



**Economic Development Department  
and  
Redevelopment Commission  
2018 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**

Rick Davis  
Jim Olds  
Eric Van Cleave

**Economic Development Commission**

Sarah Schwarz, President  
David Bathe, Vice President  
David Zimmerman, Secretary  
Joseph Seaman  
Steve Snyder

**Redevelopment Commission**

Don Teder, President  
Jos Holman, Vice President  
T.J. Thieme, Secretary  
Jim Terry  
Shelly Henriott  
Dave Moulton, LSC Rep.

**Parking Commission**

Andrew Muffett, President  
Cindy Murray, Secretary  
Ken McCammon, Vice President  
John Christodoulakis  
T.J. Thieme  
Will Carpenter, LPD Rep.  
Jeromy Grenard, City Engineer

**Historic Preservation Commission**

Kurt Wahl, President  
John Burns, Vice President  
Glen Vick, Secretary  
Julie Ginn  
Kevin Klinker  
Sean Lutes  
Shawna McCully  
Patti Morgan  
Amy Paget  
Dann Keiser, Historic Preservation Officer

**Bicycle and Pedestrian Citizen Advisory Committee**

Christopher Santos  
Mark Wilson  
Tyler Amato  
David Henry  
Derek Johnson  
Ann Fields Monical  
Christopher Dick  
Nora Chidalek  
Tara Grillos  
Jeromy Grenard, City Engineer  
Margy Deverall, Coordinator

## 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.



**DENNIS CARSON**  
Director



**John Collier**  
Assistant Director



**Margy Deverall**  
Project Manager  
Bike Pedestrian Coordinator



**Michelle Conwell**  
Administrative Coordinator



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

# 2018 Projects

## Intersection Connection/YMCA

Construction of the 105,000 square foot, five partner YMCA facility started in April 2017. The YMCA partnered with Franciscan Health, IU Health Arnett, Junior Achievement and Lafayette's Ivy Tech Community College to make the new center a reality. Adjacent to the Ivy Tech Campus at Creasy Lane & SR 38, the facility contains a full-service fitness, aquatic center, and also a full-time childcare facility for YMCA members and community residents. The City of Lafayette committed \$3M toward the \$29 million project. The facility opened for business December 6, 2018 to rave reviews. <https://lafayettefamilyymca.org/>



## Northend Community Center

Faith CDC began construction in July 2018 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 the north part of Lafayette. The City of Lafayette committed \$1.5 million toward the project, while the rest was funded by grants, donors and the CDC. The Northend Community Center (NCC) is a place for everyone to find resources and engage as a community. From youth and singles to families, seniors and veterans, NCC is a connection point for Northenders and others to thrive together. The NCC opened its doors in September 2018. <https://www.faithlafayette.org/northend>



## Star Crossing

Star Crossing Apartment Complex is being built at the corner of 5th and South Streets. The five-story mixed-use project is expected to feature 76 apartments and 7,900-square-foot of commercial and retail space on the first floor, plus a parking facility. Construction of the \$10.5 million project comes at a time when a city-generated study suggested that downtown Lafayette will need to have 550 to 800 more housing units by 2022 to meet the demands of the growing population. To support and make feasible the Star Crossing project, an approximately \$1.2M developer bond was financed for the Star Crossing project. This is similar to the bond support provided for the Marq project. The bond will be paid by its property tax receipts. This bond is based on an amount of approximately 75% of the estimated property tax revenue that will be generated. Construction is expected to be complete April 2020.



## MARQ

Opened in August 2018 the MARQ is a \$25M mixed use project with 17,000 sq. ft. of office space for Old National Bank's regional headquarters, and 4,000 sq. ft. of retail space. MARQ features 99 apartments with unique floorplans crafted to make the most of city views and lifestyles, all with top-shelf amenities like large balconies, premium appliances, and contemporary closet systems. The MARQ is within steps of Riehle Plaza's Amtrak Station, the pedestrian bridge to West Lafayette, the Courthouse, the City-Bus Center, and Downtown's treasure trove of fun and fine dining, shopping, and live entertainment. Plus, the first floor features an Old National Bank branch and Bru Burger Bar slated to open in early 2019. Mayor Roswarski believes the Marq 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.



Plus, the first floor features an Old National Bank branch and Bru Burger Bar slated to open in early 2019. Mayor Roswarski believes the Marq 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.

## Journal & Courier/Painters & Decorators Buildings



Once housing the Journal & Courier's staff, these historic landmark buildings are being renovated for first floor commercial space and upper story housing. Fifty-six apartment units will be added to the downtown area bringing more residents and vitality to a growing downtown. Currently, Re/Max Commercial occupies office space on the Ferry Street side of the building with more tenants on the first floor to come. Approximate investment is over \$2.5M and was completed in Fall 2018.

