

Lafayette Redevelopment Commission

Annual Report 2013



5th and Brown - former Midwest Rental property



4th and Alabama - former Queen Anne Courts PD / Soller Baker property



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OFFICIALS AND EMPLOYEES

IC 36-7-14-13

Tony Roswarski, Mayor

Redevelopment Authority

Rick Davis, President; Nick Brown, Vice-President;
Amy Moulton, Secretary

Redevelopment Commission

Mary Lundstrom, President; Jim Terry, Vice-President;
Donald J. Teder, Secretary; Jos N. Holman; John F. Thieme, Jr.;
Greg Eller, Lafayette School Corporation

Economic Development Commission

Joseph Seaman, President; David Bathe, Vice-President;
Gregg Thoennes, Secretary; David Zimmerman; Sarah Schwarz

Parking Commission

Angela Vinson, President; John Christodoulakis, Vice-President;
Cindy Murray, Secretary; Jim Terry; Ken McCammon;
Max Smith, LPD

City Attorney - Ed Chosnek;

First Deputy Attorney - Jacque Chosnek

Economic Development Staff

Dennis Carson, Director

Margy Deverall, Planner/Project Manager

Nancy Hendricks, Admin. Assistant

Adam Murphy, Planner/Project Manager

Jennie Peterson, Planner/Project Manager

Dan Walker, Planner/Project Manager

Total compensation for staff of six: \$364,415.55

FINANCIALS

IC 36-7-14-13

Tax Increment Finance (TIF) Districts Report (cash on hand)

Consolidated Central TIF

Beginning Balance	1,325,424.92
Income	1,028,032.53
Expenses	
Project Expenses	1,291,080.51
Debt Services	855,000.00
Professional Services	24,388.92
Ending Balance	182,988.02

Consolidated Creasy TIF

Beginning Balance	6,669,892.46
Income	7,136,523.40
Expenses	
Project Expenses	4,545,039.98
Debt Services	2,380,000.00
Professional Services	61,065.62
Ending Balance	6,820,310.26

McCarty TIF (City owned/shared with Tippecanoe County)

Beginning Balance	1,898,858.71
Income	701,335.52
Expenses	
Project Expenses	430,423.11
Professional Services	4,482.56
Ending Balance	2,165,288.56

Southeast TIF (County owned/shared with City of Lafayette)

Beginning Balance	1,753,655.75
Income (City portion)	877,027.37
Expenses (City portion)	571,613.44
Ending Balance	2,059,069.68

Twyckenham TIF

Beginning Balance	3,509,951.84
Income	1,175,076.13
Expenses	
Project Expenses	1,761,177.27
Debt Services	596,000.00
Professional Services	13,746.02
Ending Balance	2,314,104.68

Tax Increment Revenue Grants in 2013

Creasy/Central TIF

Advancing Manufacturing—This job training program is a mid-north Indiana regional partnership of industries, organizations, education and government, bringing job training and career opportunities to area residents and newcomers. Scholarship-funded training covers everything job-seekers need to become a Certified Production Technician, recognized and required by dozens of regional manufacturers. Scholarship have been granted to 18 recipients to date at \$2,600 each. County shared expense: \$23,400 Tippecanoe County; \$23,400 City of Lafayette.

Rea Magnet Wire Co. Inc., - This company produces magnet wire products used for electric motors and transformers at its 2800 Concord Road plant. This company invested \$7.5 million on a new copper refining system, a new wire enameling system and ancillary equipment. Currently employing 225, the Fort Wayne, IN headquartered company plans to add nine employees to its workforce over the next three years. They received \$25,000 in job training funds for 2013.

Alcoa — During 2013-14 Alcoa will expand their operation and facility to include a new lithium alloy process and product line. Capital investment is at least \$65M and new employment of at least 75. TIF funds provided a job training grant of \$37,500 and a capital grant of \$250,000.00.

