payments of the lease rental payments, and providing for other matters connected therewith, and repealing all resolutions and ordinances inconsistent herewith for the \$16,600,000 bonds for the Consolidated Creasy/Central EDA*.

LRC #2014-16 Lease agreement between LRA* as lessor and LRC* as Lessee relating to RDA* lease rental bonds of 2014 for \$16,600,000. Consolidated Creasy/Central EDA* local public improvements.

LRC #2014-17 Authorizing issuance of bonds for the purpose of providing funds to be applied to pay for the road improvement project and incidental expenses in connection therewith and on account of the issuance of the \$5,300,000 bonds for Old Romney Road Project.

LRC #2014-18 Appropriation resolution of the LRC* for the \$5,300,000 bond for Old Romney Road Project.

LRC #2014-19 Amending Resolution # LRC*-2014-17. Appropriation resolution of the City of Lafayette RDC* -Twyckenham TIF additional appropriation resolution for the \$5,300,000 bond for Old Romney Road Project.

LRC #2014-20 Confirming the resolution of the LRC adoption on July 24, 2014 entitled “Declaratory Resolution of the LRC*”- Heartland TIF* Economic Development Area.

LRC #2014-21 Confirming the actions taken by the commission under resolution LRC* # 2014-10 in connection with the expansion of Consolidated Creasy/Central EDA*.

RESOLUTIONS OF THE REDEVELOPMENT AUTHORITY

2014 RESOLUTIONS

LRA #2014-01 Approving lease with the LRC* and other matters in connection therewith. The Redevelopment Authority in consideration of the execution and delivery of the lease by the Commission, proposes to issue certain lease rental bonds (the “Bonds”) that will be payable from lease rental payments to be made legally available and pledged funds of the Commission.

LRA #2014-02 Authorizing the issuance and sale of bonds of the authority, the execution of the trust indenture, and authorizing certain actions in connection therewith. The Authority intends to utilize the proceeds of the “Bonds” for the purpose of financing all or a portion of the acquisition, construction, installation and equipping of certain road and other local and public improvements, all which are located in the district.

The Lafayette Redevelopment Commission and Redevelopment Authority issued two Tax Increment

Finance (TIF) backed bonds for public projects in late 2014. The first bond from the Creasy Central TIF district in the amount of \$16,600,000.00 for the projects listed below.

Big 4 Depot Renovations – Located at 200 N. 2nd Street downtown Lafayette, this project will include renovations, repairs and maintenance, as well as updates to HVAC, plumbing, mechanical electrical and lighting, insulation, decking, roofing, and ADA accessibility.

Columbia Block Parking Garage Renovations – Located at 18 N. 5th Street in downtown Lafayette, renovations will include, structural and concrete repairs, stairways, entrances, doors, and other items.

Greenbush Street Infrastructure Improvements – Road, traffic and pedestrian improvements in and around 2200 Greenbush Street by the Payless Plaza and Market Square Shopping Center to improve traffic flow, vehicle and pedestrian safety and economic development. Construction will include road, and sidewalks, improvements along with traffic signalization, intersection alignment, bus shelters, and other traffic needs.

Library Park/Jonesy’s Historic Gas Station – Located at 601 South Street in downtown Lafayette, this project will include, landscape, engineering and structural work and repairs to stabilize Jonesy’s Historic Gas Station as a community facility and to create a public green space (Library Park) for public use in conjunctions with Tippecanoe County Public Library.

Rome Drive – Reconstruction and repair of Rome Drive between Shenandoah Drive and Creasy Lane to improve traffic flow, vehicle and pedestrian safety and economic development. Construction will include, road re-construction and resurfacing, sidewalks and trails, bus shelters and other traffic needs.

Downtown Streetscape Redevelopment—Construction will include work on sections of 4th and South Streets, 2nd and Main Streets, Columbia Street, Main and 4th Streets as well as the Main Street corridor from 4th to 7th Streets. The project will include concrete demolition and replacement, brick pavers, lighting, benches, curbs, road improvements, drainage, public art, kiosks, signage, planters, trees and tree grates, electrical outlets, bike racks, and ADA accessibility.

