



REDEVELOPMENT ANNUAL REPORT 2006

Mayor Tony Roswarski

REDEVELOPMENT AUTHORITY

David Knott Gayle Koning Roger Francis

REDEVELOPMENT COMMISSION

Jim Terry John Thieme, Jr. Don Teder

Grateful acknowledgement of commitment and service is extended to the members retiring at the end of 2006:

Richard Terry Tilara McDonald-Treece

New members coming in for 2007:

Jos Holman Bea Jeffries

REDEVELOPMENT DEPARTMENT

Director, Dennis Carson

Staff:

Thomas VanHorn Jennifer Criblez Nancy Hendricks

Also serving the City through the Redevelopment Department:

PARKING COMMISSION

Cindy Murray
Don Teder
Bob Carpenter
Mike Wilson
Bob Feuer

ECONOMIC DEVELOPMENT COMMISSION

Joseph Seaman
David Zimmerman
Greg Thoennes
David Bathe
Sarah Schwarz

Legal counsel for all Commissions and staff:

Ed Chosnek, City Attorney

Jacque Chosnek, First Deputy Attorney

Projects of the Lafayette Redevelopment Commission

Infrastructure

Infrastructure improvements by the Lafayette Redevelopment Commission literally pave the way for increased economic development in the city. Road construction/reconstruction opens accessibility, provides convenience, and stimulates mobility (both economically and geographically.)

The Lafayette Redevelopment Commission provided the funding for the completed **Brady Lane Reconstruction** and the **Greenbush Street Reconstruction** projects. These thoroughfares now provide improved, safer, more aesthetic traffic routes, and open residential and commercial transit to vital areas of the city. Additionally, the Brady Lane project also completes the forcemain line from the Subaru plant through to the Twyckenham extension.

Lafayette Pavilions opened in 2006 with several major retailers. This \$30 million investment currently occupies 230,000 square feet. Tenants include Gordmans department store, Office Depot, Old National Bank, T J Maxx, Carrabba's Italian Grill, TGI Fridays, McAlister's Deli, Chuck E. Cheese, Starbucks, Dress Barn, Beand Brands and several others. Additional development of another 200,000 square feet is planned. In an agreement between the Redevelopment Commission and the Lauth Properties Group, combined financing helped to develop Fortune Drive and to improve the intersection of State Road (SR)26 and Creasy Lane. Although the tax revenue from these businesses will not be realized until 2008, this economic encouragement to the Consolidated Creasy TIF promises to be notable.

Park East Boulevard now extends to McCarty Lane, relieves congested conditions at WalMart, and helps to divert the flow of traffic away from the SR 26/Creasy Lane intersection. The completion of this boulevard contributes additional access to the hospitals (now under construction) and Cascada Business Park, and stimulates development of both residential and business projects. The extension of Park East Boulevard project included a new sewer line that diverts flow away from the overburdened Caterpillar line.

On a smaller scale, new restroom facilities and parking lot improvements to **Cat Park** (made possible by Creasy-Treece TIF funds) help to bring more pleasant accommodations for the soccer teams, their sponsors, families and fans.

Redevelopment

The redevelopment of the downtown Commerce Block by the \$25 million, three-building **Renaissance Place** development features retail and restaurant space, residential condominiums, and a 310-space parking garage. The Lafayette Bank & Trust occupies 140,000 square feet with six stories and a basement. The adjacent 92,000 square foot building utilizes the first floor for business and the top four stories for residents. Well situated in proximity to the Big Four Depot and Court House, the Renaissance Place contributes a lively potential for increased downtown activity.

Last year's Columbia Model Block project (on Columbia Street between 3rd and 4th Streets) received the Main Street award for Design of Downtown Public Improvements from the Indiana Main Street Conference in Wabash, Indiana. Future **Streetscape** projects for the downtown include plans for the north and west side of Court House Square. Property owners have been notified and initial construction designs have been made.

