

City of Lafayette Redevelopment Commission 2016 IN REVIEW



Officials & Staff



TONY ROSWARSKI
Mayor

We are absolutely doing the right thing to move this community forward. Not only for now, but literally to position it for success and prosperity and high quality of life for all of our citizens for decades to come.

City Attorney

ED CHOSNEK

First Deputy Attorney

JACQUE CHOSNEK

Redevelopment Authority

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

Redevelopment Commission

DONALD TEDER, PRESIDENT
JOS HOLMAN, VICE PRESIDENT
JOHN THIEME, SECRETARY
JIM TERRY, MARY LUNDSTROM
DAVE MOULTON

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DAVID BATHE, VICE PRESIDENT
DAVID ZIMMERMAN, SECRETARY
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WILL CARPENTER

Historic Preservation Commission

KURT WAHL, PRESIDENT
RICK SCHWARZ, VICE PRESIDENT
SCOTT GILKEY, SECRETARY
AARON HUBNER, KEVIN KLINKER,
JOHN BURNS, SHAWNA McCULLY

2016 IN REVIEW



Officials & Staff

DENNIS CARSON
Director



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.



John Collier
Assistant Director



Margie Deverall
Project/Planner Manager



Joyce Funk
Administrative Coordinator



Adam Murphy
Homeless and Community Outreach
Project /Planner Manager





Main Street DOWNTOWN

"The Adventures of Will and Marq"

Starring: Marque De Lafayette and William Digby
 Played by: Mark Brandyberry and Dr. Will Miller.
 The Economic Development department would like to sincerely thank them both for being the ambassadors for the Main Street Streetscape project and downtown.



2016 IN REVIEW



<http://downtownlafayetteisopen.com/pages/shoppers#will-marq>





Thank You

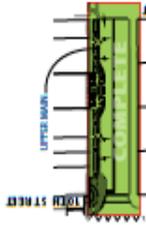
The City of Lafayette and the Economic Development department would like to extend their appreciation, and thank everyone who was touched by the Main Street Streetscape Project especially merchants, restaurants, business owners, shoppers, residents, and the public. We truly appreciate the perseverance shown through the revitalization of this important project. The City of Lafayette hopes you are proud and pleased with changes made to our Main Street.

Dennis Carson
 Dennis Carson
 Director of Economic Development





Main Street DOWNTOWN

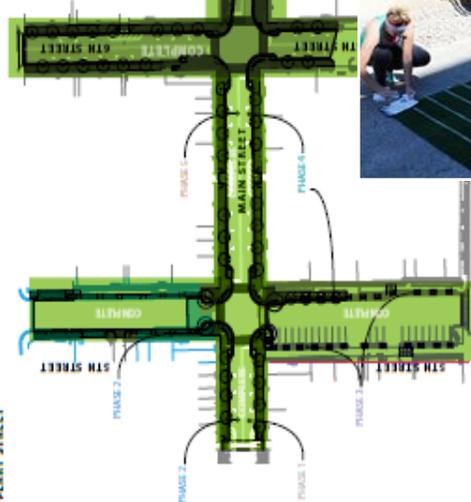


Main Street Streetscape

Take a new look at Main Street from 5th Street to 8th Street.

This was the latest project in 2016 for the City of Lafayette and the Redevelopment Commission.

The detailed design for Main Street project took many years of planning and developing. The City believes this project has rejuvenated our downtown Main Street.



2016 IN REVIEW





Zagster Purdue and Bike Share program

The bike share program crosses from West Lafayette into the downtown Lafayette area. The City of Lafayette became a supporting partner of the program. The cost is \$24,600 in the first year and \$21,600 each year thereafter. The program includes 15 bikes, stationed at each of the following locations: Riehle Plaza, 11th Street at the Upper Main Street Plaza, and MatchBOX Coworking Studio. Purdue University provides all program, user membership, administration, bicycle maintenance, insurance, mobile app, signage, and promotion. West Lafayette will have three bicycle stations located at the West Lafayette Public Library, the Riverside Skating Center, and the Brown Street and River Road Intersection.

How It Works



1. BORROW

Enter your bike's number into the app and tap "START RIDE". You'll get a code to open and close the lockbox.



2. UNLOCK

Use the key from inside the lockbox to operate the U-lock that attaches the bike to its station. Close the lockbox before you ride.



3. RIDE

Have fun and stay safe! Use the U-lock to keep the bike secure if you make stops along the way. Your lockbox code will continue to work during your ride.