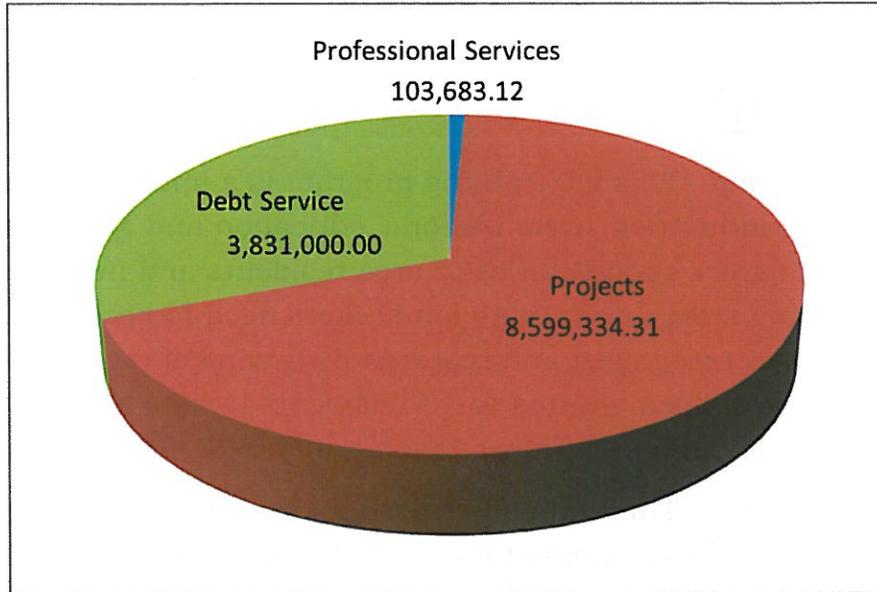
Southeast TIF

Wabash National— In 2011 Wabash National introduced two new product lines—a frac tank and vacuum truck for a \$2.5 million capital investment. A job training grant of \$100,000 over three years was granted to help train 200 new hires.

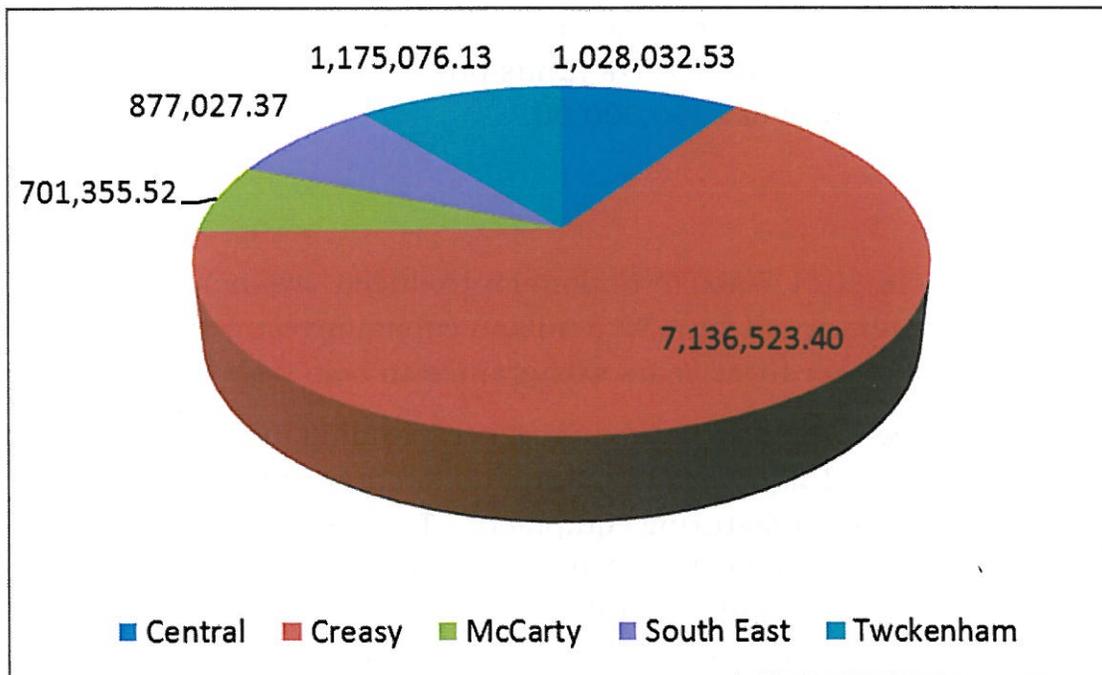
Heartland Automotive—Heartland Automotive is expanding in Park 350 Industrial Park with an additional 130,000 sq. ft. of production area addition to the current facility including new manufacturing equipment. Total investment for the expanded project is \$38.6M. Heartland Automotive plans to add an additional 224 positions to their workforce and retain the current 91 jobs. A \$200,000 TIF grant shared with Tippecanoe County over three years will be used for capital improvements and job training.

