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**RESOLUTION 2022-01**  
**Amendment: Consolidated Creasy/Central TIF Economic Development Area Plan**

**STAFF REPORT**  
**March 2022**

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On February 24, 2022 the City of Lafayette Redevelopment Commission adopted a Declaratory Resolution which proposes to amend the Economic Development Plan for the area known as the “Consolidated Creasy/Central TIF Economic Development Area”.

This resolution proposes to add item #55 to the “List of Redevelopment/Economic Development Area Projects” in the existing Consolidated Creasy/Central TIF Economic Development Area Plan, which is included in this report as “Exhibit A”.

The proposed amendment contemplates the design, development and construction of a public works campus to serve as the public works headquarters for the City of Lafayette parks central maintenance, traffic improvement department, fleet maintenance, street and sanitation departments and other related uses, allowing the Consolidated Creasy/Central Tax Increment Financing district to fund that proposed public works campus. The proposed public works campus would be located on an approximately 16-acre site at 3603 McCarty Lane, zoned I3 (Heavy Industrial).

For its part in the process, the Area Plan Commission of Tippecanoe County is tasked with 1) determining whether the resolution and plan conform to *The Comprehensive Plan for Tippecanoe County*, and 2) issuing a written order approving or disapproving the Redevelopment Commission’s resolution and plan.

**COMPREHENSIVE PLAN**

This project site is located within the catchment area of the original 1981 *Comprehensive Plan for Tippecanoe County*. The *Comprehensive Plan* was adopted by the Area Plan Commission on September 16, 1981 and still serves as the presiding comprehensive plan for the bulk of the county’s land area. The *Comprehensive Plan* recommends “industrial” use for this subject site, which conforms to the site’s proposed development as a public works campus.

The *Thoroughfare Plan*, also an adopted component of the county comprehensive plan, identifies this segment of McCarty Lane as an Urban Secondary Arterial. The draft update to the *Thoroughfare Plan*, expected to be completed and adopted later this year, identifies this segment of McCarty Lane as an Urban Commercial/Industrial Primary Arterial, indicating an expected increase in traffic volume and intensity.

**STAFF RECOMMENDATION**

Staff is satisfied that the Declaratory Resolution and updated Economic Development Plan presented herein conform to the adopted *Comprehensive Plan for Tippecanoe County*, and the *Thoroughfare Plan*, both in its adopted and soon-to-be-updated forms. Staff therefore recommends **approval** of this resolution.