4. RETURN

When you're done, lock the bike back to a Purdue Zagster station and close the lockbox. Then go to the app and tap "END RIDE".

You can also borrow bikes using SMS text messages. [Check out our Support page for more info.](#)



Bike Ped Safety Education & Awareness Program

This project is designed to implement a safety awareness program that will benefit all users. The development of this three year plan will include the following:

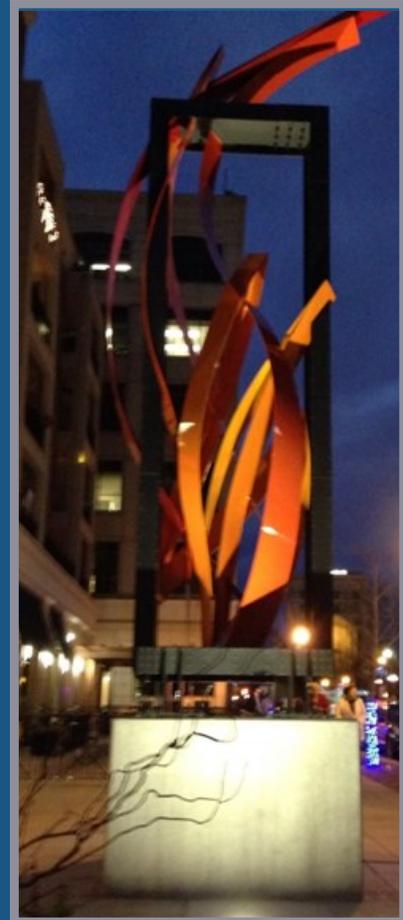
- ◆ Acquire, customize, develop and distribute various forms of safety education materials
- ◆ Develop and distribute bicycle and pedestrian route maps
- ◆ Develop, support, and sponsor training programs and classes

A multi-year framework of activities includes:

- ◆ Communications – branding, messaging, identify audiences, distribution options, partner engagement
- ◆ Training – education (of targeted audiences), train-the-trainer model, build local capacity
- ◆ Promotion – fun, encouragement activities, route maps, create safety culture
- ◆ Enforcement – law enforcement participation, education and training, cultivate local ambassadors



PLACEMAKING



BICENTENNIAL GATEWAY SCULPTURES
200 Main Street

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. It was 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.



MAIN STREET CENTER STAGE

The City of Lafayette was awarded a grant through the Place Based Investment Fund (PBIF) to fund a unique series of projects that would add special art-centric places to the community that are attractive to residents and visitors alike. Alleypalooza was an interactive art event to raise awareness and celebrate the Lafayette Arts Center Stage initiative. The “Art Gallery” theme of the two mural installations is a collaboration of eight artists who included the following:

Zach Medler – curator and artist

Noah Mattern

Mitch Austin

Rebekka Sage

Joanne Kuhn Titolo

Bethany Hohman

Brock Richert

Dave Sattler

LaDonna Vohar



This family friendly event included music, food, alley art and educational demonstrations of street art style painting. Visitors were able to paint a third mural designed as a community wall. Everyone enjoyed listening to music from local musicians Paul Foster, Joe Peters, and the Clave Caribe Latino band. Lafayette’s local food trucks at the event included L Kora, EMT and Pink Walrus.

Alleypalooza was led by:

Lafayette Economic Development Department,

Margy Deverall ,Tippecanoe Arts Federation,

Friends of Downtown,

Lafayette Symphony and

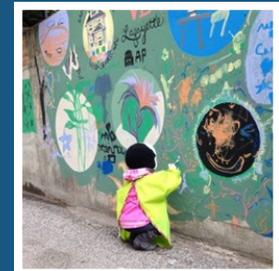
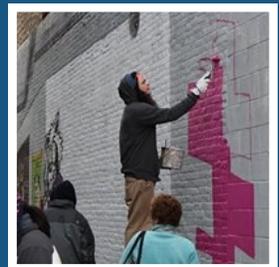
Faith Church.



ALLEYPALOOZA INTERACTIVE ART GALLERY



PLACEMAKING



Hartford Hub Community Center

Hartford Hub is a community outreach facility located in the Lincoln Neighborhood of Lafayette's north end at 1103 N 6th Street. The project included a park with a water spray pad for small children, climbing equipment, half court basketball, and a grill with an outdoor picnic area. The 3,166 sq. ft. neighborhood resource center includes: a large wrap-around porch, meeting area for children's programming, before and after-school care, and areas for neighborhood meetings with classrooms for adult and youth education focused on practical life and career skills. Private offices for mentoring and addictions counseling, are on site and a open office and meeting space for Faith's counseling staff.