FINANCIALS

Overall Tax Increment Financing Expense



Individual Tax Increment Financing Income Distribution



The Consolidation of Creasy and Central TIF Districts combined both income and expense starting October 1, 2013. All financial reports represent Central TIF figures as of September 30, 2013.

RESOLUTIONS OF THE REDEVELOPMENT COMMISSION

RESOLUTION

LRC #2013-01	2013 Budget Resolution
LRC #2013-02	Tax Abatement for Heartland Automotive
LRC #2013-03	Sale of Real Estate 3728 Navarre Court
LRC #2013-04	Amended and Restated Lease (Creasy Trice Project)
LRC #2013-05	Amended and Restated Lease (Brady Lane Project)
LRC #2013-06	Amending Creasy Trice Declaratory Resolution Expanding and Consolidating with Central TIF
LRC #2013-08	Confirming Declaratory Resolution LRC #2013-06
LRC #2013-09	First Amendment to Contract with BDCIN, LLC
LRC #2013-10	Classifying Copper Gate as Revitalization Priority Supporting Section 42 Tax Credit Application
LRC #2013-11	Supplementing Resolution LRC #2012-20 Pledge and Transfer Resolution
LRC #2013-12	Pledging Tax Increment for MatchBOX Co-working Space
LRC #2013-13	Amending the Development Plan for McCarty TIF
LRC #2013-14	Confirming the Development Plan (Resolution LRC #2013-13)
LRC #2013-15	Real Estate Tax Abatement for Heartland Automotive
LRC #2013-16	Personal Property Tax Abatement for Heartland Automotive
LRC #2013-17	Authorizing Grant to Greater Lafayette Commerce for Construction, Rehabilitation and Repair to Commercial Property (Redevelopment of Home Hospital site)
LRC #2013-18	Establish ERA and Tax Abatement for Worwag Coatings
LRC #2013-19	Clarifying and Amending Previous Bond Resolutions
LRC #2013-20	Establish ERA and Tax Abatement for Tate & Lyle

RESOLUTIONS OF THE LAFAYETTE REDEVELOPMENT AUTHORITY

RESOLUTION

LRA #2013-01	Authorization for Issuance of Refunding Bonds Creasy Treece
LRA #2013-02	Authorization for Issuance of Refunding Bonds Brady Lane

PROJECTS

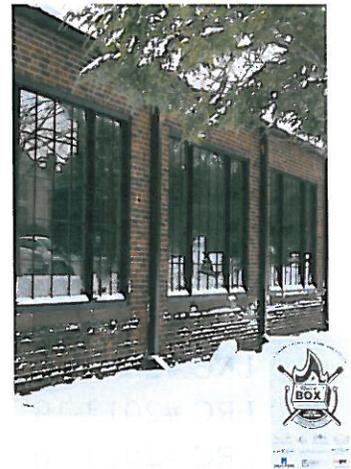
FLOW OF TRAFFIC, DEVELOPMENT, AND CREATIVITY

The original Alabama & 3rd Streetscape Project goal was to relieve the traffic congestion and hazards at a main thoroughfare intersection. As the project progressed, two local banks began new construction, and the Redevelopment Commission seized the opportunity to redevelop the property on the southeast corner of Alabama and 4th Streets. The former Queen Anne Courts/Soller Baker property was acquired, demolished and the site was made development ready. The Commission is seeking proposals for the site in 2014.

