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TO: Mayor John R. Dennis
FROM: West Lafayette Redevelopment Commission
SUBJECT: 2011 Year End Report
DATE: December 31, 2011

INTRODUCTION:

The following year-end report was prepared in accordance with IC 36-7-14-13 by the West Lafayette Department of Development (DOD), which provides staffing and support to the West Lafayette Redevelopment Commission (Commission). This report represents the yearly summary of Commission activities and projects. The report is being submitted to the Commission for review and approval. The report upon approval will be forwarded to the Mayor.

The Commission was established in 1989 by action of the West Lafayette Common Council (Council). The membership of the Commission is by Mayoral and Council appointments that are renewed annually. 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 that required the appointment of non-voting members representing School Boards with districts that have economic revitalization areas designated by the Commission present. Since the West Lafayette revitalization areas overlay both West Lafayette Community School Corporation (WLCSC) and Tippecanoe County School Corporation (TSC) districts, representatives from both entities were appointed to the Commission. The appointments took place in 2009. The Commission members are:

Lawrence T. Oates, President	Appointed by Council
Stephen B. Curtis, Vice-President	Appointed by Mayor
Linda M. Sorensen, Secretary	Appointed by Mayor

Peter Gray	Appointed by Mayor
Joanna Grama	Appointed by Council
Dottie L. Rausch (WLCSC)	Appointed by Mayor
Janet Fox Elmore (TSC)	Appointed by Mayor
Judith C. Rhodes, Treasurer	Appointed by Commission
Thomas L. Brooks, Jr., Attorney	Appointed by Commission

The Treasurer and Attorney are Commission appointed advisors and are non-voting.

Larry Oates was elected President; Steve Curtis, Vice-President and Linda Sorensen, Secretary with the offices held for a one year term.

RESOLUTIONS:

The Commission approved a total of 8 resolutions for 2011. The following summarizes those resolutions:

Resolution #	Synopsis	Amount	Fund
RC 2011-1	Appropriations – Establishing the 2011 Spending Plan	\$1,678,000 \$6,355,000 \$3,937,090	Sagamore Pkwy KCB Levee/Village
RC 2011-2	Resolution – Funding of Capital Equipment Police, Fire, and Parks Departments		Levee/Village
RC 2011-3	Resolution – Funding of Capital Equipment Street Department		Levee/Village
RC 2011-4	Resolution – Reduction of Appropriations	\$1,955,500	Levee/Village
RC 2011-5	Resolution – Transfer of Funds from Contract Services to Park Improvements	\$240,000	Levee/Village
RC 2011-6	Resolution – Determination of TIF Revenue Excess Assessed Valuation for 2012		Sagamore Pkwy KCB Levee/Village
RC 2011-7	Resolution – Authorization of the Building and Financing of Fire Station No. 3	\$2,500,000	KCB
RC 2011-8	Resolution – Authorization of the Appraisal of Certain Property		Levee/Village

*The Commission continues to be sensitive to staff time expended, expenses on public notices, and reducing overhead costs by establishing a yearly spending plan.

DISCUSSION:

The availability of funds was an issue this past year. In June, the commission revised its spending plan to reflect the new adjusted revenues. After working with Department Heads to revise their line items in the spending plan and releasing appropriated funds that were not encumbered or the total appropriated amount was not spent, the annual spending plan was reduced by \$1,955,500.

As previously mentioned, the State law changed primarily with the passage of House Enrolled Act 1001. The broad property tax relief provided for in the Act affected local government issues, thereby reducing future TIF funding. Triggering property tax caps for commercial properties has continued to be of concern as their assessments continue to rise. Adding in the increased amount of assessment challenges, the commercial property landscape becomes even more complex.

This will become more of an issue in the coming years as commercial property starts to experience this broad property tax relief.

Due to the combination of events and the current debt service requirements of bonded projects, the Commission did not authorize the release of Incremental Assessed Value from the three districts to be passed on to other taxing entities in the districts.

ACTIVITIES WITHIN THE TIF DISTRICTS:

LEVEE/VILLAGE:

Wabash Heritage Trail: Construction was started on Phase I of this trail. Phase I goes from Robinson Street, along River Road, into Happy Hollow Park. Phase II of the trail is from the end of Phase I, in Happy Hollow Park, to the corner of Rose and Kingston Streets.

Tommy Johnston Park: After listening to the public about the importance of a park south of State Street, the Commission agreed to solicit bids for the renovation of this park. A new surface, fence, sign, and improved landscaping were added to the park. The Chauncey Cooperative, a neighbor of the park, offered many hours of maintenance prior to the improvements taking place.

Street Resurfacing: The city Engineering office utilized TIF funds to resurface alleyways and side streets that were in dire need of attention. This project has provided increased storm water runoff management and access for city sanitation and street clearing vehicles.

Gumball Alley: The commission agreed to fund emergency repairs for this alley that has served for the past 15+ years as a location for a trash compactor. The Wastewater Utility, Engineering and Development departments were able to renovate this alley back to a pedestrian pass through for students. Lighting was also improved to provide a more secure and safe environment. The commission also approved \$30,000 to be used for public art when the alley was completed.

Welcome Signage: The commission approved funds to be spent on improving the “Welcome to West Lafayette” sign on Fowler Street. The sign was repaired; cleaned and new lighting was installed.

Updated streetscape elements continued within the Village area. Replacement of failed pavers, street signs and furnishings were installed.

KCB:

Lindberg Bridge: The long anticipated completion of Lindberg Bridge occurred in October of 2011. This roadway was in need of drastic repair and a new bridge was decided upon as the best course of action. The Commission assisted in this project, which was coordinated by Tippecanoe County and the City Engineering office, by paying for the design of the bridge and demanding upgrades to the public trail that runs along the north side of the bridge. A Halloween themed ribbon cutting served as the celebration and opening of the bridge to the public.

