



**Economic Development Department  
and  
Redevelopment Commission  
2017 Annual Report**





**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**

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**RICK DAVIS, SECRETARY**  
**ERIN EASTER, VICE PRESIDENT**

**Economic Development Commission**

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**DAVID BATHE, VICE PRESIDENT**  
**DAVID ZIMMERMAN, SECRETARY**  
**JOSEPH SEAMAN**  
**STEVE SNYDER**

**Redevelopment Commission**

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**JIM TERRY, VICE PRESIDENT**  
**JOS HOLMAN, SECRETARY**  
**T.J. THIEME**  
**DAVE MOULTON**

**Parking Commission**

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**CINDY MURRAY, SECRETARY**  
**JOHN CHRISTODOULAKIS**  
**KEN MCCAMMON**  
**WILL CARPENTER**  
**JEROMY GRENARD**

**Historic Preservation Commission**

**KURT WAHL, PRESIDENT**  
**JOHN BURNS, VICE PRESIDENT**  
**SCOTT GILKEY, SECRETARY**  
**JULIE GINN**  
**KEVIN KLINKER**  
**SEAN LUTES**  
**SHAWNA McCULLY**  
**PATTI MORGAN**  
**GLEN VICK**

**Historic Preservation Officer**

**DANN KEISER**

**DENNIS CARSON**  
Director



## Economic Development Department

### 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



**Margy Deverall**  
Project Manager  
Bike Pedestrian Coordinator



**Michelle Conwell**  
Administrative Coordinator



**Adam Murphy**  
Homeless and Community  
Outreach  
Project /Planner Manager

## Intersection Connection/YMCA

Construction started in 2017 of a 115,000 square foot 5 partner YMCA facility adjacent to the Ivy Tech Campus at Creasy Lane & SR 38 with full-service fitness and aquatic center. The facility also houses a full-time childcare facility for YMCA members, Ivy Tech students and community residents. Junior achievement biz town, finance park labs and comprehensive diabetes programs are also included. The City of Lafayette has committed \$3M toward the \$29 million project.



## Northend Community Center

Faith CDC began construction in July on a \$14.5 million community center on Elmwood Avenue where a vacant strip mall once stood. The project was the CDC's most recent foray into economic development and neighborhood revitalization in northern parts of Lafayette. The City of Lafayette has committed \$1.5 million toward the project, while the rest will be funded by grants, donors and the CDC. The Northend Community Center (NCC) will be a place for everyone to find resources and engage as a community. From youth and singles to families, seniors and veterans, NCC will be a connection point for Northenders and others to thrive together. While the NCC will assume operational over-sight of the project, ten respected non-profit agencies will be collaborating on location with literally hundreds making occasional use of the facilities.



## Greater Lafayette Commerce

Renovation of the historic Greater Lafayette Commerce office building at 337 Columbia Street aims to create an open work space environment that will add capacity for an additional 16 employees. Other improvements include an updated HVAC system and additional meeting space for members to host meetings and events. Renovations are expected to begin in March 2018 for the \$2,000,000 project, of which the City of Lafayette contributed \$500,000.



Mayor Roswarski addressed the Redevelopment Commission stating how important these projects were for the community and how transformative they would be. The Mayor discussed the impacts that each project would have on the lives of our citizens, their quality of life and the area's competitiveness in the economy. These projects would touch the lives of the youngest children to the oldest senior citizens; providing services and programs to enrich their lives and maximize their potential. Mayor Roswarski detailed some of the economic development success through Greater Lafayette Commerce and the need for further support of talent attraction and retention and overall workforce development. All projects were made available with TIF Bond funding.

# Bike Ped Safety Education & Awareness

The Metropolitan Planning Organization, cities of Lafayette, West Lafayette and Tippecanoe County government identified a need to be proactive about bike and pedestrian safety, expand the community's education and enforcement programs and promote greater safety awareness for all road users.



The program reflects the unique needs of this community. The objective of this new program is to develop and implement a safety awareness program that will benefit all road users and reduce crashes.

## Year one, 2017 activities included:

- Developed and adopted a three year action plan; **Bike Walk Greater Lafayette** was adopted by the Transportation Policy Board on November 9, 2017. The plan concentrates on the development and distribution of bicycle and pedestrian safety awareness material, training and enforcement activities.