Long Center for the Performing Arts—Repair, maintenance and renovations to this historic community facility located at 111 N. 6th Street in downtown Lafayette. Work will include, HVAC, plumbing, mechanical and electrical upgrades as well as lighting, sound, seating, insulation, decking, roofing.

The second bond in the amount of \$5,300,000 from the Twyckenham TIF district will fund improvements to the Old Romney Road .

Old Romney Road Project—Widening of Old Romney Rd. from a two-lane to a four-lane road between Twyckenham Blvd. and SR 25, including a new storm sewer system with a detention pond, water main relocation, improved bus bump outs, trails and sidewalks. The intersection of Twyckenham Blvd. and Old Romney Rd. will be reconstructed as a multi-lane roundabout with central island irrigation and landscaping. Rapid flashing beacons will be installed at a mid-block crossing on Old Romney Rd., north of the bus bump-out, and at the multi-lane roundabout pedestrian crossings. Decorative street lights and empty conduit for future fiber extensions will be installed adjacent to the roundabout and on the west side of Old Romney Rd.

New Improvements Coming

from left to right:
Big 4 Depot
Columbia Block Parking Garage
Jonesy’s Historic Gas Station



A NEW LAFAYETTE PARTNERSHIP



GE
Aviation

LEAP BUSINESS BY THE NUMBERS

Slated to hit the market in 2016, LEAP – made by CFM International, a 50/50 joint company of GE and Snecma (Safran) of France – is already GE Aviation's best-selling engine, with more than 6,000 confirmed orders in 20 different countries. Here's the value of LEAP at a glance:

50+ CUSTOMERS



TWENTY

COUNTRIES ON
6 CONTINENTS



FUEL EFFICIENCY THAT CAN SAVE AIRLINES

UP TO \$1.6 MILLION

PER AIRPLANE PER YEAR IN FUEL COSTS

Lowest overall cost
of ownership in the
industry

GE Aviation has established

SEVEN

new U.S. facilities in 7 years.

CREATING 2,500

U.S. JOBS



6,000+

ORDERS

VALUED AT

OVER \$7.8 BILLION



GE Aviation, a global leader in jet engines and aircraft systems, hosted a ceremonial groundbreaking for a new \$100 million jet engine assembly facility in Lafayette, Indiana. The new 225,000-square-foot facility will assemble the new LEAP engine of CFM International, a 50/50 joint company of GE and Snecma (Safran) of France. CFM has logged total orders and commitments with airlines for more than 7,500 LEAP jet engines, and it does not enter service until 2016. It will power new Airbus A320neo, Boeing 737 MAX, and COMAC (China) C919 aircraft for airlines worldwide. The facility will create 200 well paying jobs.

The Lafayette facility will operate a highly advanced assembly line incorporating several new technologies, including automated vision inspection systems and radio frequency parts management to easily spot parts on the shop floor. GE worked closely with the state of Indiana to secure the Lafayette location. The State of Indiana, the Indiana Economic Development Corporation (IEDC), the City of Lafayette, and Tippecanoe County have provided technical support and incentives to ensure a smooth and successful start-up. To prepare for the new factory, GE will work with Ivy Tech at Lafayette and Purdue University for skills and training support.

Response from Mayor Tony Roswarski

"We are proud to be a partner with GE Aviation for this next generation of aircraft engines. The LEAP engine is on the leading edge of innovation from one of our country's most storied and iconic companies with a global presence. Greater Lafayette has a long history of innovation, invention and manufacturing and we are building on that today with this new plant and technology that will raise our global profile as well." Mayor Roswarski adds, "The commitment in jobs and investment that GE is making is significant and will help raise our community's standard of living and quality of life. This is a top priority of mine and especially gratifying."

