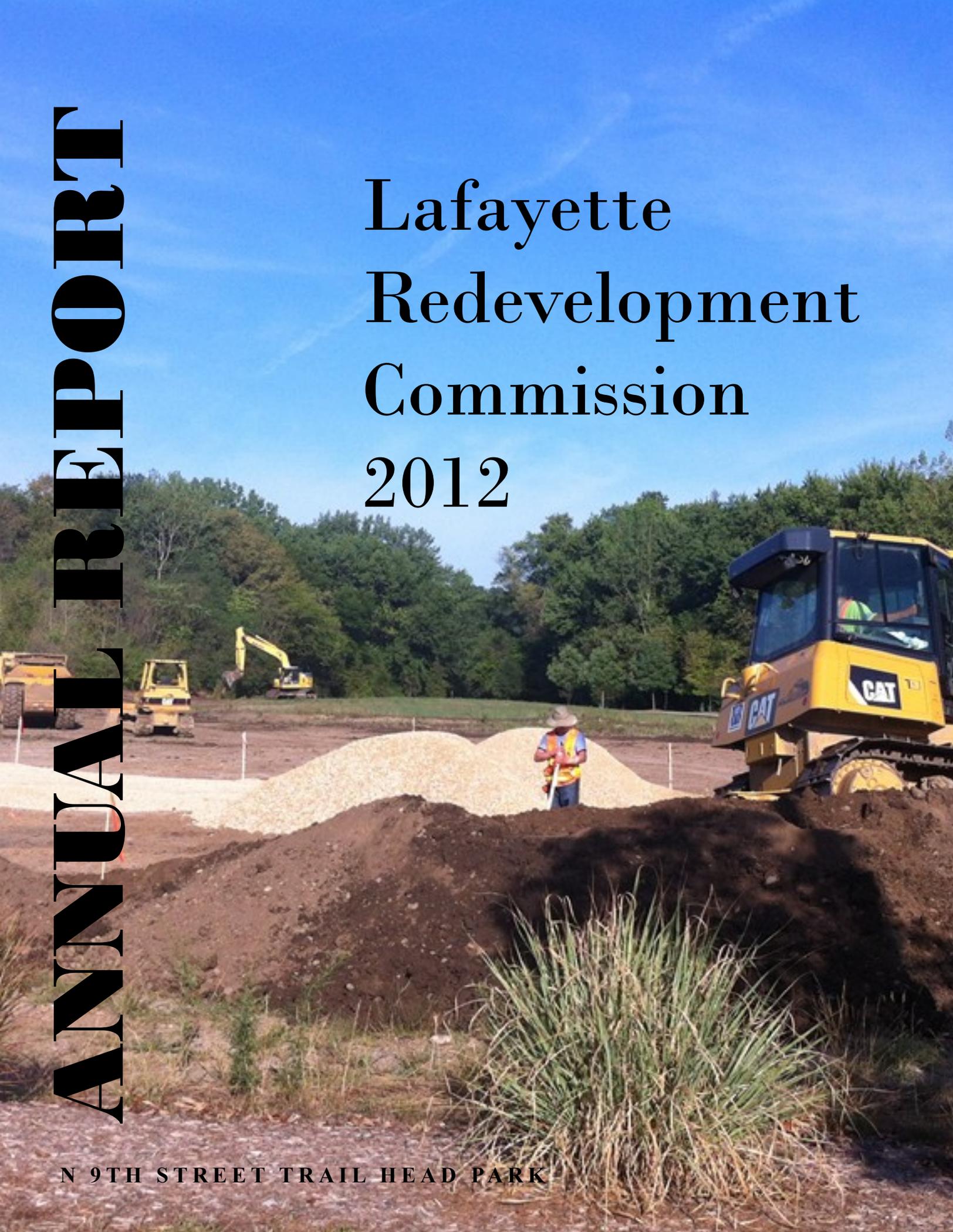


# ANNUAL REPORT

## Lafayette Redevelopment Commission 2012



N 9TH STREET TRAIL HEAD PARK

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# Officials and Employees

IC 36-7-14-13

## **Mayor**

Tony Roswarski

## **Redevelopment Authority**

Rick Davis

Nick Brown

Amy Moulton

## **Redevelopment Commission**

John Thieme, Jr., President

Mary Lundstrom, Vice-President

Jos N. Holman, Secretary

Jim Terry

Donald J. Teder

Greg Eller, Lafayette School Corporation

## **Economic Development Commission**

Joseph Seaman, President

David Bathe, Vice-President

Gregg Thoennes, Secretary

David Zimmerman

Sarah Schwarz

## **City Attorney**

Ed Chosnek

First Deputy Attorney

Jacque Chosnek

## **Economic Development Staff**

Dennis Carson, Director

Margy Deverall, Project Manager; Nancy Hendricks, Admin. Assistant

Adam Murphy, Project Manager; Jennie Peterson, Project Manager;

and Dan Walker, Project Manager

Total compensation for Economic Development Department staff of six \$296,264.80

# Financials

IC 36-7-14-13

## Tax Increment Finance (TIF) Districts Report

### Consolidated Central TIF

Beginning balance	386,217.77	(cash-on-hand)
Income	2,461,325.73	
Expenses		
Project Expenses	1,102,751.85	
Debt Services	427,750.00	
Professional Services	14,800.00	
Ending balance	1,302,241.65	(cash-on-hand)

### Consolidated Creasy TIF

Beginning balance	1,843,300.58	(cash-on-hand)
Income	8,937,813.98	
Expenses		
Project Expenses	1,398,501.00	
Debt Service	2,680,600.00	
Professional Services	32,121.10	
Ending balance	6,669,892.46	(cash-on-hand)

### McCarty TIF (City owned/Shared with Tippecanoe County)

Beginning balance	1,087,986.90	(cash-on-hand)
Income	1,573,510.09	
Expenses	(606,513.94 to County)	