Projects of the Lafayette Redevelopment Commission cont'd

The **Wabash River Enhancement Corporation** (WREC) has been established with Stan Lambert serving as director. This is also a future redevelopment project which will be working along the riverfront area of the Wabash River. The Redevelopment Commission consolidation of the Central Tax Increment Financing (TIF) District with the North 9th TIF will help to support the WREC projects within or contributing to the TIF district. In a move to begin that process, funds were allocated for the purchase of property in the riverfront district matching funds with Tippecanoe County towards the award of a FEMA Grant.

The Redevelopment Department facilitated the establishment of the **Community Task Force** in partnership with Greater Lafayette Health Services (GLHS) to explore the re-use of the St. Elizabeth and Home hospital campuses. The task force includes representatives from local government, neighborhoods, health care providers, economic and community development organizations, local businessmen, and educators. The task force hopes to provide continuing health care and meaningful reuse of the facilities to be vacated. Maintaining a medical presence at one or both campuses quickly reached consensus.

Public Service

Contributing to the improvement of the downtown area is the addition of **Downtown Security** (bike patrol in the summer, increased squad car patrol in the winter and extra patrol during downtown festivals). **The downtown trash cans** have been refurbished, **street furniture** (benches, planter urns) has been added to the Columbia Model Block, and initial prototypes for **Wayfinding** and neighborhood signs have been designed. These continuing enhancements represent our commitment to serve the downtown needs and to promote the growth of business and pleasure.

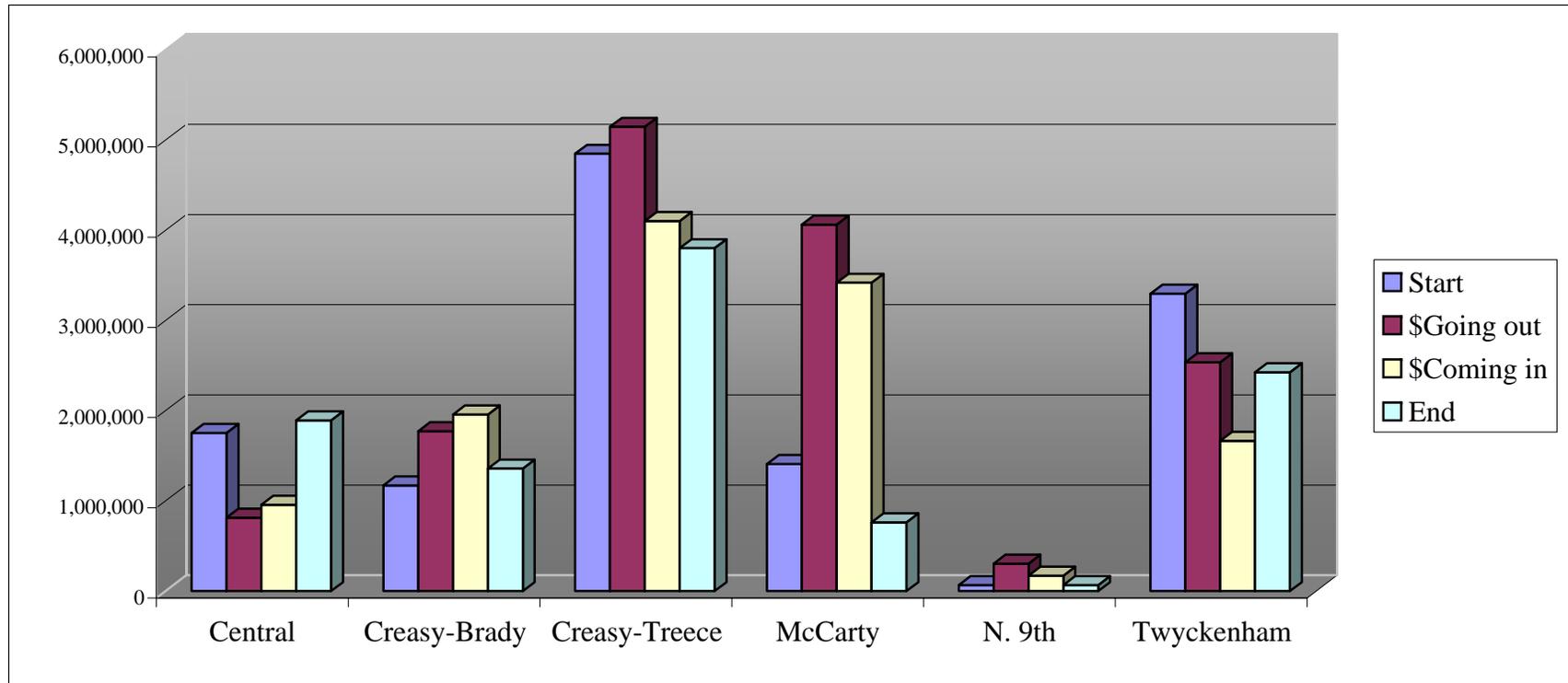
As part of the incentive package to bring Toyota Motors to the Subaru of Indiana Automotive (SIA) plant in Lafayette, \$100,000 in **job training** funds assisted in the complex transition of expansion. The Lafayette Alcoa plant also received \$32,000 in job training funds to assist in the addition of 35 new jobs for the installation of a new storm water treatment process and several upgrades to present production. Lafayette - West Lafayette Development Corporation will monitor the use and disbursement of all the job training funds.