GE Aviation Press Release July 21, 2014

EVENTS & PROJECTS

All Aboard for Train Day!
May 10th, 2014

Left to right
*Miniature train sets run the rails.
Father & Son having fun!*



Centennial Townhomes

Left to right
*Centennial Neighborhood sign
Construction begins
Demolition of the Midwest Rentals building*



In partnership with Lafayette Redevelopment Commission, Lafayette Urban Enterprise Association, Centennial Neighborhood Investment Group, and local developer John Tiebel, 12 owner occupied two-story townhomes. The townhomes are being constructed on the half block on 5th Street between Brown and Cincinnati Streets. Each of the brick townhomes (1,600 sq. ft.) will have two bedrooms, two bathrooms, fire place, a private outdoor space, a two car garage in the alleyway, and many modern high end amenities. The style of the townhomes reflects the historic architecture that the neighborhood is known for and blends in well with the brownstones and row houses nearby. Centennial Neighborhood was platted in 1829, and is designated a National Historic District on the National Registry of Historic Places.



Biking, Walking, Running.

Left to right
*Biking is growing more popular everyday
Bike to Work Day
Bike & Pedestrian Plan*



On July 31st, 2014 the Tippecanoe County Area Plan Commission in conjunction with the State Department of Health and Health by Design, hosted a day long Active Living Workshop. As part of the workshop community partners and attendees identified key action steps to be taken. One was for Lafayette to develop a bicycle and pedestrian master plan that would help to improve connections to the previously completed trail master plan and encourage alternative and healthy transportation choices.

For these reasons, Lafayette determined a need for a comprehensive plan to guide the planning and design of both bicycle and walking facilities throughout the city. The plan will also help to identify key programs and policies that the city can implement as support for the proposed infrastructure such as complete streets policies. BF&S Engineering is leading the planning and public process.

From our partner's at



EVENTS & PROJECTS



WHAT IS PLACEMAKING?



Placemaking is both an overarching idea and hands-on tool for improving a neighborhood, city, or region. Placemaking is a quiet movement that reimagines public spaces as the heart of every community, in every city. Placemaking strengthens the connection between people and the places they share. Placemaking is a community-based, place-led approach to creating vital public spaces that build stronger communities.



With the help of Project ForPublic Spaces and Ball State University, Lafayette’s Placemaking community workshop was held in October 2014 for a three day period. The participants learned how to create change through public space improvements. Participants defined, created, and helped develop our City’s Placemaking Plan. From this plan, the City is now working with several downtown businesses to explore parklets and other ideas.

Placemaking workshop participants gathered at MatchBOX Coworking Studio.



THE LONG CENTER FOR PERFORMING ARTS

This historic jewel and center for the arts is in the heart of downtown. The vision is to repair and renovate the building, which is located at 111 N. 6th Street, in the Art and Market District. A projected goal is to preserve of its historic qualities, and provide a modern facility for the performing arts. Opening April 19th, 2021, the Long Center is Lafayette’s oldest remaining performance hall. It is listed by the Wabash Valley Trust as an historic building and was placed on the National Register of Historic Places on January 26th, 1981.

Restoration will include the following: HVAC, plumbing, mechanical, electrical, as well as lighting, sound, seating, roofing, and ADA accessibility. These renovations will enhance the quality of the facility and the patron experience as well as to the assuring it is passed down to future generations.



The Springs Grand Opening
at Lafayette

Left to right
The former Home Hospital site
Ribbon Cutting
Mayor Tony Roswarski and The Springs CEO

Welcome “The Springs” to Lafayette!

Home Hospital’s former site is redeveloped and brings a fresh look into Columbian Park Neighborhood

The Redevelopment Commission and staff secured Main Street LLC. to build a state-of-the-art healthcare facility on the former Home Hospital site, as well as uses for other areas at the former Home Hospital site. The Springs is an assisted living and rehabilitation facility that features state-of-the-art amenities, and a walking trail that connects to Columbian Park.