Project Expenses	151,154.84	
Professional Services	4,969.50	
Ending balance	1,898,858.71	(cash-on-hand)

### Southeast TIF (County owned/Shared with City of Lafayette)

Beginning balance	1,079,782.84	(cash-on-hand)
Income (City portion)	1,018,828.13	
Expenses (City portion)	344,955.22	
Ending balance	1,753,655.75	(cash-on-hand)

### Twyckenham TIF

Beginning balance	3,110,296.94	(cash-on-hand)
Income	1,710,832.42	
Expenses		
Project Expenses	713,344.19	
Debt Service	594,000.00	
Professional Services	3,833.33	
Ending balance	3,509,951.84	(cash-on-hand)

# Financials

## RECIPIENTS OF TAX INCREMENT REVENUE GRANTS IN 2012

### **CONSOLIDATED CREASY TIF**

Coleman Cable and Andover Coils were awarded TIF dollars for the training of new employees as part of their capital investment and expansion plans. Andover Coils purchased a competing firm located in Illinois and consolidated its operations to their Lafayette facility. Andover committed to retaining 33 existing positions and creating up to 25 new positions. Job training funds from the Creasy TIF in the amount of \$7,000 were used to off-set a portion of the costs of training for new employees.

The Lafayette location of Coleman Cable competed for this expansion project against other company locations in Wisconsin, Texas, Illinois and Pennsylvania. With the assistance of the Lafayette Redevelopment Commission and funds from the Consolidated Creasy TIF, Coleman Cable's Lafayette facility was successful in winning this expansion. The Commission approved \$300,000 in funds to help off-set capital costs, equipment purchases and relocation associated with this expansion. Capital investment exceeded \$9.2 million, and 25 new positions above the county average wage with full benefits were added.