Cumberland Avenue: The second phase of the Cumberland Avenue restoration project has been started. Right-of-way acquisition is in process, utility relocation coordination meetings have been held and bids for the project have been received. It is anticipated that construction will start in early 2012. The second phase will stretch from the completion of Phase I at Yeager Road and end at the intersection with Salisbury Avenue.

Fire Station #3: The commission advertised an RFI (Request for Information) to seek ideas and concepts on how to fund a permanent fire station while addressing the financial constraints the KCB district must operate within. The commission signed an agreement with Keystone Construction for design and construction of the station. The cost is not to exceed \$2,500,000. Axis Architecture is the design firm working with staff and the Fire Chief to design a station that fits the city’s budget and needs. The land for Station #3 was donated by the Purdue Research Foundation.

Water Quality Improvement: The commission agreed to fund improvements that would assist in the improvement of water quality in the KCB area. The project is at the northwest corner of Lindberg Road and Northwestern Avenue. The project will act as a natural filtration system for storm water and the water will then be used to irrigate the Purdue golf course.

SAGAMORE PARKWAY:

Yeager Road: Acquisition of land necessary for the improvements to the Yeager Road corridor has been completed. Bids were solicited for an October bid date and construction has commenced on this project. Estimated completion date is 2012.

Wabash Commons: Alan White purchased the former Kmart site and has sold off most of the parcels. The commission invested \$225,000 in street improvements for traffic calming measures, sidewalks, and landscaping. IU Health has agreed to build a 30,000 sqft health facility on 3 acres of this development. Mike's Carwash has opened on a site they purchased in this redevelopment.

GENERAL ECONOMIC DEVELOPMENT:

The competitive nature of the market place has caused the DOD to continue traveling to Chicago, Indianapolis, Columbus and other markets to meet with commercial brokers, developers and companies. These visits have been successful in generating interest in West Lafayette and tours for developers that have come to West Lafayette to visit the market and look at available sites.

The long vacant and troubled former Kmart site has been acquired by a local developer and a development plan, along with potential uses, is being worked on by the developer and the DOD.

Following are some highlights from 2011:

Development

-Dow AgroSciences once again expanded their presence in the Purdue Research Park with the announcement they will be adding more research and lab space in the park.

-Due to the Purdue Boathouse, there is more activity in the urban area on the Wabash River. This activity will increase once the City of West Lafayette's Community Bay is up and running. The Parks Department is currently working on a list of potential uses for this bay.

-The long suffering Chauncey Square project found a buyer. Campus Acquisitions of Chicago was able to rescue the project from bankruptcy and is currently under construction for the second and final phase of the residential component. This project will be completed for the 2012 fall semester.

Greenspace

-The Sagamore West Farmers Market continues to attract new vendors and increase attendance. Last year the market produced over \$300,000 in sales and more people attended the market.

-The DOD oversaw the installation of over 124 trees in the city limits and the pruning of over 1,800 trees. There were over 760 hours of volunteer hours donated by the West Lafayette Tree Fund!

Cultural

-The DOD continues to strengthen our relationship with Purdue University by coordinating the annual Meet & Greet events for students; Chairing the West Lafayette Community Partnership Team; participating in Purdue's Campus Community Bar and Retail Committee, Boiler Volunteer Network, and other various Purdue organizations.

-The DOD continues to work with the Tippecanoe Arts Federation (TAF) to involve the arts in more areas of West Lafayette.

-A West Lafayette Historic Preservation Commission was formed and they have been charged with creating an ordinance that will work for our community.

-Working with Purdue, the Cities of West Lafayette, Lafayette and the Convention and Visitors Bureau have signed an agreement with the Tuxedo Brothers of Indianapolis to create the Purdue Boilermaker Half Marathon. The inaugural event will take place on October 20, 2012.

CDBG (Community Development Block Grant)

-Nine Public Service Agencies utilized CDBG funds in 2011. Over 3,000 people received services that include housing and support services for the elderly, domestic abuse and services that assist individuals towards the goal of self-sufficiency.

-The DOD continued to support the efforts of New Chauncey Housing Inc. (NCHI) to assist income eligible individuals to purchase a home and for income eligible and elderly individuals receive needed repairs to their homes.

CONCLUSIONS AND RECOMMENDATIONS:

The Commission graciously accepts from the Mayor and Director of Development the compliment for the Commission of the continued vision for the City. The Mayor and Director continue their compliments in that over the past nineteen years the Commission has achieved an outstanding record of accomplishments for the City. These accomplishments have resulted in the creation of new jobs, and improved commerce and recreation, but more importantly, the Commission has added to the overall "sense of place" and community that is so important to all who reside in and visit West Lafayette and to attracting new businesses and residents.

The Commission is well on its way to implementing the wishes and dreams of the original and current citizen driven Strategic Plan through continued focus on the Levee redevelopment, Sagamore Parkway redevelopment and Research Park development that compliments past, present and future public investment. This investment continues to bring citizens and visitors back to the core city, Research Park and the river. This focus will continue to develop and refine the sense of place that is necessary to a community's viability.

This report, approved by the West Lafayette Redevelopment Commission on January 17, 2012 is respectfully submitted on behalf of the West Lafayette Redevelopment Commission,

WEST LAFAYETTE REDEVELOPMENT COMMISSION:

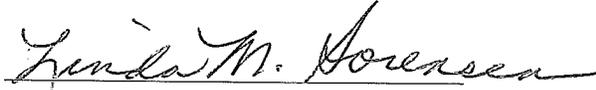
By:



Lawrence T. Oates, President

ATTEST:

WEST LAFAYETTE REDEVELOPMENT COMMISSION:



Linda M. Sorensen, Secretary