## Year two, 2018 – Plan implementation activities could include:

- Distribution of safety education materials using multiple media platforms including print, radio, television, CityBus and digital media, strategically targeted to each road user group
- Distribution of safety education materials including digital technology and print material such as flyers, rack cards, stickers, route maps and signs. Education materials to include incentives items such as reflectors, bells, lights, locks and helmets.
- Develop and distribute a bicycle route map with print and web applications with safety education, state and local laws, rules of the road and share the road messaging targeted to each road user group.
- Develop, support and sponsor training programs and classes. Provide supplies, materials and props for skills training programs; train the trainer programs; and training classes that focus on youth, teens and adults.



## Public Art Committee

Lafayette's primary arts initiative in 2017 was wrapping up **Lafayette Arts – Center Stage**, a five project series of public art installations in downtown Lafayette with a focus toward the Indiana state bicentennial. The projects were funded in part by a \$50,000 Place Based Investment Fund Grant through the Office of Community and Rural Affairs. Local funding partners included Tippecanoe County Government, Greater Lafayette Community Foundation, Visit Lafayette/West Lafayette, Tippecanoe Arts Federation, Friends of Downtown, Lafayette Urban Enterprise Association; private donations from area banks, businesses, individuals; and many in-kind contributions of support. Together, the working budget for the five projects was in excess of \$250,000. Thirteen artists, held three dedications, hosted three events allowing “hands-on” participation with community members and integrated two after school youth programs in the planning process of one installation.



Working with artist Robert Barnum and his sculpture installation “**We Rise Above**,” two after school youth programs were included in the project. The artist was asked to work with youth in choosing four words to laser cut into the human forms of the sculpture. The same two groups later brainstormed and voted on the name of the installation “**We Rise Above**.” The youth attended the dedication, at which time they met the artist and had a spokesperson share their experience.



**Lafayette Arts – Center Stage** projects also included two sculptures “**Bicentennial Gateway**” and “**We Rise Above**”, two murals “**Wabash River Sunday Afternoon**” and “**Gallery**” and a painted crosswalk intersection “**Fleur de leis.**” Participants ranged from CEOs and elected officials, to underserved youth and attendees of a summer street festival. Those who contributed did so in a variety of ways including financial support and with paint brush in hand.



Lafayette Economic Development Department continued to develop resources for arts and culture. This was done through a variety of partnerships: sharing experience and resources with government agencies, not for profit organizations and private businesses in the development of art and cultural installations and events.



### **Our MISSION**

To support and encourage urban gardening through action, education and organization enhancing community and quality of life. We are a network of gardeners in Lafayette, Indiana devoted to building, nourishing and nurturing community through urban gardens.

### **The NEED**

The downtown center of Lafayette, Indiana is situated in a food desert where access to healthy, nutritious food can be limited. Urban gardens can provide a way to increase access while presenting a number of benefits to the surrounding area, including opportunities for community growth, education and physical activity. Community and urban gardening has gained traction in recent years according to Margy Deverall, City of Lafayette Economic Development Project Manager and founding member of GrowLocal.

The City of Lafayette is a partner in the network due to its open sharing garden on Erie St, owned by the Lafayette Parks Board. The partnerships include:

**11 Organizations/agencies** (Food Finders Food Bank, Hanna Community Center, Habitat for Humanity, Friends of Downtown, LUEA, Purdue Extension, Bauer Community Center, Red Giant Union, Salvation Army, Imagination Station, City of Lafayette - Parks Dept.)

**6 Churches** (First Baptist, Bethany Presbyterian, Federated, Trinity United Methodist, Brown St. United Methodist, Community Reformed)

**6 Neighborhood Associations** (Vinton, Centennial, Perrin, Historic Jefferson, Stockton Crossing, Ellsworth-Romig)

**3 Purdue connections** (Purdue Extension, PU Garden research through Lindsey Payne & Franklin Wagoner, PU English class – communication/social media project with Erin Carlson)



The gardens follow a simple idea; take what you need and pick a weed. The hope is those taking from the garden will also take time to volunteer. The gardens are about building and strengthening the community.