# Planning & Development

**Downtown Redevelopment and Vision Plan** – This plan, being undertaken with the help of MKSK and Greenstreet Ltd., provides a blueprint and guide for future development particularly with underutilized buildings, vacant lots and surface parking lots. It will also be a marketing and development tool for the City to communicate expectations for projects and to encourage developers to consider downtown projects. More than a dozen sites were analyzed with concepts and market data that will be tested, explored and developed. Emphasis will be on mixed use developments combining first floor commercial, upper story housing/office and integrated parking in an urban context reflecting the character of downtown while setting new and higher standards for design. The plan will also consider and integrate with the recent Five Points redevelopment plan and projects along and around the Wabash River Corridor. Mayor Roswarski stated that this plan allows the City to set standards so developers know what is expected for development downtown and allows the City to be clear about what type of development is appropriate. The plan is based on real data that gives the City and any potential developers the information needed to make the right decisions for development.



**Five Points-A New Point in Time**– When someone says “Five Points intersection” you know what they are talking about. During this study, information was gathered through stakeholder meetings and public open houses. That input defined a path that can be taken to return the Five Points area to an active and high quality public space while preserving its heritage and creating a connection between its vital neighborhoods, parks and the downtown. Recommendations were developed to help achieve these goals which will be invaluable when opportunities for private redevelopment or private/public partnerships arise in the future.

**The Tippecanoe County Housing Analysis and Strategy** This strategy studied current and future housing demand along with changing demographics and consumer preferences and their fiscal impact. The City of Lafayette and its partners: Tippecanoe County, City of West Lafayette, Builders Association of Greater Lafayette and the Lafayette Regional Association of Realtors, has released its Tippecanoe County Housing Analysis and Strategy Plan. Over the last year with industry leading consultant Greenstreet Ltd. led by Mark O’Neill, these entities formed a steering committee to analyze current market and future trends to develop a housing strategy as part of an overall economic development policy. The goal is to ensure that a variety of housing options are available to retain current and attract future residents, particularly those who can fulfill the community’s workforce needs.

**Street Light Projects** Requests were initiated with Duke Energy for new/additional street lights in eight neighborhoods/areas. Three were installed and funding is being sought for the five remaining street light projects. New street lights were installed in Centennial Neighborhood on N 5th Street between Cincinnati and Wall Streets, and North Street between 7th and 9th Streets.



## Bike Ped Safety Education & Awareness

The Metropolitan Planning Organization, cities of Lafayette, West Lafayette and Tippecanoe County 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.



### 2018 Plan implementation activities included:

- Distribution of safety education materials using multiple media platforms including print, radio, television, CityBus wraps 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.
- Development and distribution of a bicycle route map with print and web applications that include safety education, state and local laws, rules of the road and share the road messaging targeted to each road user group.
- Development of 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.

## Scoters!

In early September, Bird Scooters arrived in Lafayette without warning catching the city by surprise. In early October, Lafayette issued a cease and desist order, ending Bird's operations in Lafayette. Soon, Lafayette staff, Bird representatives and the City attorney began working out a temporary agreement allowing Bird to return with basic rules until permanent regulations were completed. The agreement established interim guidelines governing the scooter operations and ensured the safety and well-being of other users of the public right-of-way including bicyclists, pedestrians, and motorists.



In mid-October and late November, two other scooter providers approached Lafayette about operating in the area. Like many communities, a decision was made to launch a pilot program in Lafayette allowing up to three providers to operate, using the same interim agreement signed by Bird. The purpose of the pilot: to test the rules in the temporary agreement, observe the use of the scooters throughout the city and determine if changes to the draft regulations still being written with West Lafayette were needed.

Once winter arrived, Bird moved to warmer climates, and operators who were interested in coming to Lafayette decided to wait until spring. Currently, there are signed agreements and certificates of insurance from two other scooter providers: Spin and Gotcha. Bird has opted not to return.

The final agreement established a cap of 200 scooters per company, and a maximum of three companies, with no more than 50 scooters deployed in the downtown business district at one time.

# PUBLIC ART

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

**The Wabash Avenue Street Art Project-Wabash Walls** The project included murals and art installations by six national and international street artists in the Wabash Avenue Neighborhood, including the railroad underpass on Wabash Avenue that leads to the neighborhood. Local artists, in addition to the national artists, were sought and engaged for this work with input from the neighborhood residents. Its guiding theme was the history of the neighborhood and Lafayette. The amount of the contract was not to exceed \$50,000.





### **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)

# Historic Preservation Commission

**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  
Amy Paget

**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 (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.



## In 2018 the Historic Preservation Commission:

- Reviewed and approved **15** applications for Certificates of Appropriateness (COAs) for exterior modifications to buildings or sites within local historic districts
- Reviewed and approved **4** applications for signs on buildings within local historic districts
- Reviewed and approved the expansion of the Local Upper Main Street Historic District to include the former **J&C Buildings (217 and 221 N. 6<sup>th</sup> and 615 Ferry Streets)**
- Reviewed and approved **2** public artwork installations on properties within local historic districts:

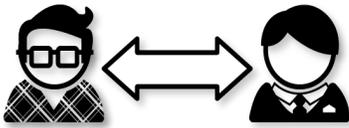


- A. Tuck Langland sculpture at the Art Museum of Greater Lafayette (not installed yet)
- B. Stencil mural by Finnch on 801 Wabash Ave



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 (LTHC) 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.