-DLH-

# Proposed Public Works Campus Location

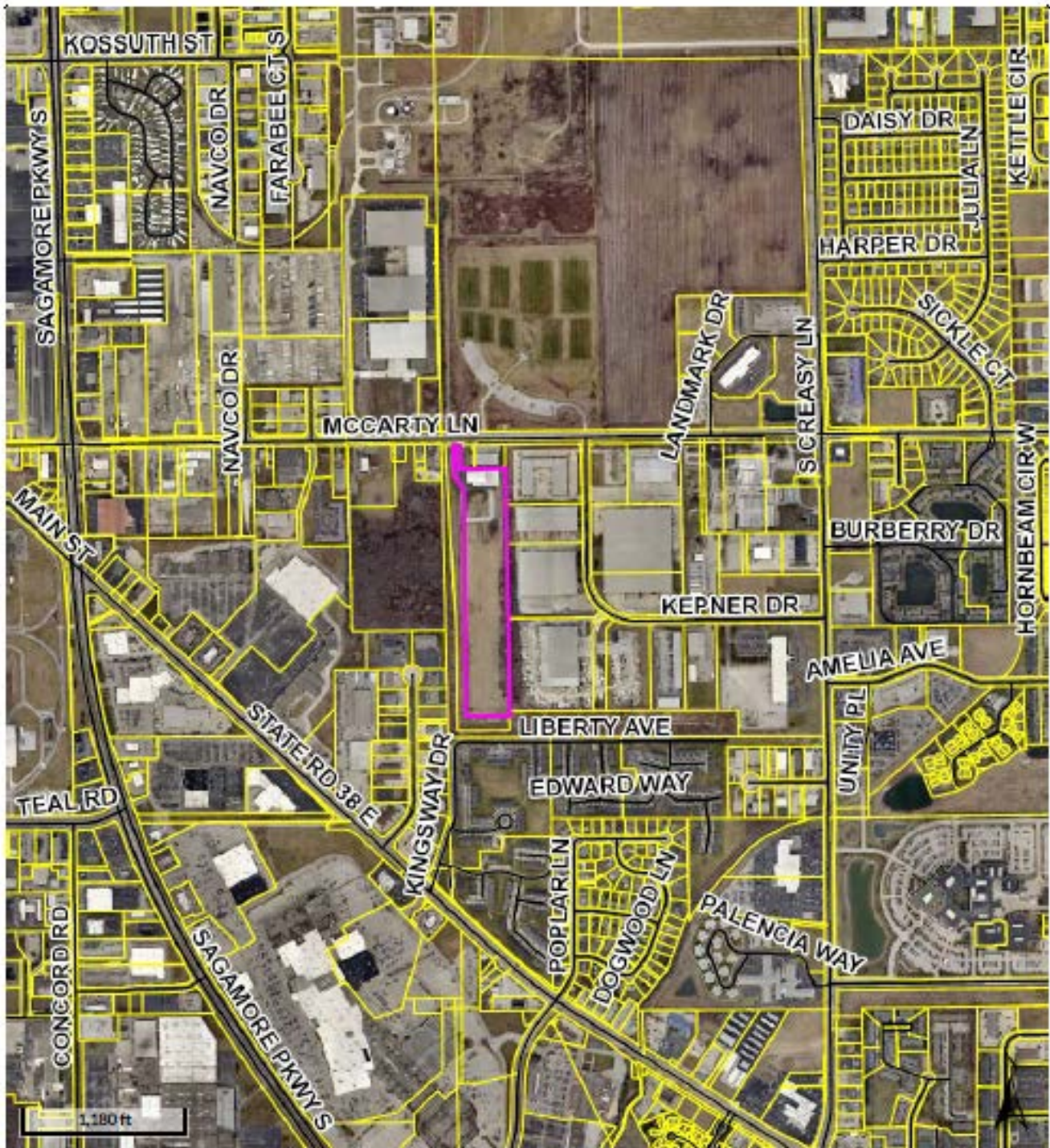


EXHIBIT A

**CONSOLIDATED CREASY/CENTRAL TIF  
ECONOMIC DEVELOPMENT AREA PLAN**

The Development and Acquisition Plan for the Consolidated Central Creasy Economic Development Area of the City of Lafayette, Indiana, shall be as follows:

**Property:** The property commonly known as “Queen Anne Courts” located at the southeast corner of Alabama and 4<sup>th</sup> Street, Lafayette, and legally described as follows:

Part of the Northwest Quarter of the Northeast Quarter of Section 29, Township 23 North, Range 4 West, City of Lafayette, Fairfield Township, Tippecanoe County, Indiana, being more particularly described as follows:

Beginning at the intersection of the South Right of Way of Alabama Street with the East Right of Way of Fourth Street being marked by a chiseled “+” in the sidewalk; thence East, along the South Right of Way of Alabama Street, a distance of 161.20 feet to a railroad spike; thence South, an angle to the left from the preceding line 89 degrees 57’ 13”, a distance of 126-92 feet to a 5/8 inch diameter rebar with a plastic cap stamped “RWG 880043”; thence West an angle to the left from the preceding line of 90 degrees 20’ 09’, a distance of 161.16 feet to the East Right of Way line of Fourth Street; thence North, an angle to the left from the preceding line of 89 degrees 40’ 54”, along the East Right of Way line of Fourth Street, a distance of 125.28 feet to the Point of Beginning, containing 0.462 of an acre, more or less.

