

TO: Mayor John R. Dennis  
FROM: West Lafayette Redevelopment Commission  
SUBJECT: 2015 Year End Report  
DATE: March 14, 2016

**INTRODUCTION:**

This year-end report is prepared in accordance with IC 36-7-14-13 by the West Lafayette Redevelopment Commission (Commission).

The Commission was established in 1989 by action of the West Lafayette Common Council (Council). Pursuant to statute, the Commission is comprised of five (5) voting members filled by Mayoral and Council appointments on an annual basis. In 2008, Indiana Law regarding Tax Incremental Financing and Redevelopment Commissions was changed, primarily by House Enrolled Act 1001. A provision of the law affected Commission membership and required the appointment by the Mayor of a non-voting member representing a School Corporation with boundaries overlapping the Commission's economic revitalization areas. Since the Commission's economic revitalization areas overlap both the West Lafayette Community School Corporation (WLCSC) and Tippecanoe School Corporation (TSC) boundaries, representatives from both School Corporations were appointed to the Commission.

The membership of the Commission on December 31, 2015 was:

Lawrence T. Oates	President	Voting Member	Appointed by Council
Robert Schauer	Vice President	Voting Member	Appointed by Council
Stephen B. Curtis	Secretary	Voting Member	Appointed by Mayor
Johari Miller-Wilson	Member	Voting Member	Appointed by Mayor
Peter Gray	Member	Voting Member	Appointed by Mayor
Judith C. Rhodes	Treasurer	Non-voting Advisor	Appointed by Commission
Thomas L. Brooks, Jr.	Attorney	Non-voting Advisor	Appointed by Commission

Non-voting member Brian Bittner sits on the Commission as a representative of the West Lafayette School Corporation. Non-voting member Patrick Hein sits on the Commission as a representative of the Tippecanoe County School Corporation.

There are no employees employed by or compensated by the Commission.

**RESOLUTIONS:**

The Commission approved 21 resolutions during 2015:

<b>Resolution#</b>	<b>Synopsis</b>	<b>Amount</b>	<b>Fund</b>
RC 2015-1	Authorizing Additional Appropriations-- Establishing the 2015 Spending Plan	\$750,000 \$4,066,015 \$5,040,450 \$200,000	Sagamore Pkwy KCB Levee/Village 231 North
RC 2015-2	Authorizing Additional Appropriations – Engineering Services for Northwestern Ave., Phase 3/4	\$22,700	Levee/Village
RC 2015-3	Authorizing Additional Appropriations – Payment for public art located on the U.S. Post Office building	\$6,171	Sagamore Pkwy
RC 2015-4	Approving an Agreement for the Disposition of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area		
RC 2015-5	Transfer of Funds from Repair/Maintenance Services-Medians to Road Construction in L/V and Sagamore  Transfer from Contract Services to Road Construction in L/V	\$35,000 \$12,085.78 \$19,505.04	Levee/Village Levee/Village Sagamore Pkwy
RC 2015-6	Amending Redevelopment and Economic Development Plans in Certain Areas in the City of West Lafayette		
RC 2015-7	Authorizing the Issuance of Three Separate Series of Tax Increment Revenue Bonds for the Purpose of Providing Funds to Pay for Redevelopment Projects and Incidental Expenses in Connection therewith and on Account of the Issuance of the Bonds		
RC 2015-8	Confirmatory Resolution Amending Redevelopment and Economic Development Plans in Certain Areas in the City of West Lafayette		
RC 2015-9	Appropriate a Grant from the Federal Highway Administration	\$566,451	Levee/Village
RC 2015-10	Apply to the Indiana Economic Development Corporation for Designation of a Certified Technology Park		
RC 2015-11	Determination for TIF Revenues for 2016		