Lafayette Union Railway - Shovel Ready Project

Located in the newly developing area of Southeast Lafayette, a 125 acre section along Tippecanoe County Road 350 (Park 350) has been certified "Shovel Ready" by the Indiana Economic Development Corporation. This property, owned by the Lafayette Union Railway, has sewer and water service and access to US 52, Interstate 65 and the rail line. Designation as "shovel ready" increases the utilization of this already highly marketable area, and greatly increases the potential for contribution to the Southeast TIF District. The shared collaboration between the city, county and private corporation affirms the growing commitment for economic health.

TIF Districts Financial Overview 2006

TIF District	Start	\$Going out	\$Coming in	End
Central	1,752,626.90	815,360.75	957,371.98	1,894,638.13
Creasy-Brady	1,172,041.28	1,772,293.40	1,959,266.56	1,359,014.44
Creasy-Treece	4,849,374.46	5,148,689.66	4,102,310.01	3,802,994.81
McCarty	1,408,928.18	4,064,861.18	3,419,160.03	763,227.03
N. 9th	65,309.41	303,360.00	171,276.21	66,774.38
Twyckenham	3,298,034.86	2,537,848.35	1,665,911.86	2,426,098.37



Redevelopment Commission Resolutions 2006

Resolution	TIF District	Action
# 01	McCarty	Appropriation: \$547,000 for Wal-Mart Sewer Extension
# 02	Creasy-Treece	Appropriation: \$3,000,000 for Park East Extension
# 03	McCarty	Agreement with City re: expenses for Wal-Mart sewer
# 04	Creasy-Treece	Agreement with City re: expenses for Park East Blvd
# 05	Creasy-Treece	Amendment to declaratory resolution to include Fortune Drive
# 06	Creasy-Treece	Amendment to Bond Resolution re: purchase of Fortune Drive
# 07	Creasy-Treece	Appropriation: Bond precedes to construction of Fortune Drive
# 08	Creasy-Treece	Authorization for purchase of Fortune Drive
# 09	Twyckenham	Appropriation: \$2,000,000 for Brady Lane
# 10	McCarty	Reimbursement to City for expenses of Wal-Mart sewer
# 11	Creasy-Treece	Reimbursement to City for expenses of Park East Blvd
# 12	Creasy-Treece	Appropriation: \$100,000 for SR26/Creasy Lane intersection
# 13	Central	Appropriation: \$7,574 for Bike Patrol security of downtown
# 14	Central	Appropriation: \$300,000 for Streetscape (West side)
# 15	(Tax Abatement)	Designation of an ERA for Subaru
# 16	Central	Appropriation: \$75,000 for Sidewalk replacement
# 17	Central	Appropriation: \$25,000 for "Wayfinding" Signage
# 19	(Tax Abatement)	Designation of an ERA for Toyota Tsusho America, Inc
# 20	Central	Appropriation: \$4,575 for properties along Wabash River
# 21	ALL TIFS	Filing TIF Replacement Amount worksheets with the DLGF
# 22	Central/N9th	Consolidation, recharacterization, and amendments
# 23	(Tax Abatement)	Amendment to the Statement of Benefits for SIA
# 24	(Tax Abatement)	Deduction of tax abatement for Toyota Motors
# 25	Creasy-Treece/Creasy-Brady	Consolidation, extensions, and amendments
# 26	Creasy-Treece	Appropriation: \$70,000 for SR26/Creasy intersection (right lane)
# 27	(Tax Abatement)	Designation of ERA for JAK Partners (Kirby Risk)