Faith CDC Director Lori Walters with Mayor Roswarski addressing the crowd at the opening of Hartford Hub Community Center



Columbia Block Parking Garage

Repair, maintenance and renovations are complete to the Columbia Block Parking Facility located at 18 N 5th Street in downtown Lafayette. Repairs Included were 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.



WABASH RIVER

ENHANCEMENT CORPORATION



The Riverside Promenade

The Promenade will provide a pedestrian and ADA accessible connection for visitors from Riehle Plaza to Myers Bridge and West Lafayette. It will connect to the new Marq multi-use development on its second floor via a connecting ramp. The promenade will give the community another unique and vibrant space to gather as it meanders above and along a 290 foot stretch of the Wabash River. The planning and design was funded by a North Central Health Services grant to WREC for \$2,224,809. Local match was also provided by the City of Lafayette Redevelopment Commission

MARQ

OLD NATIONAL BANK



The Marq Building

At Old National's new downtown banking center at 101 Main Street you will witness the construction of the Marq. This development will be a multi-use commercial development, managed by the

Deylen Group. The Marq will

include five stories of luxury residential housing, basement parking, a green roof terrace and retail space on the first floor. The design also includes the connection between the Marq building and the Riverside Promenade. Mayor Roswarski believes the Marq Building will help highlight the development of the Wabash River Enhancement Corporation's long term development plan for the Wabash Riverfront.



LAFAYETTE HISTORIC PRESERVATION COMMISSION

PRESIDENT: Kurt Wahl
VICE-PRESIDENT: John Burns
SECRETARY: Scott Gilkey

Certificate of Appropriateness Committee

Chair: Rick Schwarz
 John Burns
 Shawna McCully

Local Historic District Committee

Chair: Julie Ginn
 Kevin Klinker
 Scott Gilkey

Public Relation Committee

Chair: Rick Schwarz
 Annie Marie
 Aaron Hubner



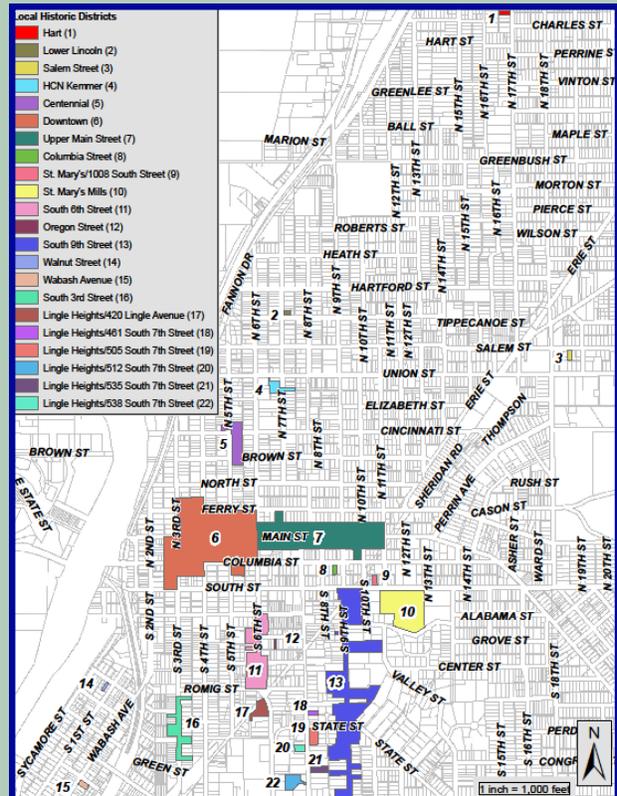
Historic Preservation Officer

Dann Keiser

Historic Preservation Staff Liaison

John Collier

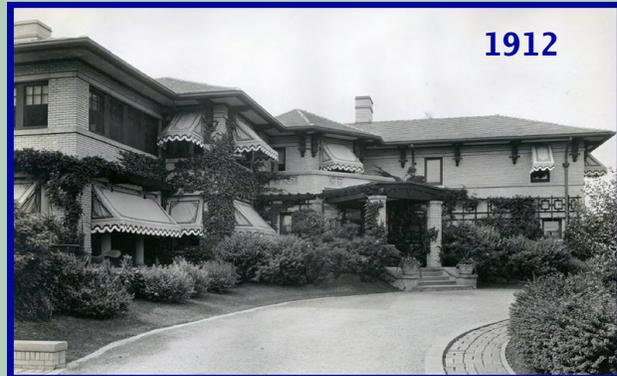
Through its review/approval process, called a Certificate of Appropriateness (COA), the Commission ensures that the elements of development, redevelopment, rehabilitation and preservation do not negatively affect the visual quality of the local historic district. The Commission may not consider the detail of the design, interior arrangements or building features if they are not subject to public view.