### **CONSOLIDATED CENTRAL TIF**

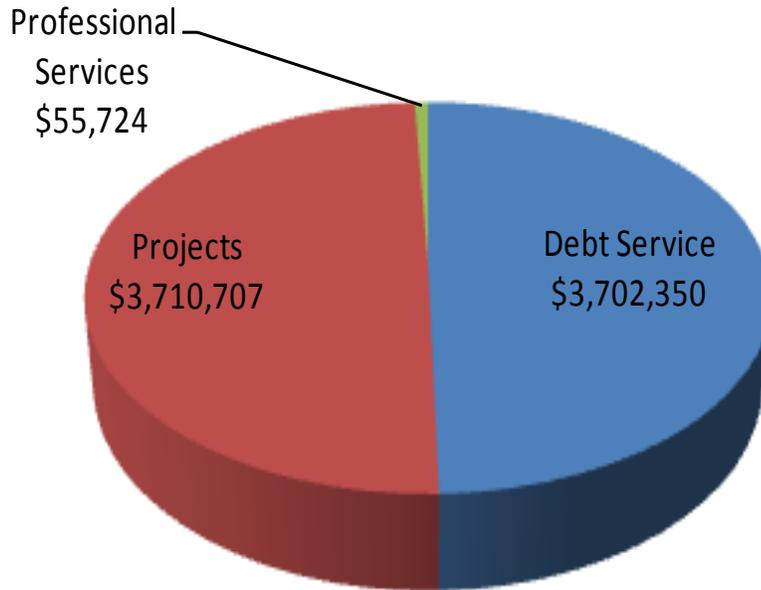
Local contractor and developer Triple R received \$15,000 in funding from the Lafayette Redevelopment Commission using funds from the Consolidated Central TIF. These funds helped offset the capital construction costs of the renovation of two historically significant structures that were in disrepair and foreclosure. Total capital investment exceeded \$1 million.

### **SOUTH EAST TIF**

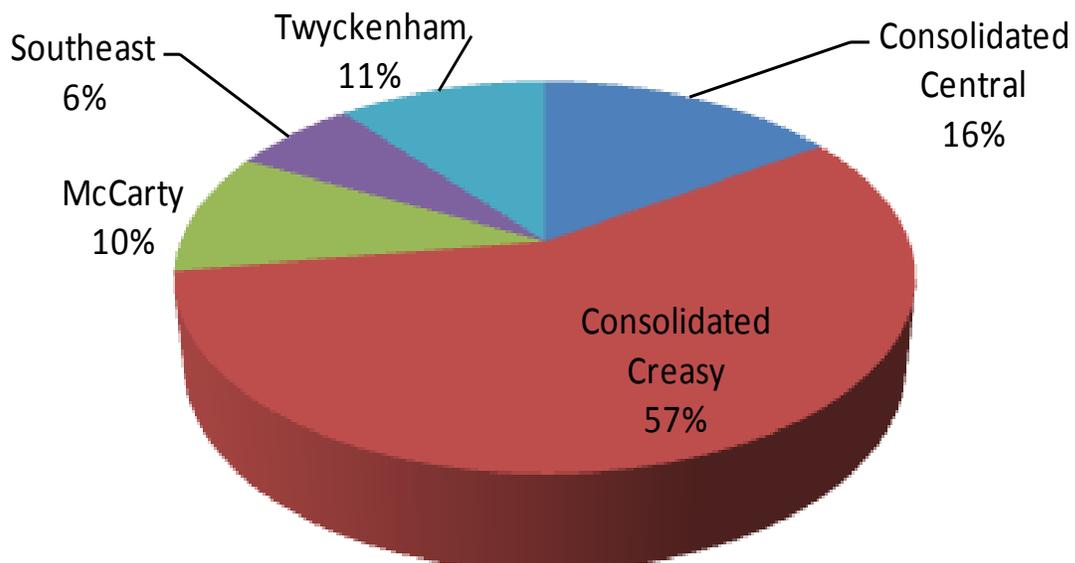
After several lean years during the recession, Wabash National rebounded and has had several expansions that have added new product lines diversifying the company and positioning it for long term growth. The Lafayette Redevelopment Commission awarded funds from the South East TIF shared with Tippecanoe County in the amount of \$33,000 to help offset a portion of the job training expenses for new hires. This resulted in a \$2.5 million investment and up to 200 jobs over three years.

