



2015 REDEVELOPMENT COMMISSION ANNUAL REPORT





MAYOR TONY ROSWARSKI

The Greater Lafayette area is a thriving business and industry hub focused on progress. Continued and sustained capital investment, job creation, small business, arts and culture and entrepreneurs all contribute to making the area economy strong. Lafayette is a great place to do business as we expand urban development and focus on economic revitalization.

REDEVELOPMENT AUTHORITY

AMY MOULTON, PRESIDENT
RICK DAVIS, VICE-PRESIDENT
ERIN NELSON, SECRETARY

REDEVELOPMENT COMMISSION

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DAVID ZIMMERMAN, SARAH SCHWARZ

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CINDY MURRAY, SECRETARY
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CITY ATTORNEY - ED CHOSNEK

FIRST DEPUTY ATTORNEY - JACQUE CHOSNEK





DENNIS CARSON, DIRECTOR

As our community moves from good to great, the city's economic development team serves as a ready resource for businesses and industry. Lending a hand in redevelopment and smart growth also headlines activities.

ECONOMIC DEVELOPMENT DEPARTMENT

515 Columbia Street, Lafayette, IN, 47901

Our Mission

We 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.

Our Staff



Margie Deverall
Planner/Project Manager



Adam Murphy
Homeless and Community
Outreach Project Manager



Daniel Walker, AICP
Planner/Project Manager

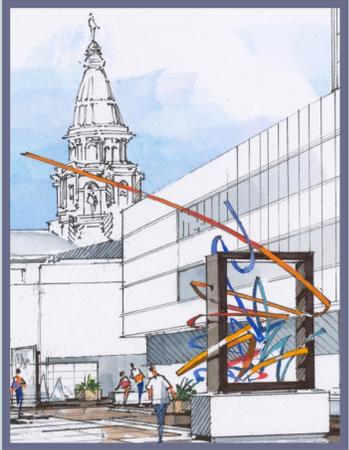
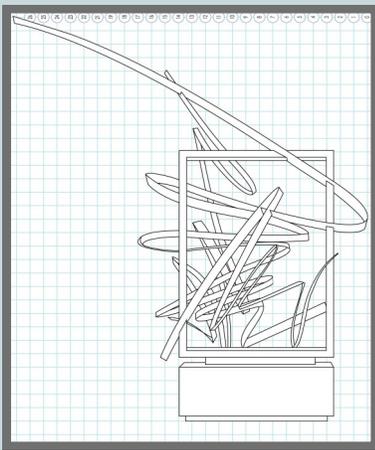
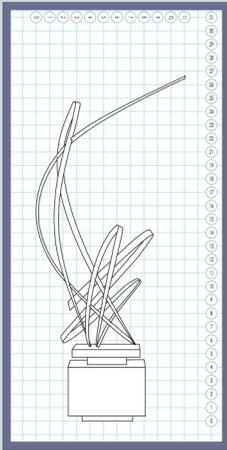


Joyce Funk
Administrative Coordinator

PLACEMAKING



BICENTENNIAL GATEWAY SCULPTURES
200 Main Street, Lafayette, Indiana



CHARTER CLUB
Premier Donors



Arconic will launch in 2016



2016 marks Indiana's Bicentennial, when we will celebrate our history and create legacies for future generations of Indiana citizens. Our community plans to mark this time in Indiana history by honoring our past, setting the course for our future, and creating a time of celebration for residents and all who visit our community. The history of our state, our county, our cities, and its people is valuable to our shared experience, and we recognize and celebrate the contributions of Indiana arts and culture within that experience. To commemorate this occasion we are proud to announce the iconic Bicentennial Gateway Sculptures that will form a gateway connecting our communities and a focal point for the 92 county, Indiana Bicentennial Torch Relay when it passes through downtown Lafayette, West Lafayette, and Purdue the morning of October 12, 2016. The Gateway Sculpture represents:

- an important and exciting milestone for Tippecanoe County, Lafayette, and West Lafayette and symbolizes the pride we have in our state and community
- highlights our state-designated Tippecanoe Arts and Cultural District, a destination for art, culture, entertainment, and community gathering, and
- pays homage to our past but celebrates our future with the exciting new developments in art, culture, technology, and innovation.

