

Lafayette Redevelopment

Annual Report 2010



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Much Appreciation to:

Mayor: Tony Roswarski

Lafayette Redevelopment Commissioners:

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

Lafayette Redevelopment Authority

President, Rick Davis
Vice President, Nick Brown
Secretary, Gayle Koning

Redevelopment Staff:


Director, Dennis Carson
Daniel Walker
Margy Deverall
Tim Kraft
Adam Murphy
Nancy Hendricks

City Legal Support:

Ed Chosnek
Jacque Chosnek

Auxiliary Support:

City Clerk, Cindy Murray and staff
City Engineer, Jenny Miller and staff
Community Development, Aimee Jacobsen and staff
Controller, Mike Jones and staff



Tax Increment Fund (TIF) Financials

Consolidated Central TIF

Revenue	2,034,091.70
Project Expense	1,563,944.50
Debt Service 2010	841,050.00
Transfer from cash	370,902.80

Consolidated Creasy TIF

Revenue	7,455,240.20
Project Expense	3,618,423.90
Debt Service 2010	4,983,250.00
Transfer from cash	1,146,433.70

McCarty TIF

Revenue	1,354,165.90
Project Expense	303,405.00
Debt Service	0.00

South East TIF

Revenue	1,282,594.99
Project Expense	327,253.02
Debt Service	0.00

Twyckenham TIF

Revenue	4,112,504.00
Project Expense	2,549,223.90
Debt Service	3,696,000.00
Transfer from cash	2,132,719.90

Company Compliance Reports

<u>Company</u>	<u>Percent of investment completed</u>
Coleman Cable	100%
Historic Jeff Center	181%
JAK Partners	121%
McKinney Corp	111.5%
Oscar Winski	103%
SIA	155.5%
Tate & Lyle	215.5%
Toyota Motor Manufacturing	103%
Toyota Tsusho America, Inc	74%
TRW Automotive US LLC	74%
Wabash National	76%

Benefits total from all companies

Real Estate*			
	Projected Cost	\$29,700,832	
	Actual Cost	\$64,858,211	218%
Equipment*			
	Projected Cost	\$682,651,906	
	Actual Cost	\$808,617,260	118%
Additional Employment*			
	Projected	501	
	Actual	192	32%

*Companies have the term of the abatement to meet employment and investment projections

Resolutions Report

Resolutions by the Lafayette Redevelopment Commission for 2010

- Resolution 2010 – 01: Ratifying and Approving the Acquisition of Real Estate in the Glen Acres Neighborhood as part of the NSP Grant (916 Shenandoah; 806 Eastwich; 807 Greenwich; 1119 Kensington Drive)
- Resolution 2010 – 02: 2010 Budget for the Fiscal Year from Jan 1, 2010 to Dec 31, 2010
- Resolution 2010 – 03: Modification of the Glen Acres Neighborhood Stabilization Program Target Area to include Vinton Neighborhood
- Resolution 2010 – 04: Ratifying and Approving the Acquisition of Real Estate in the Glen Acres Neighborhood as part of the NSP Grant (2719 Underwood; 1802 N 27th St; 2913 Longlois; 3106 Longlois; 3121 Longlois; 2150 Ulen Lane; 2701 Elk)
- Resolution 2010 – 05: Ratifying and Approving the Acquisition of Real Estate in the Glen Acres Neighborhood as part of the NSP Grant (3653 Navarre Drive; 3728 Navarre Drive)
- Resolution 2010 – 06: Recommending Approval of Deduction for the purpose of Tax Abatement (Toyota Motor Manufacturing Northern Kentucky, Inc.)
- Resolution 2010 – 07: Ratifying and Approving the Acquisition of Real Estate in the Glen Acres Neighborhood as part of the NSP Grant (2136 Longlois Drive, 2163 Ulen Lane; 2913 Longlois Drive; 1810 N 27th St)
- Resolution 2010 – 08: Authorizing and Approving Conveyance of old railroad real estate to Habitat for Humanity
- Resolution 2010 – 09: Ratifying and Approving the Acquisition of Real Estate in the Glen Acres Neighborhood as part of the NSP Grant (2163 Ulen Lane and 1810 N 27th St)
- Resolution 2010 – 10: Authorizing the Transfer of Certain Real Estate, Approval of Transaction Documents and other matters related (Chatham Square)
- Resolution 2010 – 11: Recommend a Waiver of Technical Non-compliance with Tax Abatement Requirements (McKinney Corporation)
- Resolution 2010 – 12: Recommend a Waiver of Technical Non-compliance with Tax Abatement Requirements (Oscar Winski Company, Inc.)
- Resolution 2010 – 13: Approving Preliminary Proceedings for the Refunding of Various Bonds and Granting Authority to Execute Final Documents (1995A: 1996; 1997; 1998; 1999; and 2002 Bonds)