Annexation

(see map on following page)

The Lafayette East Annexation added approximately 575 acres east of the previous City of Lafayette corporation limits. The Lafayette East Annexation was a 100% voluntary annexation (all of the property owners in the annexed territory petitioned the City for annexation).

The annexation began with the filing of the petitions in August 2006. After a public hearing and two readings by City Council, the Annexation was adopted in October 2006. The Ordinance was published in the *Journal & Courier* and *The Lafayette Leader*, filed with the required government agencies (per Indiana Code), and became effective on November 13, 2006. City services were provided to the residents in that area starting January 2007.

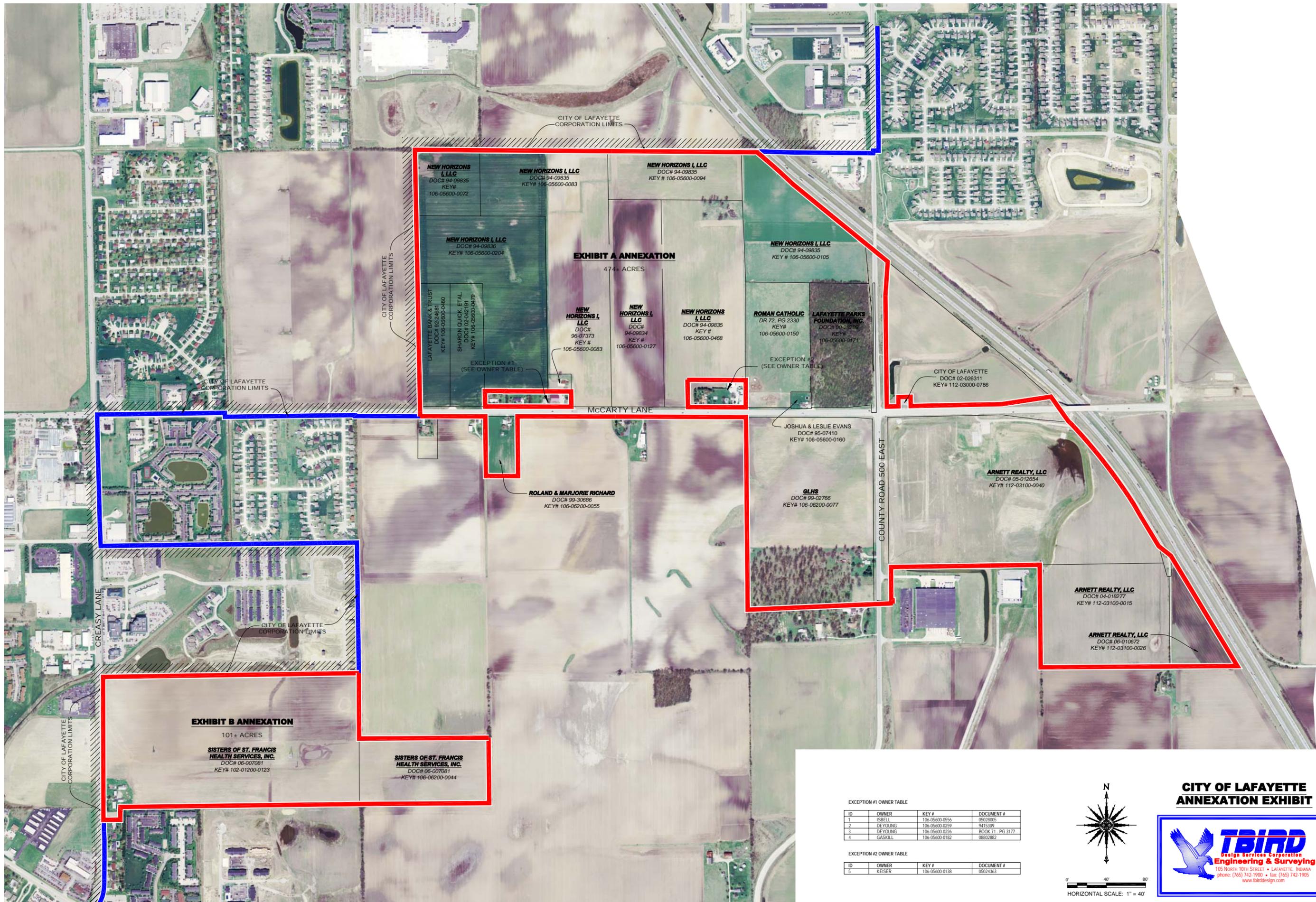
Consolidation of TIF Districts

(see map on following page)

In 2006, the City of Lafayette reduced the number of Tax Increment Financing (TIF) Districts from seven to five through the consolidation process. Consolidating these areas will benefit the City both financially and administratively.

The North 9th District with the Central TIF District consolidation allows a single budget capable of fully funding the N. 9th Street TIF Bond (2001A) and frees the Economic Development Income Tax (EDIT) from its obligation as bond funding back-up. Re-characterization of this district as a Redevelopment