EVENTS & PROJECTS

103 S. 4TH STREET *The Former Soller Baker / Queen Anne Courts*

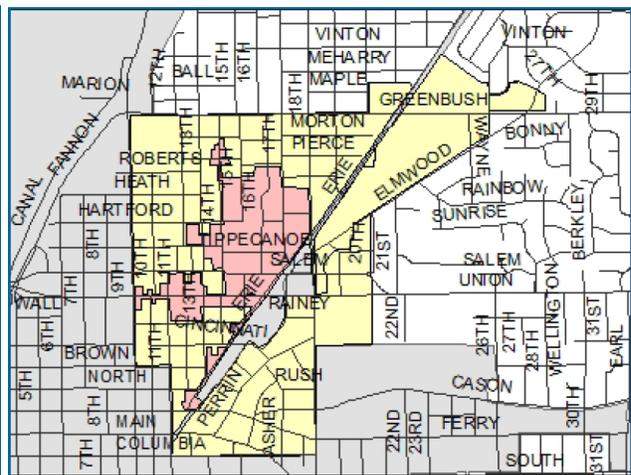
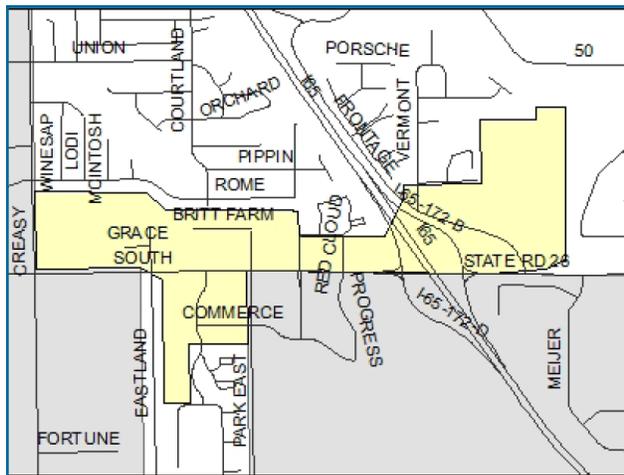


After falling into despair and foreclosure, the Redevelopment Commission was able to purchase the property, and demolish the blighted buildings. The Commission engaged Crest Properties, a local developer, to build 64 upscale rental units. The apartments will include modern amenities with underground parking, two elevators, with historic architecture and design reflecting the character of the neighborhood.



EXPANSION OF CREASY-CENTRAL TAX INCREMENT FINANCE DISTRICT

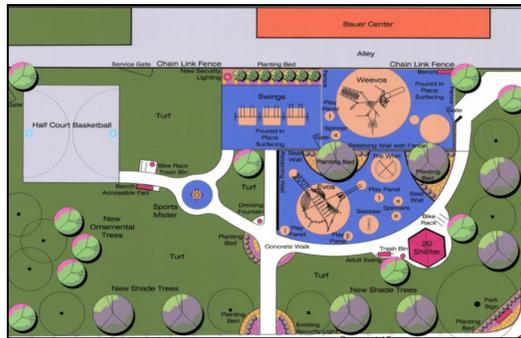
In addition to the creating a new joint City-County TIF District (Heartland EDA see pg. 5), the Redevelopment Commission expanded the Consolidated Creasy-Central TIF to capitalize on opportunities and to catalyze redevelopment. Two separate and distinct areas were added as pictured below. The map lower left is an area to the north of South Street east of Creasy Lane extending just east of Interstate 65. A commercial corridor and city gateway, vacant land presents opportunities for development to benefit the city and to increase the tax base, and create jobs. The map to the right encompasses the St. Elizabeth Central Hospital site, Market Square and, part of the Lafayette Urban Enterprise Zone. As changes unfold in this area, particularly at the St Elizabeth Central site, the Commission can be a catalyst and resource to guide and encourage appropriate redevelopment to benefit area neighborhoods and the community at-large.



EVENTS & PROJECTS

Renovation

SUBARU SOUTH TIPP PARK



Grand Opening For
Subaru South Tipp Park

From top to bottom

- Ribbon Cutting*
- New Playground Equipment*
- Project Partners*
- Mayor Roswarski Addresses Crowd*
- New Park Plan*

The Lafayette Parks and Recreation Department, the Economic Development staff along with the South Tipp Park planning committee, worked to create a park master plan for South Tipp Park that would best fit the needs of the neighborhood and create a welcoming, accessible, and safe place for families to visit and play.