- Resolution 2010 – 14: Approve Preliminary Proceedings for the Refunding of Economic Development Income Tax Bonds and Granting Authority to Execute Final Documents (2001A and 2001B Bonds)
- Resolution 2010 – 15: Authorizing the Transfer and Purchase of Certain Real Estate Approval, Execution and Delivery of Construction Loan Documents and Related Instruments, and other matters related thereto. (Chatham Square)
- Resolution 2010 – 16: Approve Amendment to the Lease with the Lafayette Redevelopment Authority and to Authorize Execution of the Continuing Disclosure Undertaking Agreement Regarding the Economic Development Lease Rental Refunding Series 2010A.
- Resolution 2010 – 17: Approve Amendment to the Lease with the Lafayette Redevelopment Authority and to Authorize Execution of the Continuing Disclosure Undertaking Agreement Regarding the Economic Development Lease Rental Refunding Series 2010B.
- Resolution 2010 – 18: Approve Amendment to the Lease with the Lafayette Redevelopment Authority and to Authorize Execution of the Continuing Disclosure Undertaking Agreement Regarding the Economic Development Lease Rental Refunding Series 2010C.
- Resolution 2010 – 19: Approve Amendment to the Lease with the Lafayette Redevelopment Authority and to Authorize Execution of the Continuing Disclosure Undertaking Agreement Regarding the Lease Rental Refunding Series 2010A.
- Resolution 2010 – 20: Approve Amendment to the Lease with the Lafayette Redevelopment Authority and to Authorize Execution of the Continuing Disclosure Undertaking Agreement Regarding the Lease Rental Refunding Series 2010B.
- Resolution 2010 – 21: Approve Amendment to the Lease with the Lafayette Redevelopment Authority and to Authorize Execution of the Continuing Disclosure Undertaking Agreement Regarding the Lease Rental Refunding Series 2010C.
- Resolution 2010 – 22: Recommending Designation of a Residentially Distressed Area for Tax Abatement (Norfolk Crossing Subdivision)

RED – Budget;
GREEN – NSP and Chatham Square;
BROWN – Old Rail Property;
PURPLE – Tax Abatement;
BLUE – Bond Refunding

Projects

Annex Building 515 Columbia Street

SUCCESSION OF OWNERS

May 7, 1896 – November 7, 1925: **William W. Vinnedge (physician)**
November 7, 1925 – December 18, 1931: **Oscar Winski (junk dealer)**
December 18, 1931 – January 7, 1938: **Winski Realty Company**
January 7, 1938 – June 27, 1956: **Vincent D. Vaughan (lawyer)**
June 27, 1956 – January 19, 1967: **Berthold E. Loeb (sec/treas Loeb's Department Store Inc.)**
January 19, 1967 – April 4, 1999: **The United Fund of Greater Lafayette & Tippecanoe County**
April 4, 1999 – June 23, 2008: **New Directions Inc.**
June 23, 2008 – present: **The City of Lafayette**

SUCCESSION OF USES

1898-1927: Physician/Dentist Office
1927-1933: Physician Office/Residential
1933-1943: Chiropractor Office/Beauty & Barber Shop/Residential
1943-1950: Beauty Shop/Residential
1950-1955: Jewelry Shop/Residential
1955-1958: Jewelry Shop/Real Estate Office
1958-1961: Real Estate Office/Insurance Office
1961-1966: Real Estate Office/United Fund Office
1966-1967: Insurance Office
1967-1977: Boy Scouts of America Office/Family Service Agency Office
1977-1980: Family Service Agency Office
1980-2008: New Directions Office
2008-present: City of Lafayette Annex