ALSO:

Parcel 1

Lot numbered one (1) in Bixler’s Addition to the City of Lafayette, Indiana, except seventy-five (75) feet and nine (9) inches off the south end thereof;

Also, lot numbered one (1) in M. Peterson’s Addition to the City of Lafayette, Indiana, except twenty-two (22) feet and nine (9) inches off the south end thereof, both of said additions being platted upon the West half of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West; and

Parcel II

All of lot numbered two (2) and seventy-five (75) feet and nine (9) inches off of the south end of lot numbered one (1) in Bixler’s Addition to the City of Lafayette;

Also, twenty-two (22) feet and nine (9) inches off of the south end of lot numbered (1) in M. Peterson's Addition to the City of Lafayette, Indiana; both of said additions being platted upon the West half of the Northeast Quarter of Section Twenty-nine (29) in Township Twenty-three (23) North, Range Four (4) West. Located in Fairfield Township, Tippecanoe County, Indiana; and

Parcel III

A part of lot numbered two (2) in Peterson's Addition and a part of Lot #3 in Bixler's Addition to the City of Lafayette, Indiana, described as follows:

Twenty-eight (28) feet of even width off of the entire side of lot two (2) in Peterson's Addition and twenty-eight (28) feet of even width off of the entire side of lot numbered three (3) in Bixler's Addition to the City of Lafayette, Indiana; and

Parcel IV

A part of lot 2 of Peterson's Addition and a part of lot 3 of Bixler's Addition to the City of Lafayette, Indiana described as follows:

Twenty-two (22) feet of even width off of the entire west side of lot two (2) in Peterson's Addition and twenty-two (22) feet of even width off the entire west side of lot three (3) in Bixler's Addition to the City of Lafayette, Indiana.

623 Oregon Street

All of lot numbered twenty-four (24) of Taylor White Peterson & Ellsworth addition to the City of Lafayette with the common address of 623 Oregon Street.

**Project:** Upon acquisition of the Property by the Commission, a redevelopment plan will be created which may include site demolition and any other improvements, services, landscaping, streetscaping, design, traffic and road improvement, equipment and personal property improvement or acquisition, and any other improvement or development necessary to effectuate the redevelopment of the Property at completed herein (the "Project")

PHASE I - Identification of existing development and redevelopment opportunities; plan development and Preliminary Engineering.

PHASE II - Acquisition of real property, if necessary.

PHASE III - Construction and improvement of facilities.

### Future Development:

Future development activities that have been identified include the acquisition of real property, construction of new facilities, and other appropriate projects. Said activities will be incorporated into the Plan by Amendment.

### Private Improvements/Investment:

1. Rohrman Acres: Construction of two new automobile dealership locations and a strip retail development along SR 26. This development will consist of seven commercial lots on about 16 acres.
2. Wal-Mart/Sam's Wholesale Club: Construction of a new shopping center containing four major buildings with a 2,460 car parking lot. Investment estimates at \$12.0 million. This development will provide employment opportunities for about 240 people.
3. Theatre Acres: Construction of a \$2.0 million theater complex by Goodrich Quality Theatres, Inc. with three FT, 35 PT employees. Also involves construction of a \$1.0 million Pizza Hut restaurant and other retail shops.
4. Eastway Plaza: Construction of Phase 3 of a commercial strip center. Investment estimated at \$300,000.
5. Dimension Cable Services: Construction of new office facility along Creasy Lane. Investment estimated at \$800,000.
6. Ivy Tech Community College Expansion and Intersection Connection: The Intersection Connection will locate the Lafayette Family YMCA and Junior Achievement on the existing Ivy Tech Community College Lafayette campus, which already hosts a public library branch and an apprenticeship training center. It will also include new academic buildings such as the Agriculture, Energy and Applied Science Building and the Enterprise Center for Entrepreneurship. The resulting regional hub of interconnected services will align three pillars of regional and state prosperity: higher education and lifelong learning; healthy families and youth; and workforce and economic development. Total Project Cost: \$92,100,000
7. Market Square Shopping Center: Owners are contemplating improvements in real property to add additional retail frontage and parcels for out lot buildings. Private investment in excess of \$1.5 million.
8. Rohrman Acres Phase II: Expansion of auto dealership and development of commercial and residential lots.