The Union Street repaving project included removal of parking on the street's south side to allow for a bike lane, street parking, sidewalk and ADA ramp improvements.

South from Union in the Centennial neighborhood , the former Midwest Rentals property on North 5th Street is ready for townhouse development . Demolition, environmental remediation and site preparation was completed in 2013 and developers are being sought for a 2014 groundbreaking. The large lot is situated in a culturally rich area within walking distance of downtown, the bus transfer station and Wabash Heritage Trail.

MatchBOX Studio co-working space project in partnership with the Tippecanoe County Public Library is progressing. The development brings start-up ventures, innovators and creative talent into one building for office sharing, idea exchange and promotes use of collective resources. Investment for this project included a \$1.5M bond amortized over three years. Tippecanoe County, Purdue University, Ivy Tech, City of Lafayette, Lafayettech, Lafayette UEA, Greater Lafayette Commerce Wintek and the Tippecanoe County Public Library are all partners for this project.



Central TIF District

Project Costs

Alabama & 3rd	1,254,092.33
Bike Racks Installation	19,773.00
Centennial Development	86,351.50
Kiosks	15,237.00
Landscaping	148,106.53
North Street TIF Contribution	37,006.12
Public Art/ Streetscape	2,539.52
Queen Anne Courts	221,883.14
South Tipp Park	19,300.00
Street Lights (St. Mary's neighborhood)	16,968.61
Trailhead Park	5,414.00
Tree Replacement	23,067.50
Union Street Drainage/Repaving	635,228.92
Wayfinding	24,142.17

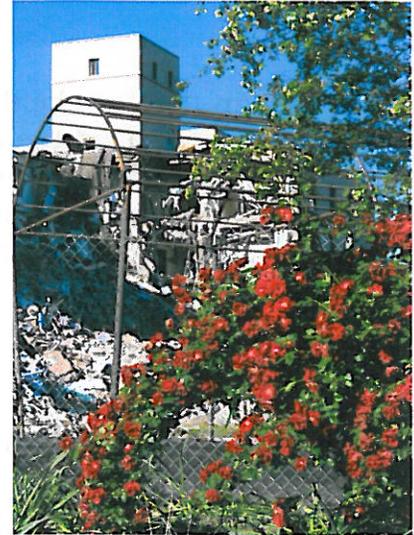


PROJECTS

VISIONARY EXPANSION

Not unlike the complex process of opening a puzzle box, the future development of the Creasy and Central Tax Increment Finance (TIF) Districts required enabling the area between the districts to grow. By expanding the Creasy TIF borders to meet the Central TIF District along the South Street corridor, the immediate benefit became the redevelopment of the Home Hospital site. Included in the expansion process was the consolidation of the Creasy and Central Districts creating even more opportunities for infrastructure improvements, implementing portions of the Master Trail Plan, increased support for the Riverfront District and Columbian Park as well as economic development including job creation and new private capital investment.

Our commitment to industry and manufacturing continues through the incentives for tax abatements and ongoing support through job training grants. Road improvements, increased accessibility, traffic calming solutions, and neighborhood sidewalks contribute to quality of life for citizens traveling to work, school, shopping, and neighborhood functions. Looking forward, we foresee enhanced “response” ability for turning the idealistic into the pragmatic. The combined Creasy and Central TIF areas not only expand the available resources, they open collaboration opportunities that strengthen the community.



Home Hospital June 2013

“You are not here merely to make a living. You are here in order to enable the world to live more amply, with greater vision, with a finer spirit of hope and achievement. You are here to enrich the world, and you impoverish yourself if you forget the errand.”

