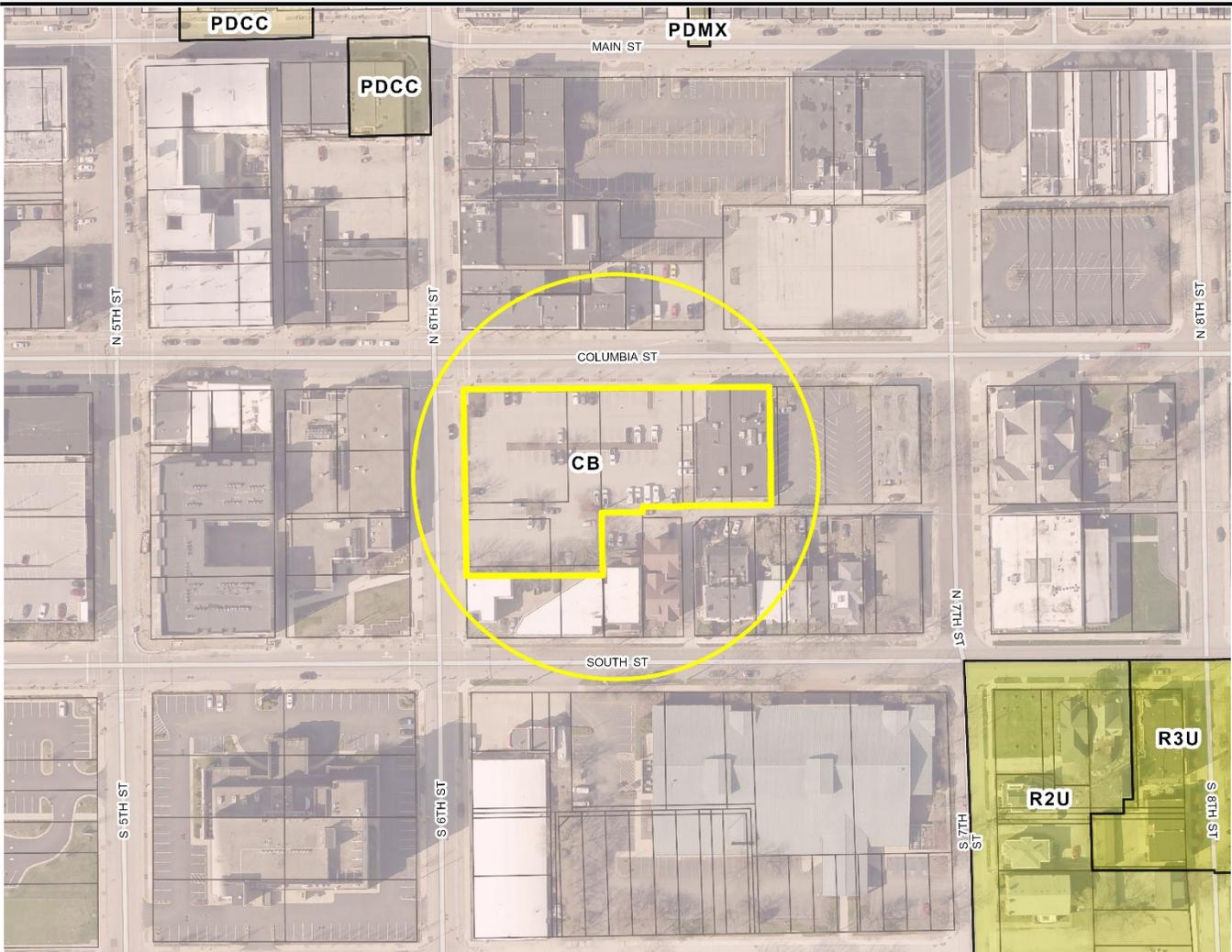

**Resolution 2020-05 Consolidated Creasy/Central EDA-TIF:
An Amendment to Add Police Station & Parking Garage Project to the Development Plan**

**STAFF REPORT
October 15, 2020**



**Resolution 2020-05 Consolidated Creasy/Central EDA-TIF
An Amendment to Add Police Station & Parking Garage Project to the Development Plan**