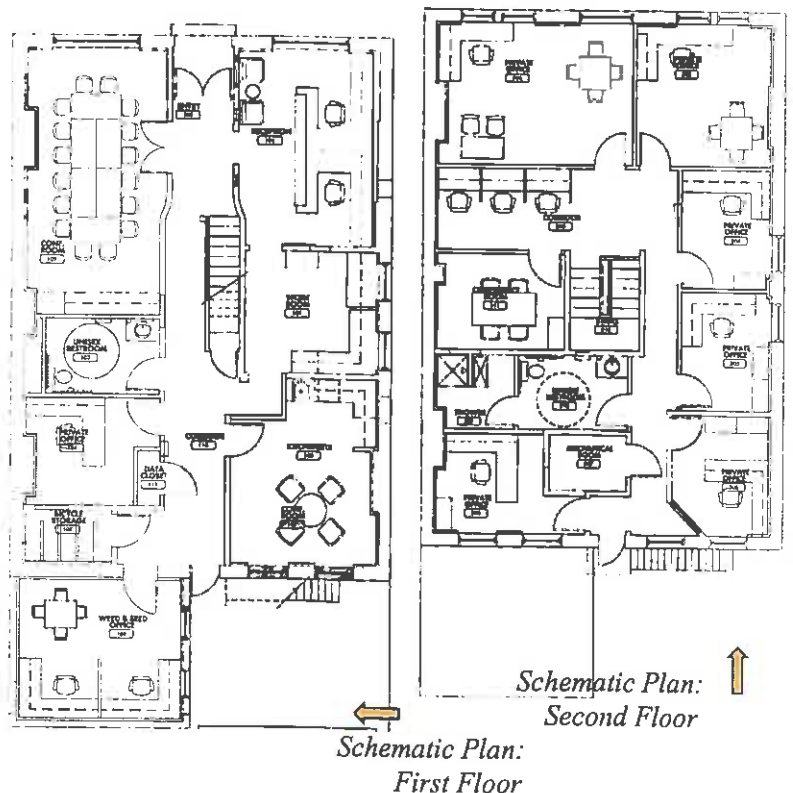


Axis Architecture + Interiors, Architect

Kettelhut Construction Inc.,
Construction Manager

Contractors:

B&B Custom Hardwood Floors
Bennett's
Bouma-Betten Corp.
Bronger Masonry
Crown Distributing
Huston Electric Inc.
J.R. Kelly Co. Inc.
Philip Konrad and Sons
Bill Lawrence Co. Inc.
Mussche Excavating
Nedra Corp.
Precision Control Systems
Quality Plumbing & Heating of Bunker Hill Inc.
B.A. Romines Sheet Metal
Skyline Roofing & Sheet Metal Inc.



Streetscape Phase IV

Coinciding with the completion of the fourth phase of the downtown Streetscape project, the conclusion of the sewer tunnel project and the re-installment of the CityBus shelters at the Depot made a sudden and dramatic beautification of 2nd Street between Columbia and Ferry Streets. Pavers, new trees, sidewalk enhancements, benches, drainage improvements, planters, banners, artist bike racks, new trash receptacles, lighting, and security cameras improve the aesthetic quality, make pedestrian and auto traffic more compatible, enhance security, and make an inviting atmosphere for increased downtown business.

Streetscape Amenities - Phase IV sidewalk improvements 2010



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Projects

Dedication of Veteran's Memorial Parkway



The City of Lafayette formally changed the name of County Road 350 South to Veterans Memorial Parkway in a dedication ceremony held at 10 a.m. Friday, May 28, near 18th Street and the parkway.

Lafayette Mayor Tony Roswarski was joined in cutting the ribbon for the parkway by World War II veterans Clarence Minniear, who served in the U.S. Army, and Betty Lutz Reed, a former member of the U.S. Coast Guard.

The event included an unveiling of banners representing all branches of the service that will hang on poles along the parkway. Also participating were members of the American Legion Post 11, Military Order of the Purple Heart, Knights of Columbus, Lafayette Citizens Band, national anthem singers Sheila Klinker and Kelly Klinker Jacobs, and the Mayor's Youth Council.

Co-chair Colin Denhart said Youth Council members worked with former Jefferson High School art teacher Jane Boswell, sketching several different ideas. The banners were designed by Angela Bruntlett of A.J. Bruntlett Design.

The 8-mile Veterans Memorial Parkway runs from U.S. 231 to State Road 26 East. A \$4.1 million project to widen 1.5 miles of the parkway to four lanes was recently completed by the city. Funding was provided from the Creasy and Twyckenham tax-increment financing districts by the Lafayette Redevelopment Commission, whose members are Jos Holman, Mary Lundstrom, Donald J Teder, Jim Terry, John Thieme, Jr. and Greg Eller.

The project included replacing 1.5 miles of the existing two-lane roadway with four lanes and adding a landscaped median with trees and street lighting. Sidewalks and walking trails were also added. Those working on the project included local companies TBIRD Design Services Corp. and Rieth-Riley Construction Co. Inc.



Chatham Square and Neighborhood Stabilization Program

Chatham Square

With the demolition of Bridgeway Apartments complete, construction on the Chatham Square development began. Infrastructure construction (streets, water and sewer lines, etc.) literally paved the way for Brinshore Development to begin their work. At the close of the year the community center was going up and the frames for the first of the new rental units lined the elevation along Greenbush Street. When completed, the development will encompass 89 living units. All units are being built to energy efficient standards; some will include handicap accessibility. The community center will house an on-site manager plus internet equipped meeting/class rooms.