**LAFAYETTE REDEVELOPMENT COMMISSION**  
**2018 RESOLUTIONS**

**RESOLUTION NO. LRC 2018-01:** A Proposed Budget for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018 by the Lafayette Redevelopment Commission.

**RESOLUTION NO. LRC 2018-02:** A Resolution Recommending Approval of a Deduction for the Purpose of Tax Abatement in an Economic Revitalization Area for Real Estate – TTA Lafayette One, LLC

**RESOLUTION NO. LRC 2018-03:** Resolution Waiver of Noncompliance Lex Lafayette LP

**RESOLUTION NO. LRC 2018-04:** A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement Columbian Park Development LLC-Real Property

**RESOLUTION NO. LRC 2018-05:** A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement Caterpillar Inc. Real Property

**RESOLUTION NO. LRC 2018-06:** A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement Caterpillar Inc. Personal Property

**RESOLUTION NO. LRC 2018-07:** A Resolution Determining Need to Capture Incremental Assessed Valuation

**RESOLUTION NO. LRC 2018-08:** Resolution of the Lafayette Redevelopment Commission Recommending Approval of a Deduction for the Purpose of Tax Abatement In An Economic Revitalization Area For Real Estate – Lex Lafayette LP

**RESOLUTION NO. LRC 2018-09:** Resolution of the Lafayette Redevelopment Commission Recommending Approval of a Deduction for the Purpose of Tax Abatement In An Economic Revitalization Area for Personal Property – Caterpillar Logistics, Inc.

**LAFAYETTE REDEVELOPMENT COMMISSION**

**2018 RESOLUTIONS, CONT**

**RESOLUTION NO. LRC 2018-10**: Amending Declaratory Resolution of the Lafayette Redevelopment Commission Amending The Consolidated Plan For The Consolidated Creasy/Central Economic Development Area-Star Crossing (Bond)

**RESOLUTION NO. LRC 2018-11**: Resolution of the Lafayette Redevelopment Commission Recommending Approval Of A Deduction For The Purpose of Tax Abatement In An Economic Revitalization Area For Personal Property – Heartland Automotive

**RESOLUTION NO. LRC 2018-12**: Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted on August 23, 2018 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area

**RESOLUTION NO. LRC 2018-13**: Pledging Tax Increment for Star Crossing Project

# 2018 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 2018. 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. Five Real Estate and Personal Property Tax Abatements for local businesses were prepared for approval by the Lafayette Redevelopment Commission and the City Council

## **TTA Lafayette One, LLC—Real Property**

TTA Lafayette One will be the developer, investor and owner of a new 500,000 sq. ft. facility that will house Toyota Tsusho for their expansion. The investment will be nearly \$25M and they are pledged an additional 62 jobs by the tenant, Toyota Tsusho, and to retain 60 jobs over the ten year period which will pay at or above the County average wage.

## **Columbian Park Redevelopment LLC—Real Property**

A ten year tax abatement complying with state statute that at least 20% of the units will be for low and moderate income residents (in this case all units will be for low and moderate income seniors) is being requested to incentivize the aforementioned issues and to be competitive in their Low Income Housing Tax Credit application to the Indiana Housing and Community Development Authority. The location is of high priority for redevelopment and meets a demonstrated need for senior (55+) housing in our community.

## **Caterpillar Inc.—Real Property**

Caterpillar Inc. requested a ten year abatement on an investment of \$12,800,000 in real estate improvements. They pledged new hires totaling 125 and to retain 1,353. This is a benefit to the community and a result of positive changes in the current market for Caterpillar.

## **Caterpillar Inc—Personal Property**

Caterpillar, Inc. requested a seven year abatement on an investment of \$54,900,000 of new manufacturing equipment and \$9,600,000 of IT equipment for a total of \$64,500,000. They are pledged new hires totaling 125 and to retain 1,353.

## **Heartland Automotive—Personal Property**

A supplier of SIA, Heartland Automotive, has been growing steadily and this abatement request on personal property for five years is for an investment of over \$10M with five new jobs pledged to be created and retention of 336.

# Revenues and Expenditures

2019 submission for subject year 2018  
Lafayette Civil City, Tippecanoe County  
Lafayette Redevelopment Commission

<b>TAX INCREMENT FINANCE (TIF) REVENUES</b>	
<b>Amount of Revenue</b>	
<b>\$9,926,377.00</b>	<b>Consolidated Central Creasy TIF</b>
<b>\$1,256,074.00</b>	<b>Twyckenham TIF</b>
<b>\$2,500,511.00</b>	<b>McCarty TIF</b>
<b>\$13,382,962.00</b>	<b>Total</b>
<b>TAX INCREMENT FINANCE (TIF) EXPENDITURES</b>	
<b>Amount of Expenditure</b>	
<b>\$8,087,498.00</b>	<b>Consolidated Central Creasy TIF</b>
<b>\$1,565,584.00</b>	<b>Twyckenham TIF</b>
<b>\$1,917,906.00</b>	<b>McCarty TIF</b>
<b>\$11,570,988.00</b>	<b>Total</b>

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