The park is approximately one acre located at 3rd and Fountain Streets. The renovation included: all new sidewalks, a shelter, historic style fence, and amenities such as a drinking fountain, adult swing, benches, trash containers, and an open greenspace provided for enjoyment of children and adults. There are two playground areas: one is designed for ages 2-5 (this area will also have space available for younger child play; age group 0-2), a play area for ages 5-12, and a triple bay swing set area with a total of six swings. All playground areas include “poured-in-place” rubber playground surfacing. According to safety standards, this is the safest play surfacing that can be installed and allows for greater accessibility to the entire area. The park also has a half basketball court along with a sports water mister for ages 12 and older. New landscape was installed along with additional shade and flowering trees.

Downtown Performance Art



PIANOS FOR THE STREET

Music & Fun
Right to left

Decorated Street Piano Learning From The Best Friends Playing Chopsticks

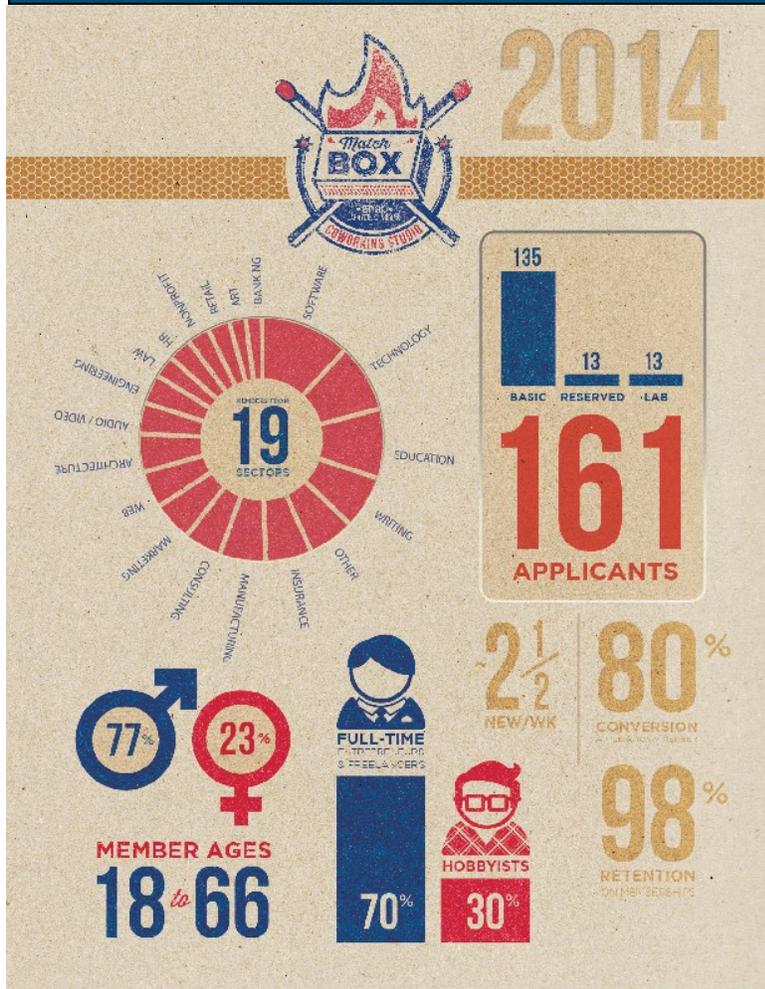
Pianos for the Street was a public performance art project undertaken by the Tippecanoe Music Teachers Assoc. (TMTA). IN. Music Teachers Assoc. (IMTA), and the Music Teachers National Assoc. (MTNA). The mission of this affiliation is to “advance the value of music study and music making in society.” In collaboration with the City of Lafayette, West Lafayette, and downtown business owners, the pianos were placed on city sidewalks for all to learn, play, and most of all enjoy.



MATCHBOX COWORKING STUDIO



17 SOUTH 6TH STREET



MATCHBOX IN THE NEWS

Inside Indiana Business with Gerry Dick
APRIL 4TH 2014
Coworking Space Launches in Lafayette. A \$1.5 million facility designed to boost entrepreneurship in Lafayette is now open. The MatchBOX Coworking Studio is billed as the first of its kind in...
<http://www.insideindianabusiness.com>

JULY 23RD 2014
New Spaces Target Startups. ...the formation of what tech leaders call the "Hoosier startup ecosystem" continues. MatchBOX Co-Founder Jason Tennenhouse said co-working spaces foster collaboration among existing businesses and the entrepreneurial and educational communities...