RC2015-12	Transfer of Funds from Road Construction to Contract Services	\$100,000	Levee/Village
RC2015-13	Authorizing Additional Appropriations – Payment for the Guaranteed Savings Contract project	\$200,000	Levee/Village
RC2015-14	Transfer of Funds from Road Construction to Contract Services	\$92,500 \$3,932.61 \$10,638.49	Levee/Village Sagamore Pkwy Levee/Village
RC2015-15	Provide for Temporary Loans from Sagamore Parkway TIF Fund to the KCB TIF Fund	\$300,000	
RC2015-16	Declaratory Resolution Amending Redevelopment and Economic Development Plans in Certain Areas in the City of West Lafayette		
RC2015-17	(I) Approving and Authorizing the Execution of Lease with the City of West Lafayette Redevelopment Authority and (II) Approving a Lease between the City of West Lafayette Redevelopment Authority and the City of West Lafayette		
RC2015-18	Approving the Indiana Economic Development Commission to Establish a Certified Technology Park		
RC2015-19	Transfer of Funds from Road Construction to Engineering Services	\$58,000	Levee/Village
RC2015-20	Authorizing the Execution of a Sublease between the City of West Lafayette Redevelopment Commission and the West Lafayette Community Development Corporation and Related Matters		
RC2015-21	Pledging Certain Tax Increment Revenues and Levy of <i>Ad Valorem</i> Property Taxes to the Payment of a Sublease that is then Used for Payment of Economic Development Revenue Bonds of the City of West Lafayette		

**REPORT OF 2015 CASH EXPENDITURES, 12-31-15 CASH BALANCES,  
AND 2015 FUNDING SOURCES**

Cash Expenditures, Cash Balances, and Funding Sources are provided by the Commission Treasurer Peter Gray as Exhibits A, B and C and are attached at the end of this report.

Detailed reporting of fiscal year 2015 fund balances, revenues, and expenditures have been published in the City of West Lafayette Annual Financial Report on the GATEWAY portal as of February 29, 2016.

**GRANTS AND LOANS PROVIDED BY THE COMMISSION:** None.

**DISCUSSION:**

After nearly six months of review, discussion, and public input, the 2015 spending plan was approved on January 2, 2015.

The broad property tax relief provided by recent legislation directly impacts local government finances and potentially reduces future TIF funding. Invocation of commercial property tax caps continues to cause funding concerns for the Commission. Consequently, after a review of all salient information, including the current debt service requirements of bonded projects, the Commission did not release any Incremental Assessed Value from any of the districts during 2015.

In 2015, the West Lafayette Redevelopment Commission passed Resolution RC 2015-6 that amended the Redevelopment and Economic Development Plans for the Sagamore, Kalberer/Cumberland/Blackbird Farms, and Levee/Village Redevelopment areas. Tax Increment Revenue Bonds were issued in each of these TIF districts in the amount of \$300,000 for lighting projects and projects that will improve bicycle safety.

**ACTIVITIES WITHIN THE TIF DISTRICTS:**

Sagamore Parkway:

Public Art: As part of West Lafayette’s vision to incorporate art into public spaces to enhance the quality of life in the community, a new mural called “send” was installed at the post office in West Lafayette. West Lafayette Public Arts Team selected the piece from numerous submittals received during an open public call out for proposals. 2015 TIF funds were used to install the piece.

Wayfinding: TIF funds were used to repair the lighting at the existing “Welcome to West Lafayette” sign on Sagamore Parkway. This lighting has been in need of repair for quite some time.

City Financial Management Software: In 2013, TIF funds were used to purchase new financial management software for the city of West Lafayette and the West Lafayette Redevelopment Commission. This software provides the Redevelopment Commission with an enhanced ability to accurately track projects, invoices, and payments. Implementation of the system was completed in 2015, with additional components coming online as needed.