LINGLE HEIGHTS /538 S. 7TH STREET HISTORIC DISTRICT O.W. & CATHERINE PEIRCE, JR. HOUSE

Property owner R. Glen Vick requested support from the Historic Preservation Commission for his application to nominate the O.W. Peirce House (538 S. 7th Street) for inclusion on the National Register of Historic Places. The Commission reviewed the application on July 8, 2016, determined the property to be of historical significance and approved its support of the nomination on July 25, 2016. Mr. Vick is pursuing

federal tax credits to help rehabilitate the property.



2016 IN REVIEW



LAFAYETTE HISTORIC PRESERVATION COMMISSION

Five easy steps to become a Local Historic District:

Contact the Economic Development Department staff at 765-807-1090 to obtain an application for the inclusion of property or creation of a Local Historic District.

The staff will schedule a meeting with the Historic Preservation Commission (HPC) and interested parties to review the application.

The HPC's District Committee will work with interested parties to determine area boundaries for the proposed district.

The HPC's District Committee will present the interested parties' formal application for district designation or inclusion into a district to the Historic Preservation Commission (HPC generally meets the last Monday of every month at 7:00PM). Upon the approval of the HPC, the application will be presented to the Lafayette City Council by the HPC for formal adoption after two readings.

2016's NEW HISTORIC DISTRICTS

Mills/St. Mary's Local Historic District

11 McGrath Ave.
29 McGrath Ave
33 McGrath Ave
1101 South Street
1105 South Street
1108 South Street
1109 South Street
1123 South Street
1125 South Street



St. Mary's Local Historic District

1008 South Street



Lingle Heights Individual Local Historic District

420 Lingle Avenue
461 South 7th Street
505 South 7th Street
512 South 7th Street
535 South 7th Street
538 South 7th Street



Resolutions

LRC #2016-01 2016 Budget Resolution for Redevelopment Commission (RDC) for the tax increment finance (TIF) funds.

LRC #2016-02 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area for personal property. Subaru of Indiana Automotive Inc. has requested a deduction from assessed value of personal property pursuant to the statement of benefits over a period of ten (10) years.

LRC #2016-03 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area for personal property. Caterpillar Logistics has requested a deduction from assessed value of personal property pursuant to the statement of benefits over a period of ten (10) years.

LRC #2016-04 a resolution of the Lafayette Redevelopment Commission LRC* determining need to capture incremental assessed valuation.

LRC #2016-05 LRC* a resolution authorizing the City of Lafayette Controller to make certain disbursements for necessary or emergency payments prior to approval of invoices by the LRC.

LRC #2016-06 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area for personal property. Sanho America has requested a deduction from assessed value of personal property pursuant to the statement of benefits over a period of seven (7) years.

LRC #2016-07 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement and approval for an application by Ambrose Lafayette LLC for property tax abatement and designate an economic revitalization area. Ambrose Lafayette LLC has requested an abatement of real property for a period of ten (10) years.

LRC #2016-08 LRC* a resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area for personal property. Caterpillar Logistics has requested a deduction from assessed value of personal property pursuant to the statement of benefits over a period of seven (7) years.

LRC #2016-09 LRC* a resolution recommending waiver of non-compliance and finding compliance for the failure to timely submit the compliance with statement of benefits for James Investments LLC doing business as Lafayette Auto Supply.

LRC #2016-10 Resolution of the Lafayette RDC* approving the Alexander Ross regulated drain 2016 master plan report.