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BACKGROUND INFORMATION

In past actions, the Lafayette Redevelopment Commission adopted Resolution No. LRC #2013-06 to consolidate two existing economic development areas into one new consolidated economic development area (EDA) to be called the Consolidated Creasy/Central Economic Development Area. Additionally, the Central EDA was re-characterized as an economic development area instead of a redevelopment area and the new consolidated EDA was expanded by 196 acres to include the former Home Hospital area, Columbian Park and areas connecting the two original EDA-TIF districts. Additional land was again added in 2014 along with projects which, in part, included Market Square, Rohrman Acres Ph. II and an area for an apartment complex and commercial development off Frontage Road. Two new projects were added in 2015 – one private investment and one economic development. In 2017 an additional three private investment projects were added to the plan – the Northend Community Center, the YMCA and the renovation of the GLC office building downtown. In 2018 the Star City Crossing project on the north side of South at 5th was added with construction completed this year and in 2019/2020 the Nova Tower Project at 200 S. Fourth Street was added. Most recently another new private investment project – Ellsworth on the south side of South at 5th Street – was added in May of this year.

In the current request, a public investment project – new police station and parking garage on the south side of Columbia at 6th Street - is being added to the Economic Development Plan within the existing EDA boundary.

The redevelopment commission submitted all pertinent resolutions and detailed exhibits to the Area Plan Commission as required. The plan commission is now being asked to determine that the additional economic development plan project conforms to ***The Comprehensive Plan for Tippecanoe County***. The Area Plan Commission must issue its written order (Resolution #2020-05) approving or disapproving the Lafayette Redevelopment Commission's resolution and plan. The redevelopment commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of Lafayette.

PROJECT DESCRIPTION

List of Redevelopment/Economic Development Area Projects:

“The construction of a new multi-story municipal police station of approximately 65,000 square feet on the south side of Columbia Street between 6th and 7th streets in the City, together with a new parking garage of 500-600 spaces of which approximately 150 will be secured for police department parking and the remaining for City employee and public use, together with any necessary appurtenances, related improvements and equipment. The total cost of this project is estimated at \$45,000,000.”

The site is across 6th Street from city hall and is currently a surface parking lot. The property is owned by the Lafayette Redevelopment Authority which will issue bonds for the project construction.

COMPLIANCE WITH THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY

The Urban Area portion of the 1981 ***Land Use Plan*** recommends a more compact downtown with major retail facilities and residential infilling and intensification.

“We can expect a more compact Downtown, centered along Main Street to its intersection with [the former rail corridor east of 9th Street]. Main Street's position as a shopping district of regional

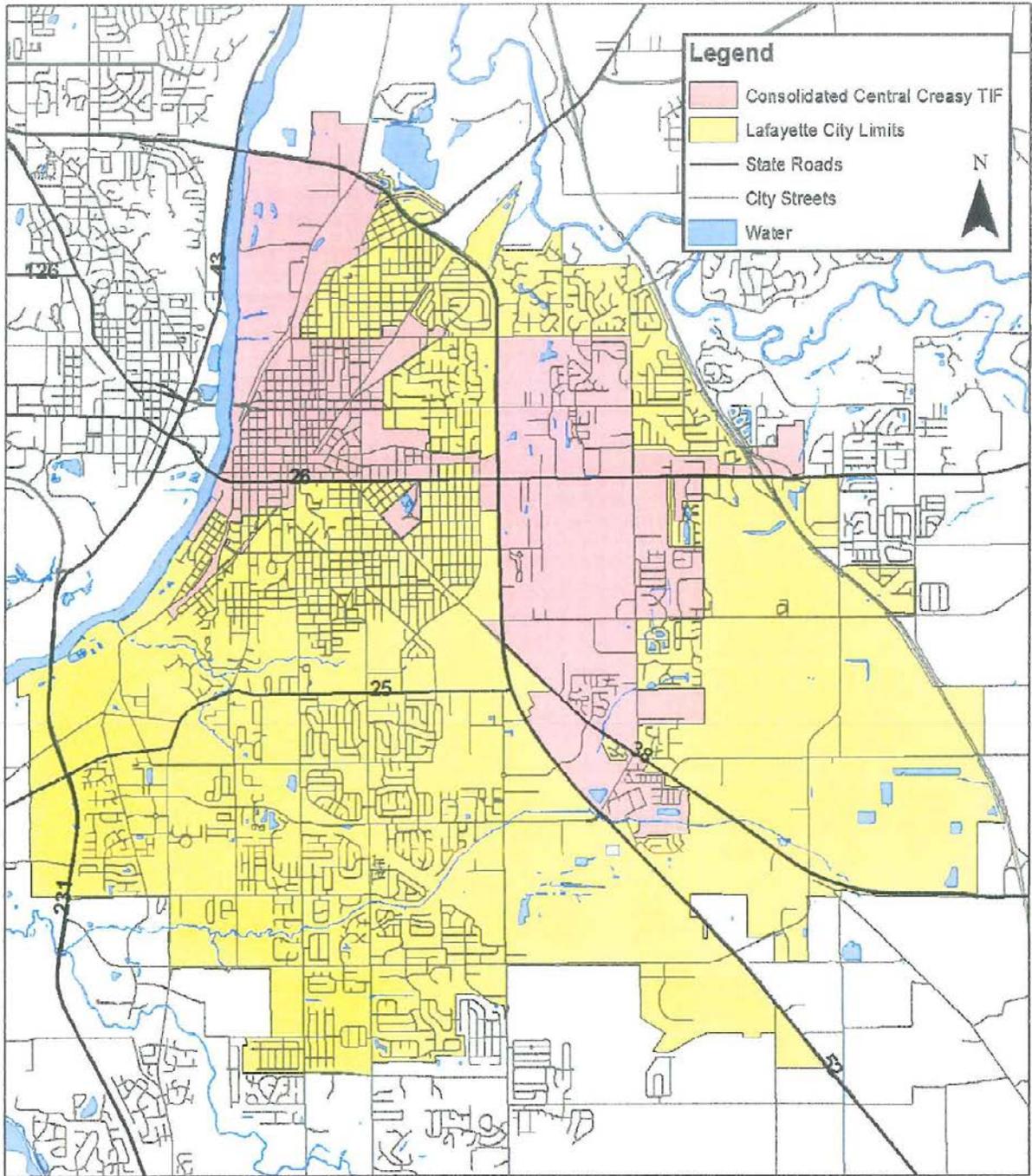
significance should be enhanced by the elimination of railroad right-of-way, and by moving through-traffic to Columbia and South Streets.”