area serves two purposes. First, it provides for job creation and economic development; and second, it allows the Redevelopment Commission powers of eminent domain for redevelopment and reclamation projects in and around the riverfront.

The consolidation of Creasy-Brady TIF district with the Creasy-Treese TIF district streamlines economic development and allows a single budget. Growth in this area is already recognizably substantial and infrastructural improvements for access of businesses and new hospital sites will certainly be part of future considerations and discussion.



CITY OF LAFAYETTE CORPORATION LIMITS

NEW HORIZONS I, LLC
DOC# 94-09835
KEY# 106-05600-0072

NEW HORIZONS I, LLC
DOC# 94-09835
KEY# 106-05600-0083

NEW HORIZONS I, LLC
DOC# 94-09835
KEY# 106-05600-0094

NEW HORIZONS I, LLC
DOC# 94-09836
KEY# 106-05600-0204

NEW HORIZONS I, LLC
DOC# 94-09835
KEY# 106-05600-0105

EXHIBIT A ANNEXATION
474± ACRES

LAFAYETTE BANK & TRUST
DOC# 92-24881
KEY# 106-05600-0480

SHARON QUICK ET AL
DOC# 02-042191
KEY# 106-05600-0479

EXCEPTION #1
(SEE OWNER TABLE)

NEW HORIZONS I, LLC
DOC# 96-07373
KEY# 106-05600-0083

NEW HORIZONS I, LLC
DOC# 94-09834
KEY# 106-05600-0127

NEW HORIZONS I, LLC
DOC# 94-09835
KEY# 106-05600-0468

ROMAN CATHOLIC
DR 72, PG 2330
KEY# 106-05600-0150

LAFAYETTE PARKS FOUNDATION, INC.
DOC# 00-23204
KEY# 106-05600-3171

EXCEPTION #2
(SEE OWNER TABLE)