LRC #2016-11 A resolution recommending approval of a deduction for the purpose of tax abatement in a economic revitalization area for personal property. Arconic has requested a deduction from assessed value of personal property pursuant to the statement of benefits over a period of seven (7) 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

**LRC #2016-10 Alexander Ross regulated drain
2016 master plan report.**



**ALEXANDER ROSS
COUNTY REGULATED DRAIN
MASTER PLAN**

Revenues & Expenditures

TAX INCREMENT FINANCE (TIF) REVENUES	
Amount of Revenue	
\$8,587,142.51	Consolidated Central Creasy TIF
\$807,324.43	McCarty TIF
\$1,178,392.54	Twyckenham TIF
\$10,572,859.48	Total

TAX INCREMENT FINANCE (TIF) EXPENDITURES	
Amount of Expenditure	
\$6,184,649.25	Consolidated Central Creasy TIF
\$724,562.76	McCarty TIF
\$1,126,508.00	Twyckenham TIF
\$8,053,720.01	Total



Above; Indiana State bird the Cardinal.

Left: Indiana State flower the Peony.

Tax Abatements

Personal Property

Company	Year Approved	Projected Investment	Actual Investment	Percent Investment Completed	Actual Current Employment	Beginning Employment	Projected Job Creation	Net Gain/Loss of Job Creation
Alcoa 2012-05	2012	\$62 .M	\$75 .6M	122%	739	730	75	
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
General Electric 2014-08	2014	\$53 .M	\$3 .3M	6%	25	0	200	
Heartland Automotive LLC	2013	\$19m	\$11m	62%	143	91	52	143
Lifesong Brands Inc.	2012	\$800,000	\$800,000	100%	25	0	19	20
Liquid Spring	2008	\$300,400	\$291,899	97%	26	5	1	26
Nanshan America	2011	\$36 .M	\$38 .7M	108%	237	0	39	237
Nanshan America	2015	\$96 .M	\$97 .3M	101%	237	65	150	172
Rea Magnet Wire	2003	\$2 .5M	\$2 .9M	118%	198	242	20	-44
Rea Magnet Wire 2012-06	2012	\$7 .5M	\$6M	81%	218	225	9	-27
SIA 6	2005	\$25 .5M	\$3 .2M	13%	3,438	2,428	0	1,010
SIA 7	2004	\$164 .8M	\$119 .5M	73%	3,438	2,563	0	875
SIA 8	2006	\$59 .2M	\$59 .3M	100%	3,438	2,232	1,000	1,206
SIA 9	2007	\$100M	\$106 .1M	106%	3,438	2,826	0	612
SIA 10	2009	\$37M	\$75 .4M	204%	3,438	2,761	0	677
SIA 2011-08PP	2011	\$14M	\$33 .7M	241%	3,438	2,916	20	522
SIA 2012-12PP	2012	\$70 .1M	\$128 .5M	183%	3,438	2,970	100	468
SIA 2014-13PP	2014	\$354M	\$65 .6M	19%	3,438	2,950	50	488
Tate & Lyle	2014	\$15 .0M	\$3 .3M	22%	217	214	0	3
Toyota Motor Mfg. of Northern Kentucky	2006	\$172 .8M	\$143 .6M	83%	3,438	2232	0	1206
Toyota Motor Mfg. of Northern Kentucky	2010	\$42 .0M	\$22 .2M	53%	3,438	2,769	0	669
TRW Automotive 2008-21	2008	\$28 .5M	\$7 .3M	26%	164	164	200	
TRW Automotive 2013	2013	\$7 .6M	\$6 .9M	91%	160	164	4	
Wabash National 4	2008	\$8 .0M	\$6 .2M	103%	2,688	2,174	0	514
Wabash National 7	2011	\$2 .5M	\$2 .5M	103%	77	0	75	77
Wabash National 2012-08	2012	\$750,000	\$700,629	93%	60	0	60	65
Worwag Coatings LLC	2014	\$2 .1M	\$1 .0M	48%	438	38	14	10

New Personal Property Tax Abatements-2016

Company	Projected Investment	Length of Abatement	Projected Job creation	Projected Job retention
SIA	\$140,200,000 .	10	1,200 .	3,020
General Electric Company	\$200,000	10	30	230
Sanoh America Inc.	\$5,083,126	7	62	0
Caterpillar Logistics	\$1,000,000 .	7	0	95
Arconic	\$30,000,000 .	7	13	732