2014 Ball State University Primacy of Place Award Finalist
 August 7TH 2014

2014 Greater Lafayette Commerce Digby Award Winner
 September 17TH 2014

Int'l CoworkingDesign.com Feature Space
 December 12TH 2014

MatchBOX is a place to work for those who don't have places to work. Think of a coffee shop mashed up with an office park in an old garage. It's a room full of desks with all the amenities you need to get work done: 24 hour secure access, conference rooms, the fastest internet in town and an unlimited supply of coffee and snacks. It's a great place to start a new business, or to grow an existing small business. MatchBOX for the hobbyist with a crazy new idea, the moonlighting entrepreneur, or the professional office nomad. It's for developers, designers, strategist, artisans, writers, makers, and change-makers of all types. It's a home for creative class in Lafayette, West Lafayette, Tippecanoe County and throughout the Midwest.

MatchBOX officially opened in April 2014 and is a project in partnership with the City of Lafayette, Tippecanoe County, Lafayette Urban Enterprise Association, Greater Lafayette Commerce, and Tippecanoe County Public Library.





MATCHBOX COWORKING STUDIO



On January 12th, 2014, Ivy Tech Community College of Lafayette & MatchBOX Coworking Facility announced a partnership that will prepare Ivy Tech students to join the next generation of entrepreneurs. MatchBOX will provide a valuable resource to Ivy Tech's Entrepreneurship program and courses within the School of Business.

Partnership

Ivy Tech's Entrepreneurship program prepares students to create new ventures, write and execute business plans, and grow a small businesses. The courses are open to all Ivy Tech students regardless of major. The courses also have limited prerequisites, providing easy access for budding entrepreneurs and community members who want to develop business ideas and projects.

MatchBOX Coworking Studio is housed at 17 S. Sixth St. near downtown Lafayette. The large, open space is conducive for independent work as well as collaboration. The space is designed after similar coworking communities in Washington DC, Chicago, Fishers, IN., and Philadelphia. Planning for the facility included representatives from the City of Lafayette, Greater Lafayette Commerce, Purdue University, Purdue Research Foundation, Ivy Tech Community College, Tippecanoe County Public Library, and Lafayettetech.

Last year (2013), Ivy Tech and MatchBOX joined together in two projects that illustrate the potential of the partnership. Ivy Tech held its first Ivy Innovate competition, a business pitch format based on the popular Shark Tank TV series. MatchBOX personnel spoke to the students about innovative entrepreneurship. MatchBOX was also instrumental in bringing Brad Jensen, Principal Academic Relationship Manager at Microsoft Corporation, to Ivy Tech to meet with Ivy Tech faculty, tour computer networking labs, and discuss curriculum.

"The partnership with MatchBOX will continue to grow as we integrate leaders and entrepreneurs into the classroom through guest lectures, field trips, and mock elevator pitches," said Dr. Sherry Shipley, Dean of the School of Business. "There will be numerous opportunities for students to see innovation in action."

Ivy Tech Press Release January 12th, 2014

OUR 'MATCHSTICKS' ARE DOING AMAZING THINGS...



KinaSense LLC FIGHTING CANCER WITH DIAGNOSTICS

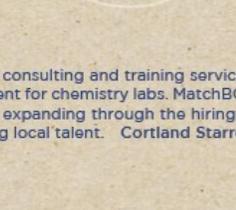
KinaSense is a biotechnology startup company whose mission is to help save lives in the battle against cancer. Our target applications are for drug discovery products and diagnostic tools that can personalize cancer treatment strategies.

MatchBOX has become our home for developing its R&D strategy, business development plans, and interacting with long-distance stakeholders. The environment at MatchBOX is very welcoming with its community of diverse, friendly entrepreneurs. It is also conducive to productivity with its unlimited supply of coffee, available conference rooms, 24/7 building access, and lightning fast internet.