### **To learn more & get involved:**

[www.growlocallafayette.org](http://www.growlocallafayette.org)

Grow Local Lafayette Facebook Page

[growlocallafayette@gmail.com](mailto:growlocallafayette@gmail.com)

# WABASH RIVER

ENHANCEMENT CORPORATION

## The Riverside Promenade



The Promenade will provide visitors with an accessible connection from Riehle Plaza to Myers Bridge and West Lafayette. It will connect to the new Marq Building multi-use development via a second floor connector. 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 the Wabash River Enhancement Corporation 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 Bank'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.. The Redevelopment Commission provided a \$3 million bond to help support the project and its feasibility.

# Lafayette Historic Preservation Commission

The Historic Preservation Commission (HPC) was established by City Ordinance in 1993 to preserve and protect historic and architecturally worthy buildings, structures, sites, monuments, streetscapes and neighborhoods which impart a distinct aesthetic quality to the City and serve as visible reminders of its historic heritage. The Commission also works to ensure the harmonious and orderly growth and development of the municipality, construction of compatible new buildings where appropriate, maintenance of established residential neighborhoods, enhancement of property values and attraction of new residents.



**PRESIDENT:** Kurt Wahl  
**VICE-PRESIDENT:** John Burns  
**SECRETARY:** Glen Vick

## Certificate of Appropriateness Committee

Chair: Kurt Wahl  
John Burns  
Julie Ginn

## Local Historic District Committee

Chair: Shawna McCully  
Patti Morgan

## Public Relation Committee

Chair: Sean Lutes  
Kevin Klinker  
Glen Vick

## Historic Preservation Officer

Dann Keiser

## Historic Preservation Staff Liaison

John Collier

The Historic Preservation Commission is made up of nine citizens of the City of Lafayette with a variety of backgrounds who are appointed by the Mayor and subject to the approval of the City Council. The Commissioners meet monthly and serve without compensation. The Commission strives to promote public interest in historic preservation by initiating and carrying on a public relations and community education program.

In addition, the Commission reviews all requests for inclusion in a local historic district and makes a recommendation for approval to the City Council. Upon approval by the City Council, the local historic district boundary map is recorded in the Office of the Tippecanoe County Recorder. Currently, the City of Lafayette has 22 designated local historic districts, 14 of which are individual property districts. Designation in a local historic district helps to ensure that the integrity of the local historic district is maintained.

In order to ensure that the integrity of the local historic district is maintained, the Commission reviews and approves all proposed modifications that make a conspicuous change in the exterior appearance of the property that is

visible from the public way. The review is done through the Certificate of Appropriateness (COA) application process. Property owners within a local historic district must submit a COA application before a permit is issued or work is begun on any project. In 2017, a total of 33 COAs were reviewed by the Commission with 29 of them being approved on first review and the remaining four being approved following modifications made by the property owners.