-- Woodrow Wilson

Creasy TIF District

Project Costs

Chatham Square	23,590.30
Glen Acres Handicap Ramps	146,123.11
Glen Acres Paving	43,835.96
Glen Acres Sidewalks	117,156.55
Job Training	297,250.00
Maple Point Drive Extension	115,865.84
State Road 38 Sidewalks	47,103.01
TIF Expansion engineering costs	4,205.00
Veterans’ Memorial Parkway	3,046,168.84



PROJECTS

IN QUIETNESS AND STRENGTH

Projects in the Twyckenham TIF District historically have made incredible improvements around the rail corridor. And so it goes with the Quiet Zone project completion. After working with Norfolk Southern, Hannum Wagle & Cline engineers, and Milestone Contractors, the whistle blasts at crossings have been replaced with automated crossing arms. The total project expense for the two year period: \$682,106.49.

At the intersection of Twyckenham Boulevard and Poland Hill Road, the newly constructed roundabout keeps traffic movement continuous where volume does not justify an automated light system and where a four way stop would become a troublesome nuisance. Increased housing developments create an unpredictable rate of traffic use. The roundabout satisfies all potential changes to the area.

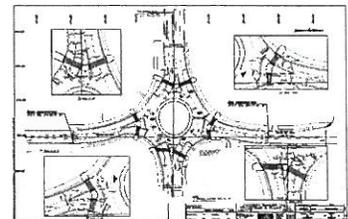
Road improvements to Old Romney Road also include a roundabout for ease of driving on a formerly decrepit under used road. As development increases in the southwest portion of the city, this thoroughfare increases opportunities for lucrative growth.

Twyckenham TIF

Old Romney Road
Quiet Zone
Twyckenham Roundabout

Project Costs

380,332.67
384,746.73
908,781.00



PROJECTS

INTERLOCAL HORIZONS

Sharing projects and development plans with Tippecanoe County brings a dynamic energy to the fulfillment of mutual goals. Joint TIF districts have been able to stay clear of debt for completion of major infrastructure. While the City and County will be implementing their projects individually, the Joint Economic Agreement ensures healthy communication and a continually adjusting development Plan

“The great thing in the world is not so much where we stand, as in what direction we are moving.”

- Oliver Wendell Holmes

McCarty TIF (City Owned; shared with the County)

Past projects for the McCarty TIF were completed last year are: the Second Amendment to the Joint Economic Agreement with the County to include the additions of new projects to complement the City-County plans for development. In the first phase of upcoming projects are extensions of water mains, major road connections and establishment of a park in the Berlowitz Woods.

Project Costs (City Portion)

ADA Ramps for McCaw Park	24,500.00
ADA Ramps for Fire Station #5	8,342.25
Purchase of new fire engine	423,347.36



Southeast TIF (County Owned; shared with the City)

With the completion of the four lane extension from Concord Road to US 52, the Veterans Memorial Parkway becomes a formidable commercial transit corridor. Booming development for housing, industry, and retail continues to define the area.

Project Costs (City Portion)

Job Training	140,500.00
Upper Berlowitz Master Plan	22,713.49
Veterans Memorial Parkway	125,218.96



TAX ABATEMENTS

Personal Property

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
Alcoa	2012	\$62.5m	N/A	N/A	N/A	730	75	N/A
Caterpillar	2004	\$170.0m	\$319.2m	187.8%	1,764	1,264	52	500
Coleman Cable	2009	\$6.2m	\$6.2m	100%	73	73	7	0
Coleman Cable	2011	\$13.2m	\$14.2m	107%	161	143	7	18
JAK Partners	2012	\$1.3m	\$1.4m	109%	34	359	8	-19
Liquid Spring	2008	\$295,600	\$287,099	97.1%	9	5	1	4
McKinney Corp.	2004	\$400,000	\$492,231	123.1%	16	22	5	-6
Nanshan AAAT	2011	\$38.0m	\$1.0m	3%	65	0	60	65
Oscar Winski	2007	\$215,000	\$215,000	100%	149	136	7	13
Rea Magnet Wire	2003	\$2.5m	\$4.9m	197%	221	242	20	-21
Rea Magnet Wire	2012	\$7.5m	\$1.8m	24%	221	225	9	-4
SIA 3-5	Expired	\$149.6m	\$125m	84%	2,949	2,580	0	369
SIA 6	2005	\$25.5m	\$3.2m	13%	2,949	2,428	0	521

