
RESOLUTION 2022-02
Amendment: McCarty Lane - Southeast Industrial 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 “McCarty Lane - Southeast Industrial Economic Development Area”. That McCarty Plan was originally established by resolution of the Lafayette Redevelopment Commission on January 25, 2001, and has been updated several times since then.

This resolution proposes to add item #20 to the “List of City Projects” in the existing McCarty 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 McCarty Lane - Southeast Industrial Economic Development 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

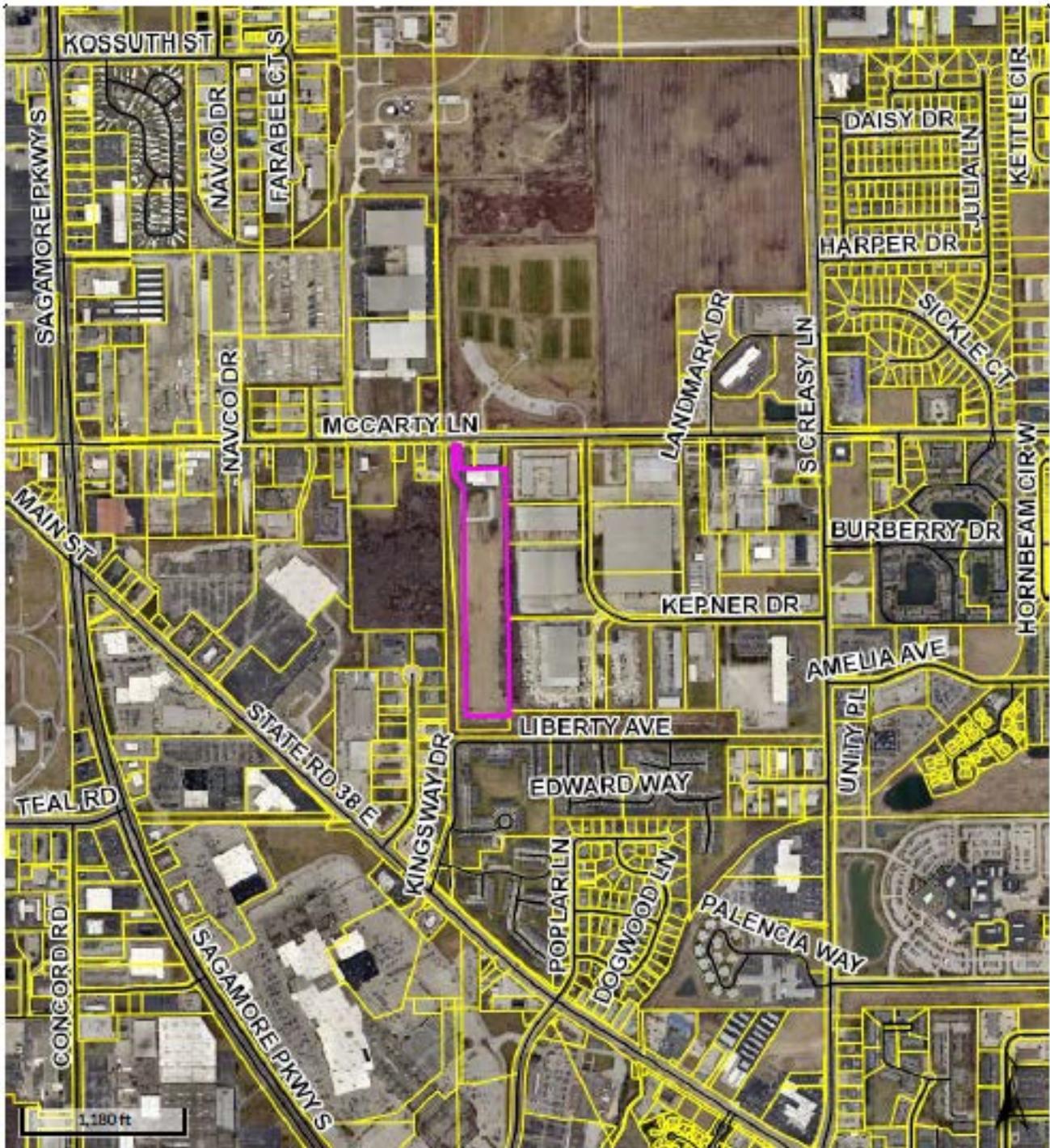


EXHIBIT A

**APC RESOLUTION 2022-02
RESOLUTION NO. LRC-2022-03
LAFAYETTE REDEVELOPMENT COMMISSION**

AMENDING DECLARATORY RESOLUTION OF THE LAFAYETTE REDEVELOPMENT COMMISSION AMENDED THE DEVELOPMENT PLAN FOR THE MCCARTY ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Lafayette (the "City") Redevelopment Commission (the "Commission"), on January 25, 2001, adopted Resolution LRC-2001-7 (the "Original Declaratory Resolution") establishing the McCarty Economic Development Area (the "Area") and McCarty Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Development Plan (the "Original Development Plan") for the Area;