# Financials

## Overall TIF Expenditures



## Individual TIF Income Distribution



# Financials

## NSP Application Obligations

### *Bridgeway Apartment Complex Redevelopment/Chatham Square*

This activity will replace a blighted, vacant and foreclosed apartment complex formally known as Bridgeway Apartments with a mixed income, mixed tenure, new urbanism community known as Chatham Square, consisting of 98 units of rental housing to be developed in two phases, with 89 “Section 42” rental units which will include 64 units that will serve families below 50% AMI (72% of the units) and nine single family “for sale” homes.

### *Acquisition/Rehabilitation*

The City will **acquire and rehabilitate 11 single-family houses** that have been abandoned or foreclosed upon, in order to sell the houses to families at or below 120% AMI. The houses will be rehabbed to meet or exceed local code requirements using energy efficiency measures. The City intends to target houses that are deemed feasible and marketable to rehabilitate to make available to homebuyers.

### *Demolition& Redevelopment of Vacant Properties*

The City will demolish six blighted vacant single family houses in the Glen Acres and Vinton neighborhoods. The City will construct six new houses on the demolished properties. The City will partner with Habitat for Humanity to use volunteers and sweat equity from the home buyers to build three of these new houses for families.

## Accomplished by the City of Lafayette

### *Bridgeway Apartment Complex Redevelopment/Chatham Square*

Chatham Square has been completed and is at full occupancy for all 89 rental units. In addition to serving the needs of the low-moderate income renters, there are six units being used to assist clients of Wabash Center who are developmentally disabled. The “for sale” homes are in the process of completion with purchase agreements executed on four of the nine “for sale” homes.

### *Acquisition/Rehabilitation*

The proceeds from the sale of these houses to income eligible families was to be retained by the City and utilized to purchase and rehabilitate houses that have been abandoned or foreclosed within the Glen Acres and Vinton neighborhoods. An **additional four homes were constructed**. Of these homes, three were deeded to Habitat for Humanity, and the final was transferred to Wabash Center to use as a supportive assisted living facility.

### *Demolition& Redevelopment of Vacant Properties*

The City demolished nine blighted vacant single family houses in the Glen Acres and Vinton neighborhoods and constructed nine new houses. The City partnered with Habitat for Humanity on some of these new homes to provide six deserving families with the foundation and support to succeed in the community and make their dream of homeownership come true. Of the other three homes, two were sold to 120% AMI

# Financials

## Leveraged Funding

### *TIF*

The City will commit \$3,850,000 in TIF Funds to aid with targeted infrastructure such as complete street, sidewalk, & curbs; demolition & pre-development of the Bridgeway site; Munger Park Trail development; and park & recreational field development for Glen Acres School

### *HOME*

Invest \$660,000 in the construction of the Chatham Square rental units

### *Section 42 of the Tax Code*

From the syndication & sale of Low-Income Housing Tax Credits the City estimated raising \$8,723,133 in equity for the project.

### *IDNR*

The City planned to use \$650,000 of Indiana Department of Natural Resource funding on the project for the local trail system

### *Additional Resources*

No Additional Resources were estimated at the time of the NSP Grant Application.

## Leveraged Funding

### *TIF*

The City committed \$3,850,000 in TIF Funds and completed upgrades to the infrastructure as planned including upgrading the lights & crosswalks to LEDs and bringing the sidewalks into compliance with current ADA standards.

### *HOME*

The City invested \$800,000 in the construction of the Chatham Square rental units

### *Section 42 of the Tax Code*

From syndication and sale of Low-Income Housing Tax Credits, \$8,723,133 was raised as equity for the project.

### *IDNR*

The City expanded the Munger Park Trail and created a fun, safe green space for the neighborhood with the \$650,000 of IDNR funds.