2016 IN REVIEW

Tax Abatements

Real Estate

Company	Year Approved	Projected Investment	Actual Investment	Percent Investment Completed	Actual Current Employment	Beginning Employment	Projected Job Creation	Net Gain/ Loss of Job Creation
Alcoa	2012	30.9M	19.1M	62%	739	730	75	9
Castle Coach Development	2009	\$4.7M	\$4.8M	102%	98	0	30	98
ET Pure – General Electric 2014–09	2014	38.8M	41M	106%	25	0	200	25
Heartland Automotive	2012	\$8.4M	\$8.8M	105%	154	114	0	40
JAK Partners	2007	\$4.2M	\$5M	121%	246	285	20	-39
JAK II Partners 2012–20	2012	\$1.3M	\$1.4M	109%	246	359	8	-113
Lifesong Properties LLC	2012	\$500,000.	\$500,000.	100%	25	0	19	25
Nanshan America	2011	22M	66M	302%	237	0	60	237
Oscar Winski	2007	\$1.6M	\$1.7M	106%	180	136	7	44
SIA 11 (RE 09)	2006	\$7M	\$27M	386%	3,438	2,232	1000	1,206
SIA 12 (RE 08)	2002	\$2M	\$2.2M	113%	3,438	2,299	0	1,139
SIA 2012–12 RE	2012	\$4.9M	\$2.9M	60%	3,438	2,970	100	468
SIA 13 (RE 10)	2007	\$4.9M	\$11.4M	235%	3,438	2,826	0	612
SIA 14 (RE 11)	2009	\$1.9M	\$9.3M	479.3%	3,438	2,761	0	677
SIA 2014–13RE	2014	\$68M	\$81.9M	120%	3,438	2,950	50	488
Wabash National (6)	2008	\$1.m	\$468,109.	47%	2,688	2,174	0	514

New Real Estate Tax Abatements–2016

Company	Projected Investment	Length of Abatement	Projected Job Creation	Projected Job Retention
Ambrose Lafayette LLC	\$12,265,000.	10	0	95



Mr. John Thieme Jr. receiving his award from Mayor Tony Roswarski

Mayor Roswarski, and Dennis Carson, Director for Economic Development, awarded

Mr. John Thieme Jr.

Certificate of Appreciation for

Outstanding Commitment, Achievement and Service to The City of Lafayette

Mr. John Thieme Jr. presided on the Redevelopment Commission for twenty years.

The Commission seat is a voluntary position, the commitment each Commissioner makes to serve on the Redevelopment Commission is appreciated and inspiring.



2016

MatchBOX continues to grow as the home for over 250 members from all sectors of the economy to start and grow their business. Monthly Verge meetings continue to be a great resource for networking, pitch practice and to learn from seasoned entrepreneurs. This year, MatchBOX teamed with Purdue's Industrial Design program for a weekend workshop with local university students collaborating with others virtually in real time from China, South Korea and Ireland to brainstorm assistive technologies using 3D printing technologies. MatchBOX also received a \$15,000 grant from the Community Foundation of Greater Lafayette to purchase additional equipment for the rapid prototyping lab which will include 3D printers and laser cutters to augment and provide even more capabilities. James Wulfgar joined the MatchBOX team as part time lab manager overseeing activities and workshops in the Lab.



www.matchboxstudio.org

17 S 6th Street, Suite X

Homeless and Community Outreach



Shelter Plus Care is a homeless housing assistance program administered by the Economic Development Department. The program provides permanent supportive housing for the chronically homeless, with a co-existing mental illness, substance abuse problem, and/or HIV/AIDS. The program provides rental assistance to 28 persons, including rental deposits, utility stipends and furniture, as well as certain basic needs such as bus passes.

Participants also receive case management provided by Wabash Center and Wabash Valley Alliance, as well as other local providers. In 2016, Lafayette was the first community in the State of Indiana to implement a coordinated entry system for homeless permanent supportive housing. Housing candidates are now centrally screened by Lafayette Transitional Housing Center (TLHC) Homeless Services and ranked by vulnerability for available units.

Since its inception in 2008, Lafayette's Shelter Plus Care program has provided permanent housing for 74 chronically homeless individuals. 77% of program participants either remained housed, have graduated to other permanent housing, or have completed their life in the unit. Just 23% were unsuccessful, having voluntarily left the program or having been removed due to program violations or arrest.

Economic Development

PARTNERS



Officials & Staff	2-3
	4-7
Placemaking	8-9
Projects	10-11
Historic Preservation Commission	12-13
Resolutions & Financials	14-15
MATCHBOX & Credits	18-19

2016 CREDITS



Financial Data	<u>Economic Development Department</u> Dennis Carson <u>Controller's Office</u> Mike Jones and Jenna Jones
Written Contributions	<u>Economic Development Department</u> Dennis Carson, John Collier, Margy Deverall, Adam Murphy and Joyce Funk
Photographs	<u>Marketing & Communications Department</u> Kara Bishop and Stacey Baisden
Graphic Design	