WHEREAS, since the adopting of the Declaratory Resolution, the Commission has amended the Original Development Plan from time to time to add additional projects to the Original Development Plan (the Original Development Plan, as so amended to date, the "Development Plan") through the adopting of amending resolutions (the Original Declaratory Resolution, together with said amending resolutions to date, the "Original Area Resolutions");

WHEREAS, the Commission now desires to amend the Original Area Resolutions and Development Plan, as further described in Exhibit A attached hereto, to include, as a new City Project under the Development Plan, the design, development, and construction of a public works campus, together with related improvements, sitework, associated infrastructure and equipment, to serve as the public works headquarters for the parks & recreation central maintenance, traffic improvement department, fleet maintenance, streets and sanitation departments and other related uses (the "Public Works Campus Project"), which serves and benefits this Area; and

WHEREAS, Indiana Code 36-7-14-15 authorizes the Commission to amend the Original Area Resolutions and the Development Plan, after conducting a public hearing, if it finds that:

- (i) The amendment is reasonable and appropriate when considered in relation to the Original Area Resolutions, the Development Plan and the purposes of Indiana Code 36-7-14; and
- (ii) The Original Area Resolutions and the Development Plan, with the proposed amendment, conform to the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED BY THE LAFAYETTE REDEVELOPMENT COMMISSION THAT:

Section 1. It will be of public utility and benefit to amend the Original Area Resolutions and Development Plan to include the Public Works Campus Project and to continue to develop the Area.

Section 2. The Original Area Resolutions and the Development Plan are hereby amended to include the Public Works Campus Project. The Commission finds that the Public Works Campus Project will further the Development Plan, as amended, and that the Public Works Campus Project will be located in, serve or benefit the Area.

Section 3. The Commission finds that the public health and welfare will be benefited by the amendment to the Original Area Resolutions and Development Plan and the implementation of the Development Plan.

Section 4. The Commission now finds and determines that the amendment described in Section 1 above is reasonable and appropriate when considered in relation to the Original Area Resolutions, the Development Plan and the economic development purposes set forth in Indiana Code 36-7-14-41. The Commission finds that the Public Works Campus Project constitutes a local public improvement and that the Original Area Resolutions and the Development Plan, as amended herein, conform to the comprehensive plan for the City.

Section 5. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Tippecanoe County Area Plan Commission (the "Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Common Council for its approval of the amendment to the Original Area Resolutions and the Development Plan as amended to include the Public Works Campus Project.

Section 6. Following receipt of the written order of the approval of the Plan Commission and approval of such order by the Common Council of the City, the Commission also directs the presiding officer, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed Public Works Campus Project and will determine the public utility and benefit of the proposed Public Works Campus Project.

Section 8. The Commission hereby finds that all property in the Area (including the McCarty Allocation Area) will positively benefit from the Public Works Campus Project due to the development which is reasonably expected to encourage the attraction of new business and industry in the Area and which it is reasonably believed will be of benefit to all citizens of the City.

Section 9. In all other respects, the Original Area Resolutions, the Development Plan, as amended, and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 10. This resolution shall be effective upon passage.

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this ____ day of _____, 2022.

LAFAYETTE REDEVELOPMENT COMMISSION

Jos Holman, President

James Foster, Vice President

Shelly Henriott, Secretary

Jim Terry, Commissioner

Frank Donaldson, Commissioner

ATTEST:

Dave Moulton

Josh Loggins

JOINT ECONOMIC DEVELOPMENT PLAN

The Project Descriptions set forth in the Amended Economic Development Plan for the McCarty Lane - Southeast Industrial Expansion Economic Development Area adopted January 25, 2001 and most recently amended by the City of Lafayette on October 22, 2020 which Plan is the subject of a Joint Economic Development Agreement between Tippecanoe County and the City of Lafayette should be further amended to remove substantially completed projects and add new projects and to read as follows:

PROJECT DESCRIPTIONS

The economic development of the McCarty Lane - Southeast Industrial Expansion Economic Development Area will include the County Projects and City Projects as described below.