The two sculptures – one in the soon to be renovated Chase Plaza and its companion on the corner of 2nd and Main Streets in front of Renaissance Place – are the designs of nationally recognized artist Jeff Laramore.

Art work of the Gateway sculpture was created by artist Jeff Laramore. To learn more about Jeff and his public artworks, visit www.jefflaramore.com.

For more information contact us at Gateway@lafayette.in.gov.



Thank you to our Gateway Charter Club premier donors. Lafayette Mayor Tony Roswarski, West Lafayette Mayor John Dennis and Tippecanoe County Commissioner Tom Murtaugh are joined by Candy Silver of The Community Foundation of Greater Lafayette, Gateway Fund Raising Co-Chair Patty Jischke, Gateway artist Jeff Laramore, City of Lafayette Project Manager Margy Deverall, Joe Howarth of Centier Bank Lafayette, Jim Shook Jr. of Bank Tower, LLC., and City of Lafayette Economic Development Director Dennis Carson.

PLACEMAKING



SEURAT MURAL

The alleyway at 219 Main Street. Artist Zach Medler painted “Sunday Morning Wabash River” inspired by the 1884 Seurat painting “Sunday Afternoon on the Island of La Grande Jatte”.



Above Bill Konyha - Executive Director of the Indiana Office of Community and Rural Affairs, Mayor Tony Roswarski and Dennis Carson Director of Economic Development.

Top: Zach Medler - Seurat Mural “Sunday Morning Wabash River” Artist





ART CROSSWALK

The intersection at 10th and Main Street was the canvas for artists Petronio Bendito and Linda Vanderkolk where their collaborative design for the intersection draws on the city's French roots, with the Fleur de leis as its central theme. Work on the base coat was painted at the intersection during Saturday, August 8th, 2015 Mosey for the Arts. The second and final layer was stenciled in place during the September 5th, 2015 Mosey.



Lafayette Arts Center Stage Dedication & Walking Tour was held on November 5, 2015 for both the Seurat Mural and the Art crosswalk.



Petronio Bendito and Linda Vanderkolk - Fleur De Leis Crosswalk Artists

Lafayette Arts Center Stage is a series of five bicentennial themed public art installations located on Main Street in Downtown Lafayette's arts and culture district. The project was led by the city's Economic Development Department and the County's Bicentennial Commission, and supported by business owners, arts organizations, city and county government, Greater Lafayette Commerce, the Community Foundation of Greater Lafayette, and downtown volunteer organizations. The \$50,000 Place Based Investment Fund (PBIF) grant Lafayette received is through a partnership between the Indiana Office of Community and Rural Affairs (OCRA) and the Indiana Office of Tourism Development (IOTD). The fund is dedicated to encouraging community partnerships as they work together to make their hometowns even greater places to visit, live and work.



2015 REDEVELOPMENT COMMISSION RESOLUTIONS

LRC #2015-01 2015 Budget Resolution for Redevelopment Commission (RDC) for the tax increment finance (TIF) funds.

LRC #2015-02 Ratifying and Approving the sale of 1123 South Street, Lafayette, IN.

LRC #2015-03 The order of the Area Plan Commission (APC) of Tippecanoe County, Indiana determining that a resolution and amendment to an economic development plan approved and adopted by the City of Lafayette Redevelopment Commission conform to the plan of development for the City of Lafayette, Indiana and approving that resolution and the economic development plan as amended.

LRC #2015-04 Resolution of the Lafayette Redevelopment Commission (LRC) amending Resolution No. LRC-2014-10 adopted August 28, 2014, which made certain additions to the consolidated Creasy/Central EDA* and amended the economic development plan.

LRC #2015-05 LRC* a resolution recommending designation of an economic revitalization area for tax abatement. The Stoddard Development LLC has requested a deduction from assessed value of such real estate for a period of ten (10) years.