CITY OF LAFAYETTE
DOC# 02-028311
KEY# 112-03000-0786

MCCARTY LANE

JOSHUA & LESLIE EVANS
DOC# 95-07410
KEY# 106-05600-0160

QLHS
DOC# 99-02766
KEY# 106-06200-0077

ROLAND & MARJORIE RICHARD
DOC# 99-30886
KEY# 106-06200-0055

ARNETT REALTY, LLC
DOC# 05-012654
KEY# 112-03100-0040

COUNTY ROAD 500 EAST

ARNETT REALTY, LLC
DOC# 04-018277
KEY# 112-03100-0015

ARNETT REALTY, LLC
DOC# 06-010672
KEY# 112-03100-0026

EXHIBIT B ANNEXATION
101± ACRES

SISTERS OF ST. FRANCIS HEALTH SERVICES, INC.
DOC# 06-007081
KEY# 102-01200-0123

SISTERS OF ST. FRANCIS HEALTH SERVICES, INC.
DOC# 06-007081
KEY# 106-06200-0044

CITY OF LAFAYETTE CORPORATION LIMITS

CRESSY LANE

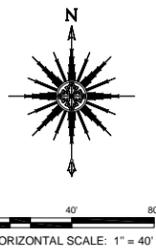
CITY OF LAFAYETTE CORPORATION LIMITS

EXCEPTION #1 OWNER TABLE

ID	OWNER	KEY #	DOCUMENT #
1	ISELL	106-05600-0556	05028005
2	DEYOUNG	106-05600-0259	9415399
3	DEYOUNG	106-05600-0226	BOOK 71 - PG 3177
4	GASKILL	106-05600-0182	08802882