This new municipal police building with city employee and public parking continues what the **Land Use Plan** envisioned in 1981 and the downtown’s evolution to match that vision. Specifically, this project provides infill development that supports the plan’s vision of a more compact downtown. Of equal importance is that this project will be constructed on what is currently a surface parking lot, the most inefficient use of downtown real estate.

Staff is satisfied that the project amendment to the Consolidated Creasy/Central Economic Development Area Plan conforms to the adopted **Comprehensive Plan for Tippecanoe County** which includes the City of Lafayette.

STAFF RECOMMENDATION

Approval



0 0.5 1 2 Miles

Consolidated Central Creasy TIF District


**CITY OF
 LAFAYETTE**
 Created 5/21/15
 Daniel Walker, AICP

RESOLUTION 2020-05

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, INDIANA DETERMINING THAT A RESOLUTION AND AMENDMENT TO AN ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE CITY OF LAFAYETTE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF LAFAYETTE, INDIANA AND APPROVING THAT RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN AS AMENDED

WHEREAS, the Tippecanoe County Area Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana and the City of Lafayette (the “City”); and

WHEREAS, the City of Lafayette Redevelopment Commission (the “Redevelopment Commission”) has, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution LRC-2020-11 on July 23, 2020 (the “Declaratory Resolution”), amending the Economic Development Plan (the “Consolidated Plan”) for the area known as the “Consolidated Creasy/Central Economic Development Area”; and

WHEREAS, the Declaratory Resolution adds a municipal police station and public parking garage project (the “Police Station Project”) to the Consolidated Plan as more particularly described in the Declaratory Resolution; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution (containing the Consolidated Plan, as amended to include the Police Station Project) is attached hereto and made a part hereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project;

NOW, THEREFORE, BE IT ORDAINED by the Area Plan Commission of Tippecanoe County, Indiana, as follows:

Section 1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, for the economic development area known as the “Consolidated Creasy/Central Economic Development Area” conform to the plan of development for the City.

Section 2. The Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, are hereby approved.

Section 3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, pursuant to Section 16 of the Act.

Section 4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Consolidated Plan, as amended to include the Police Station Project, with the permanent minutes of this meeting.

Passed and so ordered by the Area Plan Commission of Tippecanoe County, Indiana, this 19th day of August 2020.

AREA PLAN COMMISSION OF
TIPPECANOE COUNTY

Jackson W. Bogan, President

ATTEST:

Sallie Dell Fahey, Secretary