COUNTY PROJECTS

1. The extension and reconstruction of:
 - a. CR 550S from Concord Road to 450 East will be built as a two-lane, rural cross-section road with paved shoulders. This project will serve as a new east-west corridor along the south boundary of the McCarty - Southeast Industrial Expansion Economic Development Area.
 - b. Yost Drive from Haggerty Lane to the Dayton Town Limits.
2. The reconstruction or improvement of various regulated drains and storm water management systems are necessary to successfully convert the Economic Development Area from predominately agricultural land use to predominately industrial land use. Proposed projects may include, but are not limited to the Berlowitz, Kirkpatrick, Wilson Branch, Elliott Ditch, Alexander Ross, Ilgenfritz, and Dismal Creek Regulated Drains.
3. Trail extension on:
 - A. Concord Road south from the City Limits to CR 500 S.
 - B. CR 450 S from Concord Road to CR 450 E.
4. The reconstruction and widening of:
 - A. Bridge 32
 - B. Bridge 56.
5. Upgrades on the following roads including ditching, widening, resurfacing, sidewalks and/or trails as needed, and pipe/culvert replacements as needed on:
 - A. CR 500 S from Concord Road to CR 450 E
 - B. CR 450 S from Concord Road to US 52
 - C. CR 450 E from CR 550S to City Limits
 - D. CR 500 E from CR 550 S to CR 450 S
 - E. Concord Road from City Limits to CR 500 S
 - F. CR 550 E from CR 350S to US 52
 - G. CR 400 S from 550 E to Newcastle Road
 - H. CR 400 S from Newcastle Road to I-65
 - I. CR 460 S from Newcastle Road to I-65
 - J. Wyandotte Road from US 52 to I-65
 - K. Newcastle Road from Wyandotte Road to CR 500 E

6. Upgrades on the following roads including ditching, converting from gravel to asphalt, widening, sidewalks and/or trails as needed, and pipe/culvert replacements as needed on:
 - A. CR 550 S from CR 450 E to US 52
 - B. CR 575 E from US 52 to CR 430 S
 - C. CR 500 E from CR 350 S to Newcastle Road
 - D. CR 500E from CR50 S to US 52

 7. Replenishment of any funds expended from the Tippecanoe County Local Road and Street Revolving Fund for the financing of the above projects.

 8. Equipment, facilities, relocation, job training and infrastructure improvements, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure improvements and other expenses to support job creation, economic and business development within the Area.

 9. 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.

 10. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.

 11. Support of and improvements to public transportation.

 12. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.

 13. Acquisition of real property, as necessary.

 14. General median and right-of-way maintenance including, but not limited to, mowing and landscaping.

 15. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.

 16. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.

 17. Facade and Interior Building Improvements Program

 18. Design, manufacture and installation of wayfinding and other signage.

 19. Establish and implement site guidelines for new development.

 20. Security for the Area and events.

 21. Snow removal.
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22. Brownfield assessment and remediation.

CITY PROJECTS

The economic development shall also include the following Projects in the contiguous McCarty Economic Development Area that benefit or serve the City of Lafayette and Tippecanoe County:

PHASE I

1. Development of Berlowitz Woods Park.
2. Extension of Park East Boulevard to: a) Connect SR 38 to Haggerty Lane; b) Connect McCarty Lane to St. Francis Way; 3) Connect St. Francis Way to Haggerty Lane.
3. Extension of water main to serve the approximately 265 acre tract of land located at the southwest quadrant of the intersection of SR 38 and I65.

PHASE II

1. County Road 430 South Water Tower. A 1.5 million gallon water tower to serve growth West of US 52 and South of County Road 350 South. This tower will also relieve pressure fluctuations in the system near the proposed tower site.

PHASE III

1. Upper Berlowitz Watershed Infrastructure Master Plan and Implementation (drainage, utilities and roads)
 2. Public Improvements
 - a. Street Improvements to serve the area
 - b. Expansion, extension of public improvements, including sanitary and storm sewers, storm drainage, and water supply.
 - c. Improvements to public recreation and park facilities.
 3. General median and right-of-way maintenance including, but not limited to, mowing and landscaping.
 4. 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.
 5. Equipment, facilities, relocation and other expenses to support job creation, economic and business development.
 6. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.
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7. Support of and improvements to public transportation.
 8. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.
 9. Acquisition of real property, as necessary.
 10. 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.
 11. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
 12. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
 13. Facade and Interior Building Improvements Program
 14. Design, manufacture and installation of wayfinding and other signage.
 15. Establish and implement site guidelines for new development.
 16. Security for the Area and events.
 17. Snow removal.
 18. Brownfield assessment and remediation.
 19. 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, together with a new parking garage of 500-600 spaces, together with any necessary appurtenances, related improvements, and equipment.
 20. 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, streets and sanitation departments and other related uses.
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APC 2022-02 McCARTY ECONOMIC DEVELOPMENT PLAN

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, INDIANA DETERMINING THAT A RESOLUTION AND AMENDMENT TO MCCARTY 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-2022-03 on February 24, 2022 (the "Declaratory Resolution"), amending the Economic Development Plan (the "Plan") for the area known as the "McCarty 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 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 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 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 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 Plan, as amended to include the Public Works Campus Project, for the economic development area known as the "McCarty Economic Development Area" conform to the plan of development for the City.

Section 2. The Declaratory Resolution and the 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 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 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

Larry Leverenz, President

ATTEST:

David Hittle, Secretary