TAX ABATEMENTS

Personal Property

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
SIA 7	2004	\$164.8m	\$119.5m	72.5%	2,949	2,563	0	386
SIA 8	2006	\$59.2m	\$59.2m	100.1%	2,949	2,232	0	717
SIA 9	2007	\$100.0m	\$106.1m	106.1%	2,949	2,826	0	123
SIA 10	2009	\$37.0m	\$75.4m	204%	2,949	2,761	0	188
SIA	2011	\$14.0m	\$33.8m	241%	2,949	2,761	20	188
SIA	2012	\$70.1m	\$8.4m	12%	2,949	2,970	100	-21
Tate & Lyle	2005	\$94.5m	\$95.3m	100.9%	235	236	4	1
Toyota Motor Mfg. of Northern Kentucky	2006	\$172.8m	\$157.9m	91.2%	2,949	2,232	0	717
Toyota Motor Mfg. of Northern Kentucky	2010	\$42.0m	\$40.6m	97%	2,949	2,769	0	180
Toyota Tsusho	2006	\$7.0m	\$5.1m	73.8%	56	0	25	56
Wabash National 3	2004	\$6.3m	\$8.9m	142.6%	1,505	2,347	150	842
Wabash National 4	2008	\$8.0m	\$6.2m	77.5%	2,189	2,174	0	15
Wabash National	2011	\$2.5m	\$2.8m	112%	77	0	75	77
Wabash National	2012	\$750,000	\$700,000	93.5%	60	0	60	60

TAX ABATEMENTS

Real Estate

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
Castle Coach	2009	\$4.7m	\$4.8m	102%	2	0	30	2
Coleman Cable	2009	\$228,827	\$228,827	100%	80	73	73	7
Coleman Cable	2011	\$1.8m	\$1.9m	102%	174	143	18	31
Heartland Automotive	2012	\$8.4m	\$3.7m	44%	124	114	0	10
Historic Jeff Center	2002	\$5.0m	\$9.0m	180.7%	3	0	2	3
JAK Partners	2007	\$4.2m	\$5.1m	121%	340	285	20	55
JAK Partners	2012	\$1.3m	\$1.4m	109%	N/A	358	8	-19
McKinney Corp	2004	\$800,000	\$1.0m	129%	19	22	5	-3
Nanshan AAAT	2011	\$22.0m	\$30.3m	138%	60	0	60	65
Norfolk Crossing	2010	\$109,000	\$112,500	103%	0	0	0	0
Oscar Winski	2007	\$1.7m	\$1.8m	106%	153	136	7	17
SIA 11	2006	\$7.0m	\$27.0m	386.1%	2,838	2,232	0	606
SIA 12	2006	\$3.5m	\$9.6m	275%	2,949	2,299	0	650
SIA 13	2007	\$4.9m	\$11.5m	235%	2,949	2,826	0	123
SIA 14	2010	\$1.9m	\$9.3m	479.3%	2,949	2,761	0	188

TAX ABATEMENTS

Real Estate

Company	Year Approved	Proposed Investment	Investment to-date	Percent Investment Completed	Current Employment	Beginning Employment	Jobs Proposed	Net Job Creation
SIA	2012	\$4.9m	\$2.3m	47%	2,949	2,970	100	-21
Tate & Lyle	2005	\$2.0m	\$6.6m	328.8%	236	235	4	1
Wabash Nat'l 5	2010	\$1.7m	\$1.6m	94.1%	1,505	2,347	150	-842
Wabash Nat'l 6	2008	\$1.0m	\$486,109	46.8%	2,189	2,174	150	15