### *Additional Resources*

#### *LEIP Lafayette Energy Improvement Program*

The City of Lafayette received a grant allocation from the Department of Energy in the amount of \$1,053,000. These funds were leveraged in the NSP target area and used for energy efficiency upgrades on existing homes in the area in hopes of increasing property values and discretionary income by improving the mechanical systems of the home and decreasing monthly energy costs. Eighty homes or recipients were committed in the application but 96 households were served at grant close-out.

# Resolutions

## **Redevelopment Authority Resolution**

- 01 – Transfer of Property to CityBus

## **Redevelopment Commission Resolutions**

- 01 – 2012 Budget Resolution
- 02 – Micro FiberNet Contiguous Economic Development Areas
- 03 – Wabash National LP Economic Revitalization Area
- 04 – Rea Magnet Wire Company Tax Abatement Application
- 05 – Heartland Automotive Tax Abatement Application
- 06 – Alcoa Inc. Tax Abatement Application
- 07 – Amendment of the Consolidated Central TIF Development Plan
- 08 – Amendment of the Consolidated Creasy TIF Development Plan
- 09 – Acquisition of 910 Greenwich for NSP
- 10 – Subaru of Indiana Automotive Tax Abatement Application
- 11 – Property Transfer to Habitat for Humanity (2128 Ulen Lane)
- 12 – Sale of NSP Real Estate (822 Melody Ln., 916 Shenandoah Dr., 1810 N 27<sup>th</sup> St.)
- 13 – JAK II Partners Tax Abatement Application
- 14 – Confirming Amendment to Consolidated Central TIF
- 15 – Confirming Amendment to Consolidated Creasy TIF
- 16 - Sale of NSP Real Estate (3744 Kimberly Drive, 2150 Ulen Lane)
- 17 – Purchase Authorization of “Queen Anne Courts” property
- 18 – Brownfields Resolution for Creasy TIF
- 19 – Acquisition of Property at 821 Greenwich Road for NSP
- 20 – Refunding Bonds Series 2012 (Refunding Parking Revenue Bonds 1996, Renaissance Place Bonds 2004 Series A and Series B)
- 21 – Additional Appropriation for Bond Issuance Cost
- 22 – Confirming Areas in the City of Lafayette and the County of Tippecanoe as Economic Development Areas and Approving Development Plan for those Areas
- 23 – Pledging TIF Revenues for the Economic Development Revenue Bonds Metro FiberNet Project
- 24 – Sale of Property to Wabash Center (1618 N. 27th Street)

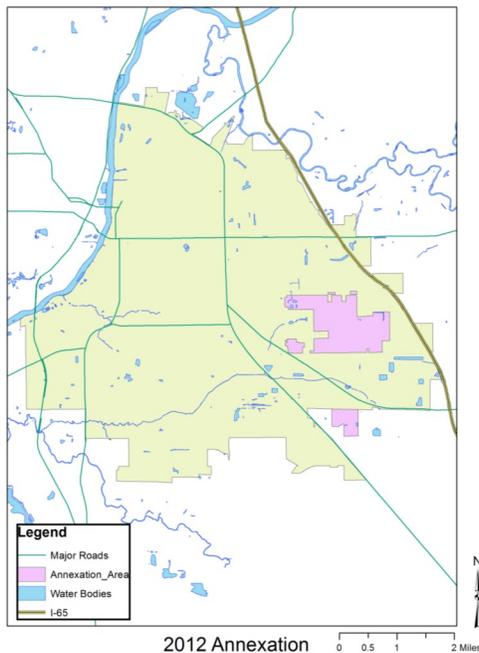
## **Economic Development Resolution**

- 01 - Approving /Authorizing Economic Development Revenue Bonds for Metro Fiber Net Project with City of Lafayette and Tippecanoe County

# Projects

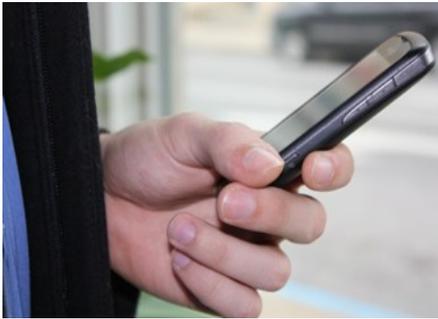
## Annexation

Three annexations were conducted in 2012. The process of completing these annexations lasted the entire year. Three public meetings were held in early 2012, well before the official process was begun. The annexations will add between 1,000 and 1,500 residents and about 1,000 acres to the City. Public services will be provided to the annexation areas within one year.