Steven Ouellette

360 Yield Center is a precision agriculture company that is focused on helping farmers feed the world by capturing the lost yield potential of their crops. Their agronomic software modeling product, 360 Commander, was started in Lafayette and, after acquisition by the Illinois company, continues to be developed right here with their R&D headquarters in downtown Lafayette in Renaissance Place.

Yield 360 FEEDING THE WORLD WITH DATA



Emergent Instruments | Box Software Inc. BIOLOGICAL LAB EQUIPMENT R&D & COMPUTER MODELING

One Fact supports the Executable UML modeling community with the BridgePoint tool and consulting and training services. Emergent provides equipment servicing for biological laboratories and is developing equipment for chemistry labs. MatchBOX provides a place for me to meet with colleagues and to work in a conducive space. We are expanding through the hiring of consultants. I plan to leverage the MatchBOX networking, especially with regard to recruiting local talent.



PERSONAL PROPERTY TAX ABATEMENTS

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Coleman Cable	2011	\$13.2m	\$14.4m	109%	182	143	25	39
Lifesong Brands Inc.	2012	\$800,000.	\$800,000.	100%	19	0	19	19
Liquid Spring	2008	\$300,400.	\$291,899.	97.1%	11	5	1	6
Rea Magnet Wire	2003	\$2.5m	\$4.9m	197%	213	242	20	-29
Rea Magnet Wire	2012	\$7.5m	\$5.3m	71%	213	225	9	-12
SIA 3-5	2000	\$149.6m	\$125m	84%	2,950	2,580	0	370
SIA 6	2005	\$25.5m	\$3.2m	13%	2,950	2,428	0	522
SIA 7	2004	\$164.8m	\$119.5m	73%	2,950	2,563	0	387
SIA 8	2006	\$59.2m	\$59.3m	100%	2950	2,232	0	718
SIA 9	2007	\$100.m	\$106.1m	106%	2,950	2,826	0	124
SIA 10	2009	\$37.m	\$75.4m	204%	2,950	2,761	0	189
SIA 2011-08PP	2011	\$14.m	\$33.7m	241%	2,950	2,761	0	189
SIA 2012-12PP	2012	\$70.1m	\$41.6m	59%	2,950	2,970	0	-20
Tate & Lyle	2005	\$94.5m	95.35m	101%	241	236	4	5
Toyota Motor Mfg. of Northern Kentucky	2006	\$172.8m	\$157.9m	89%	2950	2,232	0	718
Toyota Motor Mfg. of Northern Kentucky	2010	\$42.0m	\$40.5m	97%	2,950	2,769	0	181
Wabash National 4	2008	\$8.0m	\$6.2m	77%	2,292	2,174	0	118
Wabash National 7	2011	\$2.5m	\$2.8m	113%	77	0	75	77
Wabash National 2012-08	2012	\$750,000	\$700,000	93%	60	0	60	60

NEW PERSONAL PROPERTY TAX ABATEMENTS

Company	Projected Investment	Length of Abatement	Projected Job creation	Projected Job retention
General Electric Company	\$53.0m	10	200	0
Tate & Lyle North Plant	\$69.3m	7	15	9
Tate & Lyle South Plant Phase I	\$15.0m	7	0	214
Tate & Lyle South Plant Phase I I	\$50.0m	7	8	214
SIA	\$354.0m	10	50	2,950
Worwag Coatings of LLC.	\$2.1m	7	14	38