Kalberer/Cumberland/Blackbird Farms (KCB):

Cumberland Avenue: Phase three of the Cumberland Avenue restoration project—from just west of Salisbury Street to Soldiers Home Road—started construction. This final and anticipated phase of the project includes the extension of the pedestrian trail system along the entire length of the reconstructed roadway. This third and final phase will enhance transportation and economic development between the business district to the west and the

residential area to the east; provide safer vehicular and pedestrian routes to Cumberland Elementary School; and, streamline traffic flow in the area. As an added benefit, the reconstruction of Cumberland Avenue has increased citizen access to the Sagamore Parkway Farmers Market. In 2015, the market produced over \$250,000 in sales and a strong increase in attendance by city residents. The project's landscape improvements serve as collection, retention, and limited purification of the storm water produced by large storms.

**Development:** In early 2014, the Purdue Research Foundation approached the Commission to “swap” a 5-acre parcel for a different 5-acre parcel in the Purdue Research Park. This “swap” would enable the park to attract a developer to build a new 62,000 square foot facility. This swap was completed in late 2014 and the building is has started construction with a total investment of over \$10,000,000 and provide for over 75 jobs. The facility, The Indiana Manufacturers Institute, will be completed in early 2016.

**Public Art:** The West Lafayette Public Arts Team has selected artist Jeff Laramore to design and construct a piece of art called “Heron” at the entrance to the Celery Bog Nature Area.

**Parks:** In 2015, TIF funds were used to demolish an existing city owned house in Cumberland Park, one of the city's busiest public parks to make even more space available for the public to enjoy park activities. TIF funds were also used to renovate the Parks Department facility that is located in Cumberland Park. The Arni Cohen Softball Fields received a renovation of the Pony League field. A new pitching mound and windscreen were added to the field.

**City Financial Management Software:** In 2013, TIF funds were used to purchase new financial management software for the city of West Lafayette and the West Lafayette Redevelopment Commission. This software provides the Redevelopment Commission with an enhanced ability to accurately track projects, invoices, and payments. Implementation of the system was completed in 2015, with additional components coming online as needed.

**Cattail Trail Extension:** TIF funds were used in 2015 to finish construction on an extension of the Cattail Trail, one of the more popular pedestrian/bicycle trails in West Lafayette. This extension—starting at Yeager Road and following Northwestern Avenue and Sagamore Parkway to Cumberland Avenue—will allow pedestrians and bicyclists to safely access the improvements along Northwestern Avenue and the commercial district to the west of this TIF district without having to use the unsafe and dangerous shoulder of a highly traveled state highway.

#### Levee/Village:

**State Street Master Plan:** After a comprehensive study to redesign and improve pedestrian, bicycle and vehicular transportation on State Street was completed in 2014, the Redevelopment Commission, City, and Purdue University started on the process to identify and select the developer to complete the vision. This complex partnership is a rarity amongst municipal and educational entities. Each party is agreeing to spend approximately \$60,000,000 to improve this critical link that runs from the east side of the city, through the university and

connects to the west side of the community. The project is expected start construction in early 2016 and to be completed in 2019.

**Parks:** The Redevelopment Commission continues to support and upgrade the infrastructure of the West Lafayette Parks and Recreation Department. Construction was started on the improvements to the Happy Hollow Ravine footpath. Happy Hollow Park received new ADA-compliant picnic tables to better serve the public, as well as pedestrian safety barrier improvements.

**Street Improvements and Resurfacing:** TIF funds were used to complete the design, engineering, and right-of-way acquisition work on reconstructing Happy Hollow Road. Happy Hollow Road serves the east side of the community and provides a north/south artery for traffic that also provides access to Happy Hollow Park, one of the most used parks in West Lafayette's parks system. Pedestrian and bicycle safety improvements as well as storm water improvements are necessary for Happy Hollow Road. Construction began in late 2015 and is anticipated to be completed in late 2016.

TIF funds were used to incentivize the developer of the 720 Building to improve the access for semi-trucks making deliveries to the commercial tenants. This was done to discourage them from leaving the facility and travelling through the adjacent neighborhood.