Neighborhood Stabilization Program

Using part of the NSP grant, the City purchased eleven foreclosed houses. Eleven percent (11%) of the grant has now been used for acquisition and initial renovation of houses in the Glen Acres and Vinton neighborhoods. Five houses (beyond feasible repair) were demolished. In their place, three new structures are being constructed by Habitat for Humanity and two new houses are being built by students in the Tippecanoe School Building Trades class (from Harrison, McCutcheon, Central Catholic and Jefferson High Schools). The remaining six houses have been bid to local contractors to remodel/renovate. Both the newly built and the renovated houses are being completed as energy efficient structures. Once finished, the houses will be sold to income qualified buyers as owner-occupied homes.



Ongoing Projects

Public Art



Upper Left corner: LaDonna Vohar completes the Arts & Market mural at the corner of 5th & Main

Upper Right corner: Erika Strecker installs her sculpture "Maddock" on 2nd Street across from Chase Bank

Left center: Re-installation of "Launched Ribbon" at the corner of Kossuth & Main. This piece by Dorothy Gillespie was restored and moved from the Lafayette Arts Museum.

Right center: "cRRossing" by Scott Frankenberg installed at the 11th & Main Trolley station

Bottom: Ben Sutter and his sculpture "Tribute to David Ross" across from the Court House on Main Street.



Lafayette Redevelopment

Looking to the Future



Future Project

Main Street Master Plan Draft

STEERING COMMITTEE ACTIVE MEMBERS

Jacqueline Brown
Jo Wade
Nathan Altman
Margy Deverall
Fred Koning
Tetia Lee
Dennis Carson
Belinda Kiger
Eileen Booth

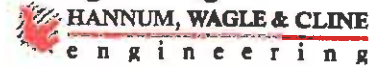
Angela Vinson
Mike Piggott
Brian Bugajski
Stanton Lambert
Bev Shaw
John Collier
Aimee Jacobsen
Traci Britton
Cheryl Woody

PLAN PREPARED BY:

Hannum, Wagle & Cline Engineering

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InterDesign

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Indianapolis, Indiana 46204
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Over the past five years, the City of Lafayette has undertaken a comprehensive program of streetscape improvements in the downtown area. Previous and current streetscape improvement projects have been centered on the historic courthouse square and the surrounding streets. A consistent design vocabulary has been established by the completed projects, including physical infrastructure, landscaping, street furnishings, public art, and signage.

The City of Lafayette has expressed a desire to differentiate the future streetscape beautification improvements along Lafayette's historic Main Street commercial corridor from the previous streetscape projects, with a goal of creating an exciting and special environment with a strong identity and a unique sense of place.

The goal of this Master Plan study is to develop these design criteria for the Main Street corridor streetscape. While previous planning efforts have identified overall downtown development strategies, this planning effort was specifically directed at developing a streetscape plan for the Main Street corridor to compliment those strategies.

While much is accomplished in developing the overall vision and design criteria for the Main Street streetscape beautification project, this study does not represent the end of the discussion. Instead, this study seeks to articulate the possibilities of redeveloping and enhancing a valuable and significant area of Lafayette's historic downtown, seeks to integrate and reconnect the adjacent neighborhoods to the downtown area, and seeks to enliven the entire community's perception of the downtown Lafayette as a desirable place to live, work, shop, visit, and enjoy.

Main Street Master Plan

PROJECT LIMITS

The master plan study area includes Main Street between 4th Street and 11th Street and extends 1/2 block north and south of Main Street on the numbered cross streets.

SCOPE OF WORK

The streetscape master plan includes an analysis of existing conditions, and develops specific recommendations for sidewalk configuration, street configuration, materials, parking, accessibility, signage, way finding, lighting, traffic signal replacement, drainage, utility replacement/relocation, landscaping, festival space requirements, interpretive elements, public art, street furniture, and related accessories.

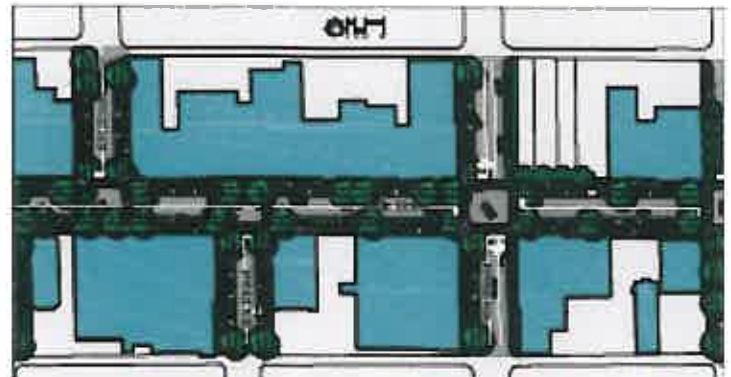
IMPLEMENTATION SCHEDULE

This master plan establishes the framework for a multiphase, multi-year construction project.

It is anticipated that the overall cost for the improvements will be \$7.39 million, with work being sequenced to occur in four phases of improvements.



Schematic Perspective of Main Street Streetscape



Schematic Plan of Main Street Streetscape