# Projects

## Downtown WiFi



Access Points (APs) for internet connection were installed at the Depot and at points where 3rd, 4th, 5th, 6th, and 9th Streets intersect with Main and Columbia Streets, bringing free internet availability to the central downtown area.

Consolidated Central Tax Increment Financing (TIF) Funds paid for the access equipment and installation at a cost of \$45,137.84. Wintek, Inc. is the provider for the 100Mbps symmetric Internet connection.

## N. 9<sup>th</sup> Street Trailhead Park

Trailhead Park, consisting of about 50 acres of Indiana prairie, connects the N. 9<sup>th</sup> St. Trail Loop to the Wabash Heritage Trail Corridor. The park provides bicycle racks and automobile parking. Features include three picnic shelters, drinking fountains and easy access to the natural beauty of the trail along the river. Using Consolidated Central Tax Increment Financing (TIF) funds, the cost for the project totaled \$219,047.23.



Tree planting at N 9<sup>th</sup> Street Trailhead Park

TBird Survey and Design provided the engineering (\$36,070); landscaping by JF New included scour-design drainage which allows natural vegetation to thrive (\$60,818.75);

Milestone Contractors completed the heavy construction (\$94,780); and the picnic structures were assembled by the City of Lafayette Parks Department (\$27,378.48).

# Projects

## Centennial Townhomes and Queen Anne

Collaboration between the Centennial Neighbors Investment Group, the Lafayette Urban Enterprise Association and the City of Lafayette Redevelopment Commission made possible the purchase of the blighted and vacant Midwest Rentals Site (\$380,000) at the corner of 5<sup>th</sup> and Brown Streets. Later in the year, the Commission purchased the blighted and foreclosed Queen Anne Courts Apartments at a cost of \$500,000. Action this year by the Redevelopment Commission, the Area Planning Commission and the Lafayette City Council placed both the Centennial Townhomes and the Queen Anne Courts in the Development Plan for the Consolidated Central Tax Increment Finance District. Development plans for the coming year include recycling of existing materials, structural demolitions, requests for pro-



Midwest Rentals abandoned buildings in Historic Centennial Neighborhood



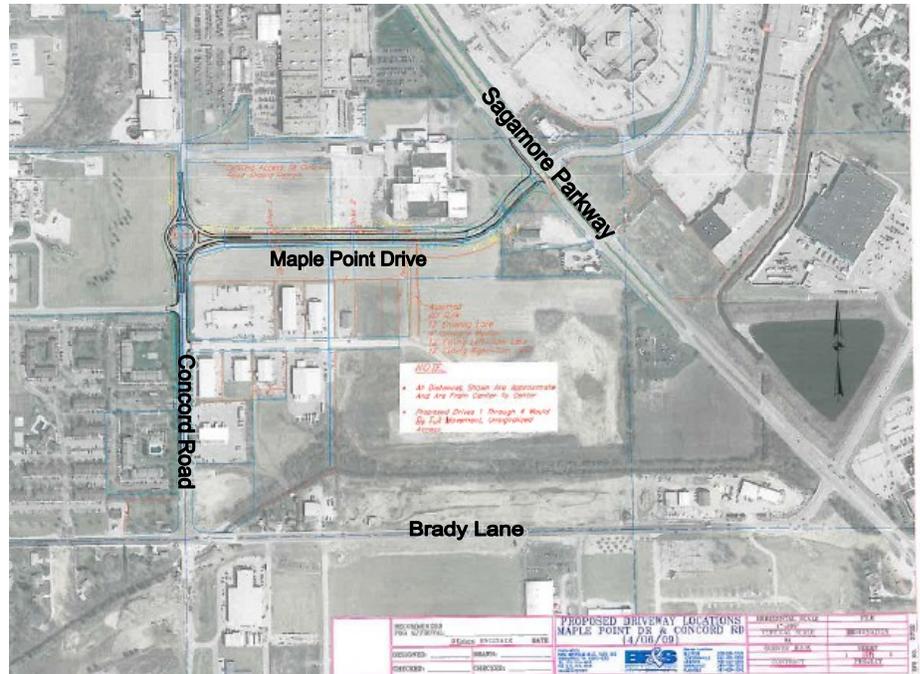
Condemned “Queen Anne Courts” structure at Alabama and 4<sup>th</sup> Streets