LRC #2015-06 Resolution of the Lafayette RDC* confirming Resolution No. LRC-2015-04 adopted May 28, 2015 which made certain amendments to the economic plan for the consolidated Creasy/Central EDC*.

LRC #2015-07 Resolution of the Lafayette RDC* authorizing a pledge of tax increment revenues for the payment of economic development tax increment revenue bonds, and providing for other matters connected therewith, and repealing all resolutions and ordinances inconsistent herewith.

LRC #2015-08 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area. Liquidpring LLC has requested a deduction from assessed value of such real estate for a period of seven (7) years.

LRC #2015-09 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area. Liquidpring LLC has requested a deduction from assessed value of such new manufacturing equipment installed pursuant to the Statement of benefits over a period of seven (7) years.

LRC #2015-10 Resolution of the Lafayette RDC* approving the upper Berlowitz regulated drain 2014 master plan report.

LRC #2015-11 A resolution recommending approval of a deduction for the purpose of tax abatement in a economic revitalization area for personal property. Wintek Corporation has requested a deduction from assessed value of personal property pursuant to the Statement of Benefits over a period of seven (7) years.

LRC #2015-12 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area for real estate Fiber Hotel LLC has requested a deduction from the assessed value of such real estate pursuant to the Statement of Benefits over a period of ten (10) years .

LRC #2015-13 LRC a resolution recommending waiver of non-compliance and approval of deduction for the purpose of tax abatement in an economic revitalization area. Nanshan has requested a deduction from the assessed value of such new manufacturing equipment and new information technology installed pursuant to the Statement of Benefits over a period of ten (10) years.

*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
*APC-Area Plan Commission



2015 REDEVELOPMENT COMMISSION FINANCIALS

TAX INCREMENT FINANCE (TIF) REVENUES	
Amount of Revenue	
\$7,754,534.00	Consolidated Central Creasy TIF
\$0.00	Heartland TIF
\$2,455,136.28	McCarty TIF
\$1,548,321.02	Southeast Industrial TIF
\$1,185,916.00	Twyckenham TIF
\$12,943,907.30	TOTAL
TAX INCREMENT FINANCE (TIF) EXPENDITURES	
Amount of Expenditure	
\$18,836,895.77	Consolidated Central Creasy TIF
\$8,500.00	Heartland TIF
\$4,908,646.38	McCarty TIF
\$4,296,129.12	Southeast Industrial TIF
\$2,595,505.62	Twyckenham TIF
\$30,645,676.89	TOTAL



2015 REDEVELOPMENT COMMISSION UP&COMING



Above: Ground breaking for Marq

Marq at 101 Main Street

Craig Von Deylen of the Deylen Group purchased the former Lafayette Savings Bank site and will build a mixed use structure that includes 16,000 sq. ft. commercial space for the regional headquarters of Old National Bank, 3,730 sq. ft. first floor commercial tenant space and 99 apartment units (77,000 sq. ft.). These include 13 studios, 63 one bedrooms, 23 two bedrooms. Amenities include a fitness center, roof courtyard, bicycle parking and maintenance, dog wash, two elevators, 33 surface parking spaces and 111 lower level parking garage spaces.

MARQ



OLD NATIONAL BANK



Project Financing

A \$4.6 M TIF backed Economic Development Bond will provide \$3M in financing for the project and approximately \$800,000 of proceeds to leverage the Riverfront Promenade. The bond will be repaid (debt/service) from the project's property taxes with a 20 year term..

RIVERFRONT PROMENADE



Wabash River Enhancement Corporation (WREC) plans to develop a riverfront promenade behind the building to the west connecting the John T. Myers Pedestrian Bridge to Columbia Street and eventually a larger trail system in and around the Wabash Riverfront.