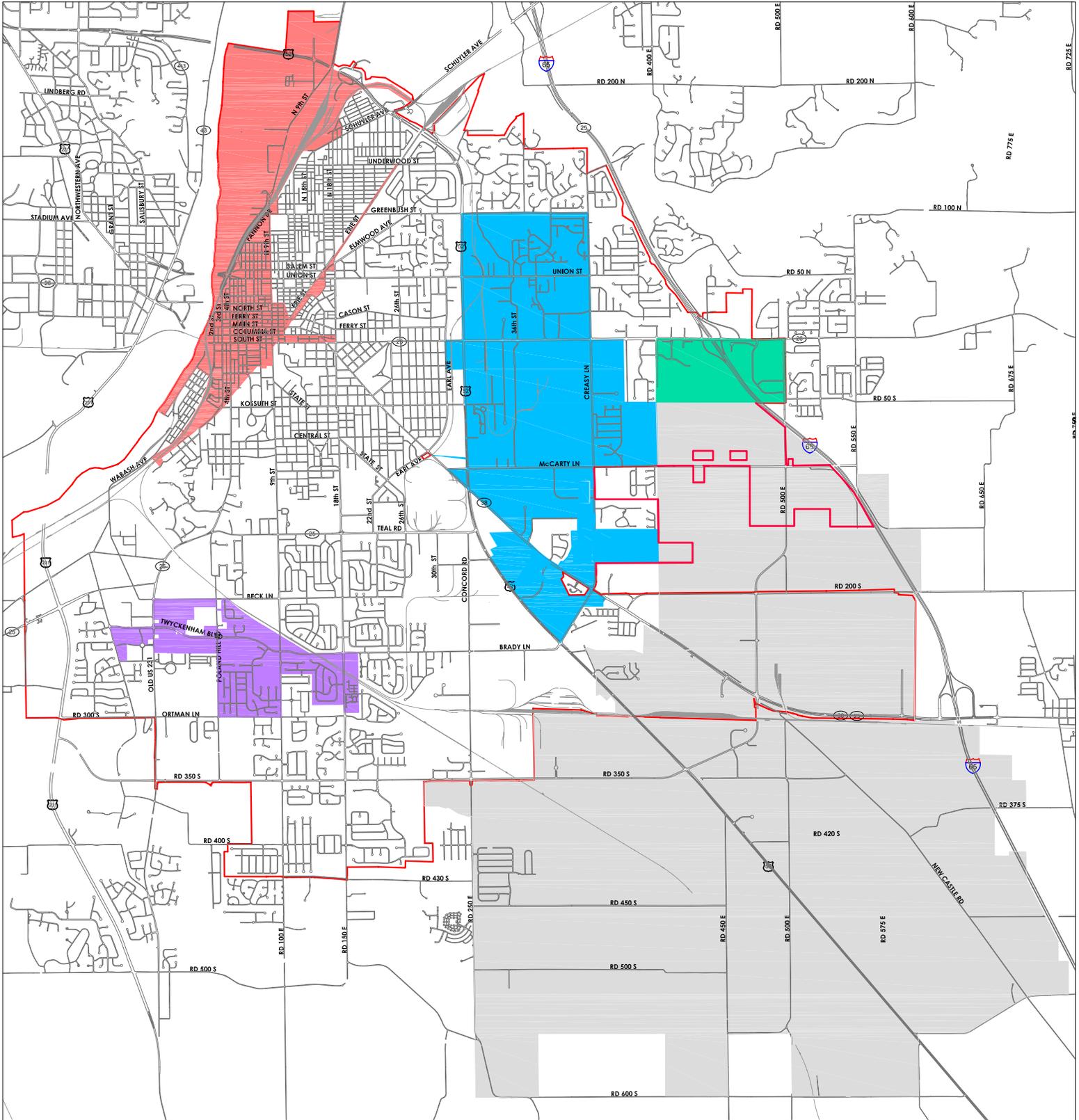
EXCEPTION #2 OWNER TABLE

ID	OWNER	KEY #	DOCUMENT #
5	KEISER	106-05600-0138	05024563



CITY OF LAFAYETTE ANNEXATION EXHIBIT





Tax Increment Financing (TIF) Districts



Consolidated Central



South East - Tippecanoe Co.



Consolidated Creasy



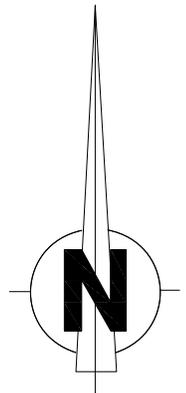
City Boundary



McCarty



Twyckenham



Tax Abatements 2006

Lafayette’s new tax abatements for 2006 represent substantial economic development and nationwide news. In March, Toyota Motors announced its decision to begin manufacture of 100,000 Toyota Camrys per year at our Subaru of Indiana Automotive plant in Lafayette. This development not only creates new jobs, draws new suppliers, and supports our local businesses, but this exciting growth potential received national recognition and led to Lafayette being selected for the 2006 High Honors Award from *Business Facilities* magazine as part of its Economic Development Deal of the Year (EDDY) Award.

Recommendation for New Tax Abatements in 2006

Company	Real Estate	Equipment	Abatement	Jobs
Subaru	2,000,000	205,200,000	10 years	2,299 retained
Toyota Motors	n/a	172,800,000	10 years	1,000 new
Toyota Tsusho	n/a	7,000,000	5 years	25 new
JAK Partners	\$4,200,000	n/a	10 years	20 new

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Not to be over shadowed, many of our industries continue their committment to stimulate the local economy and to raise the standard of living. We recognize their long term contribution to our community and encourage their efforts.

Recommended continuation of Tax Abatements

(by review of compliance statements):

Housing: Historic Jefferson Centre; Lafayette Lahr; Sharer, LLC; Norfolk Crossing Subdivision
 Industry: Alcoa; Browell; Caterpillar; Fairfield; Fed Ex; Hanson Cold Storage; Hanson Logistics; Jefferson Square; Landis + Gyr; LXP-SCE I; Mail Code; Market Square Realty; Rea Magnet Wire; SIA; Tate & Lyle; TRW; Wabash National; Warehouse Leasing

Investment Totals:

Real Estate		Equipment		Jobs/Goals	
Housing					
Projected	Actual	Projected	Actual	Projected	Actual
\$13,553,446	\$14,226,813	n/a	n/a	18 jobs	28 jobs
Industry					
Projected	Actual	Projected	Actual	Projected	Actual
\$67,087,798	\$106,397,336	\$1,227,311,000	\$860,158,158	12,094 jobs	12,662 jobs