posals, adherence to the Master Plan for the Historic Centennial Neighborhood, and development standards that enhance the integrity of the downtown at the Queen Anne Courts site.

# Projects

## Maple Point Drive Extension

By extending Maple Point Drive from US 52 to Concord Road, one of Lafayette's largest residential areas now has a more direct connection to one of the city's largest retail centers. This two-year project started in April of 2010 and used \$1,608,374.51 of Consolidated Creasy TIF funds to finance the engineering, the property parcel acquisition, legal fees and the costs incurred by the Indiana Department of Transportation (INDOT). In addition



tion to reducing traffic congestion, this extension provides business opportunities along Concord Road and encourages development along Maple Point Drive.

# Tax Abatement Charts

## 2012 Tax Abatement Status: Personal Property Tax Abatements

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Coleman Cable	2009	\$6.2m	\$6.2m	100%	73	73	7	0
Coleman Cable	2011	\$13.2m	\$13.0m	98.3%	161	143	25	18
Toyota Motor Mfg. of Northern Kentucky	2006	\$172.8m	\$199.2m	115.3%	2,904	2,232	0	672
Toyota Motor Mfg. of Northern Kentucky	2010	\$42.0m	N/A	N/A	N/A	N/A	N/A	N/A
Liquid Spring	2008	\$295,600	\$287,099	97.1%	7	5	1	2
Toyota Tsusho	2006	\$7.0m	\$5.1m	73.8%	56	0	25	56
Oscar Winski	2007	\$215,000	\$215,000	100%	149	136	7	13
Wabash Nat'l 3	2004	\$6.3m	\$8.9m	142.6%	1,505	2,347	150	-842
Wabash Nat'l 4	2008	\$8.0m	\$6.1m	77.2%	1,855	2,174	0	-319
McKinney Corp.	2004	\$400,000	\$492,231	123.1%	16	22	5	-6
SIA 3-5	Expired							
SIA 6	2005	\$25.5m	\$3.2m	12.7%	2,904	2,428	0	476
SIA 7	2004	\$164.8m	\$119.5m	72.5%	2,904	2,563	0	341

# Tax Abatement Charts

## 2012 Tax Abatement Status: Personal Property Tax Abatements (Con't)

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Rea Magnet	2003	\$2.5m	\$5.4m	200.4%	244	442	20	2
Caterpillar	2004	\$170.0m	\$319.2m	187.8%	1,758	1,264	52	494
Nanshan AAAT	2011	\$38.0m	\$1.0m	3%	27	0	60	27
Wabash Nat'l	2011	\$2.5m	\$1.9m	77.6%	77	0	75	77
SIA	2011	\$14.0m	\$7.6m	54.9%	2,904	2,761	20	143
Alcoa	2012	\$62.5m	N/A	N/A	N/A	730	75	N/A
JAK Partners	2012	\$1.3m	N/A	N/A	N/A	359	8	N/A
Rea Magnet Wire	2012	\$7.5m	N/A	N/A	N/A	225	9	N/A
Wabash Nat'l	2012	\$750,000	N/A	N/A	N/A	2,147	60	N/A
SIA	2012	\$70.1m	N/A	N/A	N/A	2,970	100	N/A
SIA 8	2006	\$59.2m	\$59.2m	100.1%	2,904	2,232	0	672
SIA 9	2007	\$100.0m	\$106.1m	106.1%	2,904	2,826	0	78
SIA 10	2009	\$37.0m	\$75.4m	203.8%	2,904	2,761	0	143
Tate & Lyle	2005	\$94.5m	\$95.3m	100.9%	235	235	4	0