New Tax Abatements in 2013

Company	Projected Investment	Length of Abatement	Projected Job creation	Projected Job retention
Federated Publications* (Personal Property)	\$11.5m	7 years	7	15
Lifelong Brands* (Personal Property)	\$800k	7 years	19	N/A
Heartland (Personal Property)	\$7.2m	7 years	6	93
Heartland (Personal Property)	\$19m	7 years	224	91
Heartland (Real Estate)	\$19m	10 years	224	91
Tate & Lyle (Personal Property)	\$69.3m	7 years	9	15
Worwag (Personal Property)	\$2.07m	7 years	14	38

*These abatements transferred from the County to the City because the three annexations completed in 2012 took effect in 2013. Those annexations also added about 1500 residents and 1000 acres to the City.

POST SCRIPT

“All changes, even the most longed for, have their melancholy; for what we leave behind is a part of ourselves; we must die to one life before we can enter another.”

- Anatole France

Three major demolitions eliminated iconic landmarks causing mixed emotions. Years of searching for new uses for Home Hospital produced only rejected proposals due to the age of the buildings and the cost of remodel.

“Melancholy” would be an understatement for many Lafayette residents. The loss of the old Soller-Baker funeral home also brought difficult emotions. In spite of the historic preservation attempts, (nation-wide appeals), the property received the fatal blow when engineering/construction inspections rendered restoration economically infeasible.

Conversely, the Historic Centennial Neighborhood celebrated the finality of long suffering work leading to the much desired demolition of a blighted commercial site (former Midwest Rentals).



Home Hospital June 3, 2013



Queen Anne Courts June 13, 2013



Midwest Rentals July 23, 2013

Parking Changes: During 2013 staff of the Economic Development Department in cooperation with city departments studied the feasibility of bringing on-street parking enforcement and parking garage management under the operations of the City of Lafayette Facilities Department. Starting January 1, 2014, the City of Lafayette begins parking operations as a city function rather than contracting the service to a private company. On street parking will be enforced by Aparc Systems technology which enables data collection to be done inside a small motorized vehicle. The parking garage will be managed by city employees. These new city employees will act as Downtown Ambassadors to help residents and visitors alike for a better downtown experience. They will provide assistance and community information as well as be another eye on the street for safety.

CREDITS

Credits

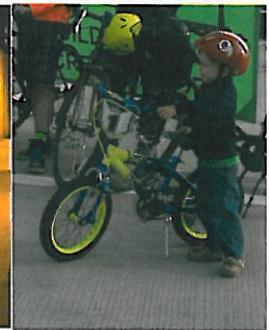
Financial data and text:	Rebecca Conner; Nancy Hendricks; Dennis Carson
Graphics	Adobe software; Margy Deverall, and Dennis Carson, advisors
Map	Butler Fairman & Seufert
Photos:	Fire truck, file photo Public art, Bike racks, Young cyclist, Margy Deverall Trailhead park, Demolitions, Alabama & 3rd, Union St, Newly sodded green spaces, Stein building, Poland Hill Road, Twyckenham, Nancy Hendricks Veterans Memorial Parkway, file photos
Project reports	Nancy Hendricks; Editors: Dan Walker, Margy Deverall, Dennis Carson, Trevor Miller
Tax abatement summaries	Dan Walker; Nancy Hendricks; Dennis Carson; Jody Hamilton



Bike rack during
Gallery Walk



Interactive Public Art



Bike Lane
Participant
US 231 opening

This 2013 Annual report was received by the Lafayette Redevelopment Commission at their regularly scheduled meeting January 23, 2014 for submission to the Department of Local Government Finance on or before January 31, 2014.



Redevelopment Commission President

Mission

The Community Development and Economic Development Departments 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.



Trailhead Park