Promenade design: MKSK, Eric Lucas
Project Lead



2015 REDEVELOPMENT COMMISSION UP&COMING



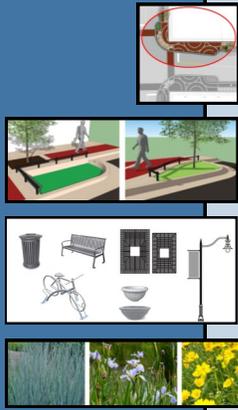
MAIN STREET REVITALIZATION

The City of Lafayette Redevelopment Commission and Economic Development Department are starting on the revitalization of Main Street, downtown's most prominent corridor for commerce and retail, which is targeted for improvements in 2016. Improvements will enhance the visitor experience, create more public spaces, balance the needs for all modes of travel, and establish the area as a destination to encourage more commerce and activity, while creating a more pedestrian friendly environment that improves the look and value of the area. Plans are to improve the following areas as shown below.



- Improvements Included*
- Curb Extensions
 - Mid-block Crossing
 - Crosswalks
 - Trees
 - Shrubs
 - Groundcover
 - Stormwater Planters
 - Benches
 - Streetlights (LED)
 - Planters
 - Hanging Baskets
 - Bike Racks
 - Tree Grates
 - Trash Receptacles
 - Public Spaces and Gathering Areas for Dining and Downtown Activity

- Downtown Project Team*
- Tony Roswarski, Mayor – City of Lafayette
 - Dennis H. Carson, Kara Bishop, Dave Griffiee – City of Lafayette
 - Patrick Nycz - IDC
 - Noah Mattern - Maximummedia Design
 - Jo Wade, Lisa Morrow - Visit Lafayette-West Lafayette
 - Scott Walker, Cassidy Kitchel - Greater Lafayette Commerce
 - Brian Pohlar - HWC Engineering
 - Rob Cochran, Joe Ratcliff - Milestone Contractors



All phases, work and updates will be posted on www.DowntownLafayetteIsOpen.com.



2015 REDEVELOPMENT COMMISSION STREETSCAPE V

The City of Lafayette Redevelopment Commission and Economic Development Department completed the 5th phase of streetscape revitalization downtown. This project built on previous successful phases to create a more pedestrian friendly environment and improve the look and value of the area.

Improvements were made in the following areas:

1. West side of 4th Street from Alabama to South Street.
2. South side of South Street from 4th Street, west to the alley by Lafayette Community Bank.
3. Chase Plaza and Gazebo (Main and 2nd Streets).
4. East side of 4th Street north of Main Street.
5. North side of Main Street from 4th Street east to the alley.
6. North side of Columbia Street from 5th Street east to the alley.
7. South side of Columbia Street between 6th and 7th Streets.



Improvements Included:

Sidewalks
Curbs
Street Resurfacing
Brick Pavers
Trees
Benches
Historic Streetlights
Electrical Outlets
Planters
Bike Racks
Tree Grates
Trash Receptacles



2015 REDEVELOPMENT COMMISSION WAYFINDING

Wayfinding: The art and science of moving people through an environment to a desired location using a number of visual cues including, but not limited to, guide signage, place identification, streetscaping, visual landmarks and various forms of environmental graphic design.



Do you know where you are going?
Do you know how to get there?
Economic Development Department Director Dennis Carson shows off the new and improved signage that will help those who visit and live in Lafayette find their way.



The City of Lafayette has carefully developed a wayfinding system for our community. The downtown Lafayette wayfinding project will welcome visitors, students, and those new to the community. This essential service is providing easy to read directions and routes. The signage will include guidance to find major destinations such as the downtown Arts and Market, Wabash Riverfront, and Chauncey Village local districts. The signage will also direct people to parking as well as civic and historic destinations in and near the downtown. Directing traffic from I65, through downtown to the river, and into West Lafayette and Purdue University, will also help promote the business community.