9. Commercial/Residential expansion: Apartment complex and commercial development near the intersection of I65 and SR26 off of Frontage Road.
10. The construction of a mixed-use development at 101 Main Street inclusive of wood over podium construction, underground and first floor parking, a bank branch and regional headquarters, and 99 apartments with 4,000 square feet of retail space. The total cost of this project is estimated at \$24,000,000; provided that cost of this project to be funded from the Commission is estimated at \$3,700,000 inclusive of financing costs. The remaining costs of this project will be funded by the developer for the project.
11. The construction of a mixed-use development at 500 South Street inclusive of wood over podium construction, multi-level parking, and 76 apartments with 7,900 square feet of ground floor commercial/retail space. The total cost of this project is estimated at \$10,500,000; provided that cost of this project to be funded from the Commission is estimated at \$1,289,000 inclusive of financing costs. The developer for the project, Star Crossing LLC, will fund the remaining costs of this project.
12. The construction of a mixed-use development consisting of approximately seventy-six (76) apartments, six thousand (6,000) square feet of retail/office space and structured parking, together with any necessary appurtenances, related improvements equipment, to be located at 200 South Fourth Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at \$16,800,000; provided that cost of this project be funded from the Commission is estimated at \$1,900,000, inclusive of financing costs. The developer for the project, Nova Lafayette, LLC, will fund the remaining costs of this project.
13. The construction of a mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements equipment, to be located at approximately 450 - 499 South Street in the City, capitalized interest, if any, a debt service reserve, if necessary, and costs of issuance related to the financing. The total cost of this project is estimated at \$17,700,000; provided that cost of this project be funded from the Commission is estimated at \$4,500,000, inclusive of financing costs. The developer for the project, Rebar Companies, LLC d/b/a Rebar Development, will fund the remaining costs of this project.

#### List of Redevelopment/Economic Development Area Projects

1. Major reconstruction of North 9<sup>th</sup> Street Road and Duncan Road. North 9<sup>th</sup> Street Road will be a 4-laned, divided road between Canal Road and Duncan Road. Duncan Road connects North 9<sup>th</sup> Street Road with U.S. 52.

2. Duncan Road will be extended north of U.S. 52 to provide access to the new Siemens plant. The alignment of the current intersection will be altered and there will be changes in the signalization.
3. A water line serving the Siemens plant will be installed westward from North 9th Street north of U.S. 52 to provide service prior to the extension of a water main under U.S. 52 as part of the Duncan Road/North 9<sup>th</sup> Street project.
4. Sewer facilities will be provided by extension of the current facilities.
5. Programs in job training, job enrichment, and basic skill development that are designed to benefit residents and employers in that portion of the Area that is located in the enterprise zone.
6. Extension of Duncan Road past the Siemens entrance to rejoin North 9<sup>th</sup> Street, thereby providing better access to North 9<sup>th</sup> Street from U.S. 52 and a direct route to the new Prophetstown State Park.
7. Installation and alteration of traffic signals, traffic barriers, signs, striping and other transportation construction necessary within the Area.
8. Purchase any equipment, goods or materials to be located in the Columbia Building to provide access to the Columbia Block Parking Facility through the Columbia Building.
9. The acquisition of real property by donation or other means for redevelopment or economic development purposes and the sale or transfer of land.
10. Capital improvements or equipment purchases for a downtown visitor's center.
11. Traffic improvements to Erie and Ferry Streets.
12. Riverfront Development
13. Streetscape and trail improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
  - a. Phase II along 3<sup>rd</sup> Street between Columbia and Main Street and along Main Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets
  - b. Other streetscape improvements and maintenance downtown
14. Landscaping improvements and lawn and landscape maintenance
  - a. Depot and Riehle Plaza
  - b. City Hall
  - c. Columbia Block Parking Garage
  - d. East City Parking Lot
  - e. Erie Street between 18<sup>th</sup> and Underwood Streets