Left
Small Space's **STREET ARTIST**
Pete Brown

REAL ESTATE TAX ABATEMENTS

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Castle Coach Development	2009	\$4.7m	\$4.8m	102%	48	0	30	48
Federated Publications Inc.	2004	\$7.9m	\$8.3m	105%	15	15	7	0 Pledge Met
Heartland Automotive	2012	\$8.4m	\$8.4m	100%	100	114	0	-14
Historic Jeff Center	2002	\$5.0m	\$9.0m	181.0%	3	0	2	3
JAK Partners	2007	\$4.2m	\$5.0m	121%	317	285	20	32
JAK II Partners 2012-20	2012	\$1.3m	\$1.4m	109%	317	359	8	- 42
Lifesong Properties LLC	2012	\$500,000.	\$500,000.	100%	19	0	19	19
Oscar Winski	2007	\$1.6m	\$1.7m	106%	153	136	7	5
SIA 11	2006	\$7.0m	\$27.0m	386.1%	2,950	2,232	0	718
SIA (12)	2000	\$2.5m	\$4.3m	173%	2,950	2,299	0	651
SIA 2012-12E	2012	\$4.9m	\$2.9m	60%	2,950	2,970	0	-20
SIA 13	2007	\$4.9m	\$11.5m	235%	2,950	2,826	0	124
SIA 14	2009	\$1.9m	\$9.3m	479.3%	2,950	2,761	0	189
Wabash National (6)	2008	\$1.m	\$468,109.	47%	2,292	2,174	0	118



Above
Small Space's **STREET ARTIST**
 Kevin Burdick

NEW REAL ESTATE TAX ABATEMENTS

Company	Projected Investment	Length of Abatement	Projected Job Creation	Projected Job Retention
ET Pure Lafayette- General Electric Company	\$38.8m	10	0	0
James Investments DBA-Lafayette Auto Supply	\$3,000,000	5	2	28
SIA	\$68.0m	10	0	2,950

FINANCIALS

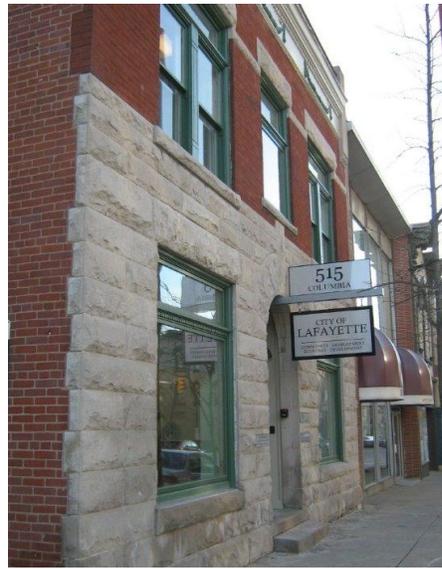
TAX INCREMENT FINANCE (TIF) EXPENDITURES

Amount of Expenditure	General Purpose of Expenditure
\$250.00	Administration
\$630.60	Administrative Fee
\$547,519.73	Capital Projects
\$152,545.25	Construction Expense
\$14,243,833.66	Construction Work in Progress
\$82,922.59	Consulting Services
\$301,833.55	Contract Services
\$515,531.25	Economic Development
\$250,000.00	Grants Awarded
\$4,884.89	Maintenance Expense
\$82,831.50	Professional Services-Legal
\$16,182,783.02	TOTAL

IC 36-7-14-13



Small Space's STREET ARTIST – Felix Maldonado



ECONOMIC DEVELOPMENT DEPARTMENT

515 Columbia Street
 Lafayette, IN 47901
 Phone (765) 807-1090

Right
 Commissioned assemblage art piece by artist Zach Medler

CITY OF LAFAYETTE

FINANCIAL DATA	Economic Development Department-Dennis Carson, Daniel Walker. Controllor's Office-Mike Jones.
PHOTOGRAPHS	Margy Deverall, Joyce Funk, and file photos
GRAPHICS	Joyce Funk
MAPS	Daniel Walker
WRITING AND EDITING	Economic Development-Dennis Carson, Margy Deverall, Daniel Walker & Joyce Funk, News Release from our partners at GE Aviation on July 21, 2014 (see pg. 9). Our partners at Butler Fairman Seufert Inc. (see pg. 10). News Release from our partners at Ivy Tech Community College on January 12th,2014 (see pg.15).



UNITED WAY
 FUNDRAISER HELD BY THE
 CITY OF LAFAYETTE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENTS

Employees wore mustaches to support giving to United Way Community Campaign

Front Row: Dennis Carson, Aimee Jacobsen, Margy Deverall, & Daniel Walker

Back Row: Adam Murphy, Joyce Funk, & Valerie Oakley



CITY OF LAFAYETTE & ECONOMIC DEVELOPMENT DEPARTMENT PARTNERS



Greater
Lafayette Commerce