2015 REDEVELOPMENT COMMISSION TAX ABATEMENTS



PERSONAL PROPERTY

Company	Year Approved	Projected Investment	Actual Investment	Percent Investment Completed	Actual Current Employment	Beginning Employment	Projected Job Creation	Net Job Creation
Caterpillar	2004	\$170m	\$170m	100%	1,690	1,264	52	426
Coleman Cable	2011	\$13.2m	\$14.4m	109%	208	143	25	65
Coleman Cable	2009	\$5.2m	\$18.2m	157%	208	73	7	135
Heartland Automotive LLC	2013	\$19m	\$11m	62%	143	91	52	143
Lifesong Brands Inc.	2012	\$800,000	\$800,000	100%	20	0	19	20
Liquid Spring	2008	\$300,400	\$291,899	97%	26	5	1	26
Rea Magnet Wire	2003	\$2.5m	\$4.9m	197%	218	225	20	-29
Rea Magnet Wire	2012	\$7.5m	\$6m	81%	218	225	9	-7
SIA 6	2005	\$25.5m	\$3.2m	13%	3,189	2,428	0	761
SIA 7	2004	\$164.8m	\$119.5m	73%	3,189	2,563	0	626
SIA 8	2006	\$59.2m	\$59.3m	100%	3,189	2,232	1,000	957
SIA 9	2007	\$100m	\$106.1m	106%	3,189	2,826	0	363
SIA 10	2009	\$37m	\$75.4m	204%	3,189	2,761	0	428
SIA 2011-08PP	2011	\$14m	\$33.7m	241%	3,189	2,916	20	273
SIA 2012-12PP	2012	\$70.1m	\$128.5m	183%	3,189	2,970	100	219
SIA 2014-13PP	2014	\$354m	\$29.7m	8%	3,189	2,950	50	239
Toyota Motor Mfg. of Northern Kentucky	2006	\$172.8m	\$153.6m	89%	3,189	2232	1,000	957
Toyota Motor Mfg. of Northern Kentucky	2010	\$42.0m	\$40.5m	97%	3,189	2,769	0	420
Wabash National 4	2008	\$8.0m	\$6.2m	77%	2,512	2,174	0	338
Wabash National 7	2011	\$2.5m	\$2.5m	103%	77	0	75	77
Wabash National 2012-08	2012	\$750,000	\$700,000	93%	60	0	60	65
Worwag Coatings LLC	2014	\$2.1m	\$978,918	45%	43	38	14	5

Company	Projected Investment	Length of Abatement	Projected Job creation	Projected Job retention
Liquid Springs LLC	\$494,680	7	23	8
Wintek Corp	\$200,000	7	12	1
Stoddard Development LLC	\$4.2m	10	43	4
Nanshan American Advanced Aluminum Technologies, LLC	\$37,800,000	10	150	60



2015 REDEVELOPMENT COMMISSION TAX ABATEMENTS

REAL ESTATE

Company	Year Approved	Projected Investment	Actual Investment	Percent Investment Completed	Actual Current Employment	Beginning Employment	Projected Job Creation	Net Job Creation
Castle Coach Development	2009	\$4.7m	\$4.8m	102%	54	0	30	54
Federated Publications Inc.	2004	\$7.9m	\$8.3m	105%	15	15	7	0 Pledge Met
Heartland Automotive	2012	\$8.4m	\$8.4m	100%	143	114	0	29
Historic Jeff Center	2002	\$5m	\$9m	181.0%	3	0	2	3
JAK Partners	2007	\$4.2m	\$5m	121%	408	285	20	123
JAK II Partners 2012-20	2012	\$1.3m	\$1.4m	109%	408	359	8	49
Lifesong Properties LLC	2012	\$500,000	\$500,000	100%	20	0	20	20
Oscar Winski	2007	\$1.6m	\$1.7m	106%	158	136	7	22
SIA 11 (RE 09)	2006	\$7m	\$27m	386.1%	3,189	2,232	1000	957
SIA 12 (RE 08)	2000	\$2m	\$4.3m	113%	3,189	2,299	0	890
SIA 2012-12 RE	2012	\$4.9m	\$2.2m	60%	3,189	2,970	100	219
SIA 13 (RE 10)	2007	\$4.9m	\$11.5m	235%	3,189	2,826	0	363
SIA 14 (RE 11)	2009	\$1.9m	\$9.3m	479.3%	3,189	2,761	0	428
SIA 2014-13RE	2014	\$68m	\$22.3m	33%	3,189	2,950	50	239
Southwire/Coleman Cable	2009	\$2.2m	\$2.2m	100%	208	73	7	135
Wabash National (6)	2008	\$1.m	\$468,109.	47%	2,512	2,174	0	338