# Tax Abatement Charts

## 2012 Tax Abatement Status: Real Estate Tax Abatements

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Coleman Cable	2009	\$228,827	\$228,827	100%	80	73	73	7
JAK Partners	2007	\$4.2m	\$5.0m	121.3%	359	285	20	74
Oscar Winski	2007	\$1.6m	\$1.7m	106.3%	136	149	7	-13
Tate & Lyle	2005	\$2.0m	\$6.5m	328.8%	237	235	235	2
McKinney Corp	2004	\$800,000	\$1.0m	128.9%	13	22	5	-9
Castle Coach	2009	\$4.6m	\$4.7m	102.1%	0	0	30	0
Historic Jeff Center	2002	\$5.0m	\$9.0m	180.7%	3	0	2	3
SIA 11	2006	\$7.0m	\$27.0m	386.1%	2,838	2,232	0	606
SIA 12	2006	10.1m	19.7m	196%	2,904	2,299	0	605
SIA 13	2007	\$4.9m	\$11.4m	234.7%	2,904	2,826	0	78
SIA 14	2010	\$1.9m	\$9.3m	479.3%	2,904	2,761	0	143
Wabash Nat'l 5	2010	\$1.7m	\$1.6m	65.2%	1,855	2,347	0	-842
Wabash Nat'l 6	2008	\$1.0m	\$486,109	46.8%	1,855	2,174	150	-319
Norfolk Crossing	2010	\$109,000	112,500	103%	0	0	0	0
Nanshan AAAT	2011	\$22.0m	N/A	N/A	27	0	60	27
Coleman Cable	2011	\$1.8m	N/A	N/A	N/A	143	25	0

# Tax Abatement Charts

## 2012 Tax Abatement Status: Real Estate Tax Abatements (Con't)

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Alcoa	2012	\$30.9m	N/A	N/A	N/A	730	75	N/A
Heartland Auto-motive	2012	\$8.4m	N/A	N/A	N/A	114	0	0
JAK Partners	2012	\$1.3m	N/A	N/A	N/A	358	8	N/A
SIA	2012	\$4.9m	N/A	N/A	N/A	2,970	100	N/A

## New Tax Abatements for 2012

Company	Projected Investment	Length of Abatement	Projected Job creation	Projected Job retention
Alcoa Inc. (Real Estate)	\$30.9m	10 years	75	730
Alcoa Inc. (Personal Property)	\$62.0m	10 years	75	730
Heartland Automotive	\$8.4m	10 years	38	114
JAK II Partners	\$1.3m	10 years	8	359
Rea Magnet Wire	\$7.5m	7 years	9	225
SIA (Real Estate)	\$70.1m	10 years	100	2,970
SIA (Personal Property)	\$4.9m	10 years	100	2,970
Wabash National	750,000	7 years	60	n/a

# Credits

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Front cover photo and N. 9<sup>th</sup> St Trailhead Park project photo, Belinda Kiger; Back cover photo, Patty Payne; Financial data, Rebecca Conner and Nancy Hendricks; Financial narrative, Dennis Carson; Tax abatement summaries, Annexation map and data, Dan Walker; Maple Point Drive Extension map, Butler Fairman & Seufert Engineering; Graphics design and layout, Margy Deverall; Project photos and descriptions, Nancy Hendricks; NSP overview report, Jennie Peterson.

This 2012 Annual Report was received by the Lafayette Redevelopment Commission at their regularly scheduled meeting January 24, 2013, and submitted to Department of Local Government Finance on or before January 31, 2013.

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Redevelopment Commission



Teri Flory <taflory1@gmail.com>



City of  
*Lafayette*

MUNICIPAL BUILDING

1951