TIF funds were also used to incentivize the developers of the 225 Northwestern Building. A sewer line that was obsolete and undersized for the area was replaced with a new properly sized line.

The Anvil, a Purdue backed student associated incubator, continued to receive support from the Redevelopment Commission in 2015. This is the second year of the three-year agreement.

Northwestern Avenue Phase 4 improvements were completed in 2015. Northwestern Avenue serves as a north/south artery on the west side of the city. This is also one of the main access points into the community and where the city meets the university. Pedestrian and bicycle access and safety are of a major concern area as Northwestern Avenue is one of the most heavily traveled streets by vehicles and mass transit in the city.

TIF funds were used to resurface alleyways and side streets that were in dire need of attention. Funds were also used to enhance ADA accessibility by improving sidewalk and curb ramp compliance, as well as park access by improving trails. As an added benefit, these projects provide increased storm water runoff management and access for city sanitation and street-clearing vehicles.

**City Financial Management Software:** In 2013, TIF funds were used to purchase new financial management software for the city of West Lafayette and the West Lafayette Redevelopment Commission. This software provides the Redevelopment Commission with an enhanced ability to accurately track projects, invoices, and payments. Implementation of the system was completed in 2015, with additional components coming online as needed.

231/Purdue:

This is a newer TIF district that was created in 2014. Very little increment has been captured in this area and so, there is zero activity at this current time.

231/North:

This is another newer TIF district that was created in 2014. Very little increment has captured in this district and there is no activity to report.

Metro Fibernet:

In 2012, the Commission approved the establishment of a “personal property” TIF district comprised of the assets of Metro FiberNet covering the entire city, to support Metro FiberNet’s plan to provide “fiber to the premises” and the resulting high-speed internet connection to all residences and businesses in the city. This project is underway and a majority of the city has the ability to access this service if they choose. The necessary infrastructure has been installed and customers are signing up for this service. Funds from this TIF district will service the privately issued, TIF revenue repayment bonds in the amount of \$2.5 million dollars to support Metro FiberNet’s installation of the fiber network. Under terms of this financing arrangement, the Commission and the city have no obligations or liabilities. Upon retirement of the bonds, the TIF district will immediately expire.

**CONCLUSIONS AND RECOMMENDATIONS:**

The ongoing actions of the West Lafayette Redevelopment Commission has resulted in the improvement of local infrastructure, the creation of new high-paying jobs, the encouragement of commerce and recreation, and an overall “sense of place” and community that is of paramount importance to the residents, business owners, and visitors of West Lafayette. These same qualities are the ones that attract new businesses and residents to our community. The Commission continues to implement the wishes and dreams of the city’s citizen-derived Strategic Plan through continued focus on the Levee redevelopment, Sagamore Parkway redevelopment, Research Park development, and neighborhood stabilization. This investment continues to bring citizens and visitors to the city and its neighborhoods, shopping districts, Research Park, and Wabash River. This focus will continue to develop and refine the sense of place that is necessary to our community’s viability.

This report is respectfully submitted by the West Lafayette Redevelopment Commission.

By: \_\_\_\_\_

Lawrence T. Oates, President

ATTEST:

\_\_\_\_\_

Stephen B. Curtis, Secretary

Exhibit A

Cash Balances - 2015

Fund	Local Fund Name	Jan 1, 2015	Receipts	Disbursement	Dec 31, 2015
<b>TIF District Funds</b>					
2910	Sagamore Parkway TIF	\$ 533,033.62	\$ 353,129.00	\$ 42,877.01	\$ 843,285.61
2920	KCB Allocation	2,618,757.25	2,611,461.89	3,781,443.34	1,448,775.80
2930	Levee/Village Allocation	4,348,831.51	4,221,694.85	5,472,981.59	3,097,544.77
2940	Metro FiberNet Allocation	-	39,944.08	39,944.08	-
2950	US231N	-	212,541.56	-	212,541.56
2960	US231 Purdue	-	191.62	-	191.62
		<u>\$ 7,500,622.38</u>	<u>\$ 7,438,963.00</u>	<u>\$ 9,337,246.02</u>	<u>\$ 5,602,339.36</u>
<b>Capital Funds</b>					
3240	Sagamore Capital	\$ -	\$ 300,299.65	\$ 1,844.16	\$ 298,455.49
3250	Kalberer/Cumberland/Blackbird Capital	-	300,107.79	300,000.00	107.79
3260	Levee Village Capital	-	300,157.84	300,000.00	157.84
		<u>\$ -</u>	<u>\$ 900,565.28</u>	<u>\$ 601,844.16</u>	<u>\$ 298,721.12</u>
<b>Debt Trust Funds</b>					
3210	Redevelopment Commission 2011 COP	KCB \$ 2.04	\$ 132,065.56	\$ 132,065.49	\$ 2.11
3220	Redevelopment Commission 2005 Ross Ctr Bonds	KCB -	426,700.00	426,700.00	-
3230	Redevelopment Authority 2012 Bonds	KCB 217,153.60	489,026.94	484,700.00	221,480.54
3300	Redevelop Authority 2010 Bonds	LV 598,190.28	587,070.83	584,425.00	600,836.11
3400	Metro FiberNet Bond	Metro -	39,944.08	18,597.04	21,347.04
		<u>\$ 815,345.92</u>	<u>\$ 1,674,807.41</u>	<u>\$ 1,646,487.53</u>	<u>\$ 843,665.80</u>

Exhibit B

Funding Sources - 2015

Fund	Local Fund Name	Total	TIF Increment	Interest	Refunds & Reimbursements	Grants-Federal	Other
2910	Sagamore Parkway TIF	\$ 353,129.00	\$ 351,803.38	\$ 1,325.62	\$ -	\$ -	\$ -
2920	KCB Allocation	2,611,461.89	2,608,977.77	2,483.12	-	-	1.00
2930	Levee/Village Allocation	4,221,694.85	3,831,559.54	5,888.71	265,289.48	118,955.12	2.00
2940	Metro FiberNet Allocation	39,944.08	39,944.08	-	-	-	-
2950	US231N	212,541.56	212,408.20	133.36	-	-	-
2960	US231 Purdue	191.62	191.49	0.13	-	-	-
		<u>\$ 7,438,963.00</u>	<u>\$ 7,044,884.46</u>	<u>\$ 9,830.94</u>	<u>\$ 265,289.48</u>	<u>\$ 118,955.12</u>	<u>\$ 3.00</u>

Exhibit B

Disbursements - 2015

2910 Sagamore Parkway TIF	
Project	
City Hall Contingency	\$ 546.51
Salisbury Phase 3	15,572.43
Sagamore Signage & Lighting	5,827.00
Legal Fees - Bonds	8,496.82
Consulting - Bonds	3,076.25
Art - "Send"	5,200.00
Bridge Lighting	4,158.00
	<u>\$ 42,877.01</u>

2920 KCB TIF	
Project	
2012 RDA Lease Rental	\$ 488,999.00
Fire Station #3	132,065.49
2005 RDC Ross Enterprise Center	428,450.00
Cumberland Phase 3	2,534,266.38
Legal Fees - Bonds	8,496.81
Consulting - Bonds	3,076.25
Farmers' Market Renovation	1,917.00
Art-Celery Bog Sculpture	20,000.00
Cattail Trail	124,583.13
Parks Dept Office Renovation	34,589.28
Pony League Pitching Mound	5,000.00
	<u>\$ 3,781,443.34</u>