NEW REAL ESTATE TAX ABATEMENTS -2015

Company	Projected Investment	Length of Abatement	Projected Job Creation	Projected Job Retention
Fiber Hotel LLC	\$1m	10	0	0
Liquidsprings LLC	\$2.5m	10	8	28



2015 REDEVELOPMENT COMMISSION PROJECT UPDATES



Library Park/Jonesy's Historic Gas Station – Located at 601 South Street in downtown Lafayette, this project will include, but not be limited to, landscape architecture, engineering and structural work and repairs to stabilize Jonesy's Historic Gas Station as a community facility and to create a public greenspace (Library Park) for public use.



Parking Garage Renovations – Repair, maintenance and renovations to the Columbia Block Parking Facility located at 18 N 5th Street in downtown Lafayette that will include, but not be limited to, structural and concrete repairs, stairways, entrances, doors and elevators as well as lighting, pay systems, office renovations and other general construction to ensure the buildings safety and structural integrity for public benefit.



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, but not be limited to, road construction and resurfacing, sidewalks and trails, traffic signalization, intersection alignment and improvements, bus shelters, and other traffic needs.



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, but not be limited to, HVAC, plumbing, mechanical and electrical upgrades as well as lighting, sound, insulation, decking, roofing, ADA accessibility, painting, and other general construction to ensure its proper use and sustainability for public benefit.



Old Romney Road Project – Consists of the 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, a water main relocation, an improved bus bump out, trail, and sidewalk. The intersection of Twyckenham Blvd. with Old Romney Rd. will be reconstructed as a multi-lane roundabout with central island irrigation and landscaping.



Big 4 Depot Renovations – Renovations, repairs, and maintenance to the Big 4 Depot located at 200 N. 2nd Street downtown Lafayette that will include, but not be limited to, HVAC, plumbing, mechanical and electrical upgrades as well as lighting, insulation, decking, roofing, ADA accessibility, painting, and other general construction to the structure to ensure its proper use and sustainability for public benefit.



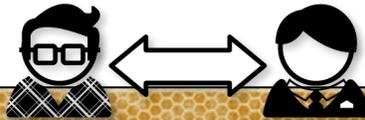
Rome Drive – Reconstruction and repair of Rome Drive between Shenandoah Drive and Creasy Lane to improve traffic flow, vehicle and pedestrian safety, and economic development. Construction will include, but not be limited to, road construction and resurfacing, sidewalks and trails, bus shelters, and other traffic needs.





A SHARED PLACE TO WORK AND CREATE

MatchBOX Coworking Studio celebrates its second year and is growing! With over 220 members, MatchBOX is the home for startups, entrepreneurs, small businesses and anyone with an idea or vision that wants to make it a reality. MatchBOX holds monthly events and other activities such as Verge where budding startups come and pitch their ideas followed by a fireside chat with a seasoned entrepreneur. This past year two new staff members were hired Amanda Findlay, Operations manager and Emily Carter, Community Curator. Fridays at lunch in the summer months MatchBOX opens its doors to the community with Food Truck Friday as well as monthly free days for those who want to find out more about MatchBOX and experience coworking. MatchBOX and the City of Lafayette thank our many sponsors and supporters that are helping create an ecosystem of small business and innovation driven enterprises.



2015 REDEVELOPMENT COMMISSION INDEX & CREDITS

Financial Data	Economic Development Department Dennis Carson, Daniel Walker Controller's Office-Mike Jones.
Photographs	Margy Deverall, Joyce Funk, Kara Bishop, Stacey Baisden and file photographs
Written Contributions	Economic Development Department Dennis Carson, Margy Deverall, Daniel Walker and Joyce Funk Marketing and Communications Department- Kara Bishop and Stacey Baisden
Graphic Design	Joyce Funk

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CITY OF LAFAYETTE ECONOMIC DEVELOPMENT DEPARTMENT PARTNERS