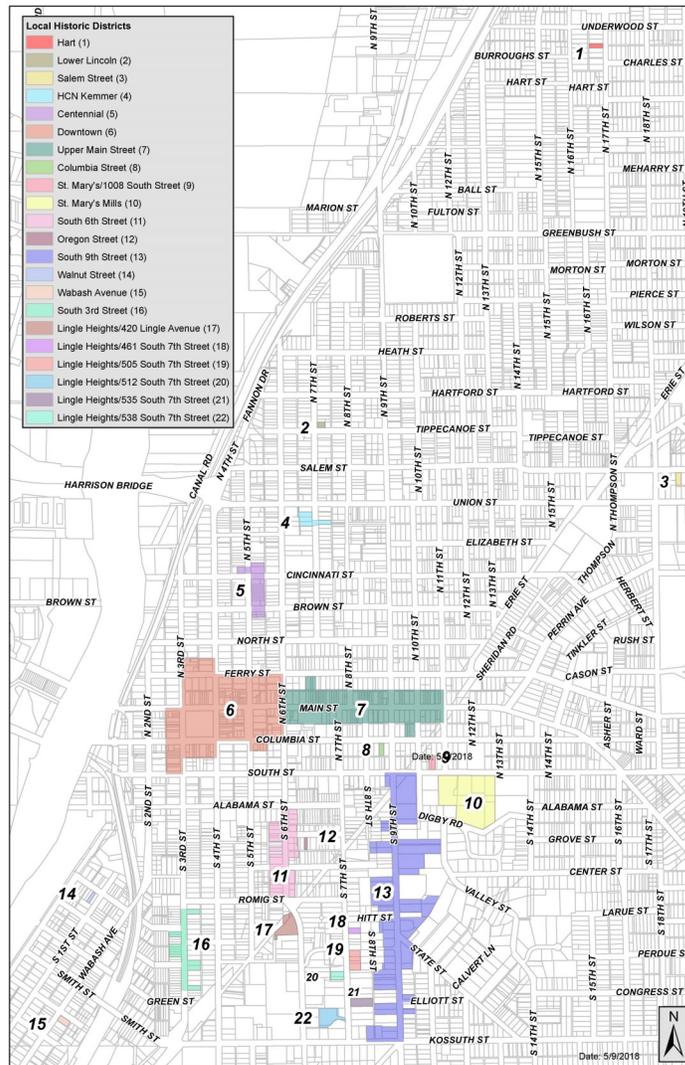


# Lafayette Historic Preservation Commission

## 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.

Lafayette Local Historic Districts



# Revenues and Expenditures

<b>TAX INCREMENT FINANCE (TIF) REVENUES</b>	
<b>Amount of Revenue</b>	
<b>\$9,536,894.00</b>	<b>Consolidated Central Creasy TIF</b>
<b>\$1,265,561.00</b>	<b>Twyckenham TIF</b>
<b>\$2,848,439.00</b>	<b>McCarty TIF</b>
<b>\$13,650,894.00</b>	<b>Total</b>
<b>TAX INCREMENT FINANCE (TIF) EXPENDITURES</b>	
<b>Amount of Expenditure</b>	
<b>\$8,012,147.06</b>	<b>Consolidated Central Creasy TIF</b>
<b>\$844,223.99</b>	<b>Twyckenham TIF</b>
<b>\$2,168,464.95</b>	<b>McCarty TIF</b>
<b>\$11,024,836.00</b>	<b>Total</b>

## Lafayette Redevelopment Commission

### 2017 Resolutions

**RESOLUTION LRC-2017-01:** A proposed budget for the fiscal year beginning January 1, 2017 and ending December 31, 2017 by the Lafayette Redevelopment Commission. Dennis Carson has reviewed with each Commissioner the anticipated revenue and expenses for each of the Tax Incremental Financing (TIF) Districts in 2017.

**\*\*\*RESOLUTION LRC-2017-02:** Resolution recommending approval of a deduction for the purpose of Tax Abatement in an Economic Revitalization Area--Heartland Automotive for Personal Property Tax Abatement.

**\*\*\*RESOLUTION LRC-2017-03:** Resolution recommending designation of an Economic Revitalization Area for tax abatement, Lafayette Bank and Trust company as the trustee of Edith Kelly Flanningan Trust (Carr family farm).

**\*\*\*RESOLUTION LRC-2017-04:** Resolution recommending designation of an Economic Revitalization Area (ERA), for tax abatement and recommending approval for deduction for tax abatement. This Resolution to consider seven year real estate abatement for GIO 3 Holdings LLC., associated with All State Fastener of Indiana.

**RESOLUTION LRC-2017-05:** Resolution recommending approval of a deduction for the purpose of tax abatement in an economic revitalization area for All State Fastener of Indiana for Personal Property.

**RESOLUTION LRC-2017-06:** Resolution determining the need to capture incremental Assessed valuation explained, this is a yearly calculation that the City of Lafayette prepares to ensure that each Tax Increment Funds (TIF) does not generate more than Two hundred percent (200%) of tax increment above the cities legal obligation for bond payments and long term plans for the TIF districts.

**\*\*\*RESOLUTION LRC-2017-07:** Resolution recommending designation of an Economic Revitalization Area (ERA) for 10 year tax abatement and recommending approval of deduction for tax abatement for Castle Coch I, LCC for Real Property.

**\*\*\*RESOLUTION LRC-2017-08:** Resolution recommending approval of a deduction for the purpose of seven (7) year tax abatement in an economic revitalization area for Lifesong Brands, Inc. (DBA Copper Moon Coffee LLC) for Personal Property.