2930 Levee Village TIF	
Project	
2010 RDA-Garage Lease	\$ 587,000.00
State Street	188,589.41
CSO	20,100.00
Northwestern	2,477,270.26
Lindberg	46,500.00
Happy Hollow	313,760.78
Dodge St Improvements	234,741.38
Street Resurfacing	269,075.63
Mid-Block Crossing	2,159.46
Salisbury Phase 3	36,447.26
5th & 6th Street	207,466.75
Curb & Sidewalk Repairs	57,686.47
Truck/Plows/Salt Spreader	209,920.00
Legal Svcs-Bonds/State Street	105,672.53
Consulting-Bonds/State Street	137,098.75
Signage & Lighting	2,808.00
Anvil Support Lease	100,000.00
Wabash River Enhance Corp	30,000.00
WL School Corp Video	2,000.00
Amtrack Hoosier Line	25,645.05
Infrastructure Piping-Village Alley	150,000.00
Garden Street Park	5,130.93
Happy Hollow Ravine Path	37,150.00
Bobcat/Mower/Snow Throwers	51,264.69
5 Police Cars & Equipment	144,173.24
Fire Department Truck	31,321.00
	<u>\$ 5,472,981.59</u>

2940 Metro FiberNet TIF	
Project	
Increment to Bond Holder	\$ 39,944.08
	<u>\$ 39,944.08</u>

3240 Sagamore Capital	
Project	
Closing Cost	\$ 1,844.16
	<u>\$ 1,844.16</u>

3250 Kalberer/Cumberland/Blackbird Capital	
Project	
Closing Cost	\$ 1,844.17
Cumberland Phase 3 Lighting	298,155.83
	<u>\$ 300,000.00</u>

3260 Levee Village Capital	
Project	
Closing Cost	\$ 1,844.17
Northwestern Phasw 4 Lighting	298,155.83
	<u>\$ 300,000.00</u>

Exhibit C

		Debt Obligations - 2015						
Allocation Area	Debt Obligation	31-Dec-2015 Balance	2015		2015		2015 Trustee Fee	Final Maturity Date
			Debt Service Payments	Trustee Payments for Principal	2015 Interest	2015 Trustee Fee		
Sagamore Parkway	2015 WL Redevelopment District Tax Increment Revenue Bond (Sag)	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	15-Jan-2040
Kalberer/Cumberland/ Blackbird	Redevelopment District Tax Increment Revenue Bonds of 2005 (Ross Enterprise Center)	\$ 1,010,000.00	\$ 426,700.00	\$ 375,000.00	\$ 51,700.00	\$ -	\$ -	15-Jan-2018
Kalberer/Cumberland/ Blackbird	Redevelopment District Certificates of Participation, Series 2011A (Fire Station No. 3)	\$ 2,380,000.00	\$ 132,065.49	\$ 30,000.00	\$ 102,065.49	\$ -	\$ -	15-Jan-2019
Kalberer/Cumberland/ Blackbird	Redevelopment Authority Lease Rental Refunding Bonds, Series 2012 (PRP/Greenway Trails)	\$ 710,000.00	\$ 484,700.00	\$ 465,000.00	\$ 17,700.00	\$ 2,000.00	\$ 2,000.00	1-Feb-2017
Kalberer/Cumberland/ Blackbird	2015 WL Redevelopment District Tax Increment Revenue Bond (KCB)	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	15-Jan-2040
Levee Village	Redevelopment Authority Lease Rental Refunding Bonds, Series 2010 (Wabash Landing Garage)	\$ 3,345,000.00	\$ 584,425.00	\$ 460,000.00	\$ 122,425.00	\$ 2,000.00	\$ 2,000.00	1-Feb-2022
Levee Village	2015 WL Redevelopment District Tax Increment Revenue Bond (LV)	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	15-Jan-2040
Metro FiberNet	West Lafayette Economic Development Revenue Bonds of 2012 (Metro FiberNet)	\$ 2,500,000.00	\$ 18,597.04	\$ -	\$ 18,597.04	\$ -	\$ -	1-Aug-2037