- f. Old Rail Corridor
  - g. Farmer's Market area on 5<sup>th</sup> Street between Columbia and Main Streets
  - h. Downtown Planters
  - i. City Fuel Station
  - j. Main and 11<sup>th</sup> Street Plaza
  - k. North 9<sup>th</sup> Street Medians
15. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
    - a. Columbia Block Parking Garage
    - b. Long Center for the Performing Arts
    - c. Depot and Riehle Plaza
  16. Acquire and redevelop property located at 506 Brown Street (Midwest Rental Properties)
  17. Acquire and redevelop property located at Southeast corner of Alabama and 4th Street (Queen Anne Courts properties)
  18. Acquire and redevelop property located at 623 Oregon Street
  19. Acquire and redevelop other property as necessary in the Consolidated Central Creasy TIF District.
  20. Public Improvements
    - a. Street Improvements: McCarty Lane, Creasy Lane and others.
    - b. Expansion, extension of public improvements, including sanitary and storm sewers, storm drainage, and water supply.
    - c. Improvements to public recreation and park facilities.
  21. Construction of an extension of Creasy Lane from State Highway 38 to Brady Lane and appurtenances thereto, including appropriate improvements to the intersections created with State Highway 38 and U.S. Highway 52, a bridge across the Elliot Ditch, and improvements to and relocation of the Branch 13 Regional Drainage Channel.
  22. Closure of the existing ingress and egress to Tippecanoe Mall Regional Shopping Center; construction of a new ingress and egress to Tippecanoe Mall Regional Shopping Center.
  23. Construction of Maple Point Drive and appurtenances thereto between State Highway 38 and U.S. Highway 52, including appropriate improvements to the intersections created with State Highway 38 and U.S. 52, and construction of necessary utilities with the right-of-way of Maple Point Drive.

24. Closure of the existing intersection of Ross Road and State Highway 38, and construction of an outlet for Ross Road and appurtenances thereto to Maple Point Drive.
25. Relocation of approximately 2,000 linear feet of existing sanitary sewer interceptor line between State Highway 38 and U.S. Highway 52.
26. Relocation of the Wilson Branch Regional Drainage Channel between Ross Road and U.S. Highway 52, including construction of regional storm water detention pond facility.
27. General median maintenance including, but not limited to, mowing and landscaping.
28. The signalization of the intersection of McCarty Lane and 500 E.
29. The construction of an extension of Maple Point Drive and appurtenances thereto between U.S. Highway 52 and Concord Road, including appropriate improvements to the intersections created with U.S. Highway 52 and Concord Road, and construction of necessary utilities with the right-of-way of Maple Point Drive.
30. The reconstruction and widening of CR 350 S from 9<sup>th</sup> Street to Concord Road.
31. The reimbursement of public and private entities for expenses incurred in training employees of industrial facilities that are located in the allocation area and on a parcel of real property that has been classified as industrial property under the rules of the Department of Local Government Finance.
32. Equipment, facilities, relocation and other expenses to support job creation, economic and business development.
33. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.
34. Support of and improvements to public transportation.
35. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.
36. Acquisition of real property, if necessary.
37. Infrastructure improvements for redevelopment or economic development purposes, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure.

38. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
39. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
40. Façade and Interior Building Improvements Program.
41. Design, manufacture and installation of wayfinding and other signage.
42. Establish and implement site guidelines for new development.
43. Develop and implement architectural and sign review ordinance.
44. Security for the Area and events.
45. Snow removal.
46. Brownfield assessment and remediation.
47. Projects relating to Ivy Tech Community College and its expansion for Intersection Connection.
48. Projects and redevelopment relating to the former Home Hospital site and surrounding areas for commercial, housing and public facilities that will include, but not be limited to, public infrastructure improvements such as trails, greenways, sidewalks, roads and utilities.
49. Other projects and redevelopment that the Commission finds that: (i) accomplish the Consolidated Plan of the Consolidated Central Creasy Area that will (a) promote significant opportunities for the gainful employment of its citizens, (b) attract a major new business enterprise to the City, (c) and retain or expand a significant business enterprise existing in the City; (ii) accomplish the 2013 Consolidated Plan in the Consolidated Central Area that benefits the public health, safety, morals and welfare of the citizens of the City; (iii) the 2013 Consolidated Plan cannot be achieved by the regulatory processes or by the ordinary operation of private enterprise without resort to powers under the Act because no regulatory process exists to provide the improvements contemplated by the 2013 Consolidated Plan in the Consolidated Central Creasy Area and private enterprise is unable or unwilling to provide the improvements without assistance by the Commission; and (iv) accomplishment of the 2013 Consolidated Plan will be of public utility and benefit as measured by (a) the attraction or retention of permanent jobs, (b) an increase in the property tax base, and (c) improved diversity of the economic base.

50. Market Square Shopping Center area/Greenbush Avenue/surrounding commercial areas: Public infrastructure needed to facilitate private investment include: new entrance and intersection from Greenbush Avenue with turn lanes and traffic control at the Market Square Shopping Center and Payless Plaza. Also needed are road, sidewalk, bus and other vehicle and pedestrian improvements in and around the area to facilitate private investment and public safety.
51. St. Elizabeth Central Hospital campus and surrounding area: Owners, Sister of St Francis, have chosen to close the emergency room and concentrate services at their new facility outside of this area. As more services move or are transitioned from the area, public and private investment will need to occur for the area to remain viable and not become a blight and tax drain on the neighborhood and community. Private developers have expressed interest in some parcels and property if public support is available.
52. Infrastructure improvements: Road, trail and drainage improvements in and around Rohrman Acres/auto dealership. Median, road and traffic improvements on South Street from Creasy Lane to I65.
53. The construction of infrastructure and related improvements in and around the riverfront and public areas in the downtown. The total cost of this project is estimated at \$900,000 inclusive of financing costs.
54. The construction of a new multi-story municipal police station of approximately 65,000 square feet on the south side of Columbia Street between 6<sup>th</sup> and 7<sup>th</sup> 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 \$40,000,000.
55. The design, development, and construction of a public works campus, together with related improvements, sitework, and associated infrastructure and equipment, to serve as the public works headquarters for the parks central maintenance, traffic improvement department, fleet maintenance, street and sanitation departments and other related uses.

Except as expressly amended hereby, the Plan, as previously amended, shall remain in full force and effect.

**2022-01 CONSOLIDATED CREASY/CENTRAL  
AREA PLAN COMMISSION ORDER**

**ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE  
COUNTY, INDIANA DETERMINING THAT A RESOLUTION AND  
AMENDMENT TO CONSOLIDATED CREASY/CENTRAL 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-2022-02 on February 24, 2022 (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 the design, development, and construction of a public works campus to serve as the public works headquarters for parks central maintenance, traffic improvement department, fleet maintenance, street and sanitation departments and other related uses (the “Public Works Campus 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 Public Works Campus 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 Public Works Campus 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 Public Works Campus 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 Public Works Campus 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 Public Works Campus 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 Public Works Campus 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 Public Works Campus 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 Public Works Campus Project, with the permanent minutes of this meeting.

Passed and so ordered by the Area Plan Commission of Tippecanoe County, Indiana, this 16th day of March, 2022.

AREA PLAN COMMISSION OF  
TIPPECANOE COUNTY

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Larry Leverenz, President

ATTEST:

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David Hittle, Secretary

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