**\*\*\*RESOLUTION LRC-2017-09:** Resolution for 10 year tax abatement recommending approval of a deduction in an Economic Revitalization Area (ERA) for Lifesong Properties, LLC, for Real Estate.

**RESOLUTION LRC-2017-10:** Resolution amending the Economic Development plan for the consolidated Creasy/Central Economic Development Area (Central Lafayette Area, North 9th Street Area, Consolidated Central Lafayette Redevelopment Area, Creasy/Treece Area, Creasy/Brady Area)

**\*\*\*RESOLUTION LRC 2017-11:** Resolution recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area Subaru Automotive of Indiana for Real Estate Tax Abatement

**\*\*\*RESOLUTION LRC 2017-12:** Resolution recommending approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area Subaru Automotive of Indiana for Personal Property Tax Abatement

**RESOLUTION LRC 2017-13:** Resolution confirming RESOLUTION LRC-2017-10, Adopted July 27, 2017, which made certain amendments to the Economic Development Plan for the Consolidated Creasy/Central Economic Development Area.

**RESOLUTION LRC 2017-14:** Resolution authorizing 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.

**\*\*\*RESOLUTION LRC 2017-15:** Resolution recommending designation of an Economic Revitalization Area for Tax Abatement and recommending approval of deduction for Tax Abatement--Rea Magnet Wire Company, Inc. for Personal Property

**RESOLUTION LRC-2017-16:** Resolution recommending Waiver of Non-Compliance and Finding Compliance with Statement of Benefits--Caterpillar, Inc.

**RESOLUTION LRC-2017-17:** Resolution recommending Waiver of Non-Compliance and Finding Compliance with Statement of Benefits--Lex Lafayette LP.

## 2017 TAX ABATEMENTS

Lafayette companies help grow the local economy and add jobs. In an effort to accomplish these goals, the following companies requested tax abatements on investments of new personal property and real estate in 2017. In order to receive the tax abatements, the companies pledged increases or retention of employee hires, increases in production, or development of real estate. This makes the projects beneficial to both the City and the company.



Heartland Automotive is making an investment in new equipment in the amount of \$7,585,000 and is pledging to retain 305 jobs. Their products include plastic molded, painted and assembled parts. They are currently a supplier to SIA of Lafayette.



All State Fastener of Indiana is building a 54,850 square foot facility with warehouse and office areas. The proposed building will cost \$4,000,000. The company also proposed to retain twenty employees while adding ten additional employees.

Lifesong Properties, LLC, is a supplier to local and national businesses. The company ships Copper Moon Coffee to a variety of businesses such as Walmart, and Payless groceries. The company owns cafes here locally and in Indianapolis, IN. This tax abatement will create five new jobs and a 30,000 square foot expansion and improvements of their production facility. Expansion is needed for the production and operation of a coffee roasting and packaging facility. The property is located on 1503 Veterans Memorial Parkway East.



Subaru Automotive of Indiana is expanding facilities in excess of \$30 million and purchasing new equipment of over \$110 million. The project will create 200 additional jobs. In 2018 the Ascent, Subaru's newest model, will be added to SIA's production line. SIA employs over 5,600 Associates, and every Associate is committed to quality, safety and environmental stewardship.

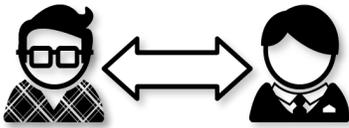


The Castle Coch I, LCC Real Property tax abatement will create 10 new jobs. Castle Coch I, LCC, doing business as the Warehouse of Lafayette, houses several local suppliers to companies such as Wabash National and SIA among others.



MatchBOX continues to grow as the home for over 250 members from all sectors of the economy to start and grow their business. Monthly events 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](http://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.



Financial Data	<u>Economic Development Department</u> Dennis Carson and Michelle Conwell <u>Controller's Office</u> Mike Jones and Jenna Jones
Written Contributions and Photographs	<u>Economic Development Department</u> Dennis Carson, John Collier, Margy Deverall, Adam Murphy, Michelle Conwell  <u>Communications and Marketing</u> Patty Payne, and Sean O'Reilly

