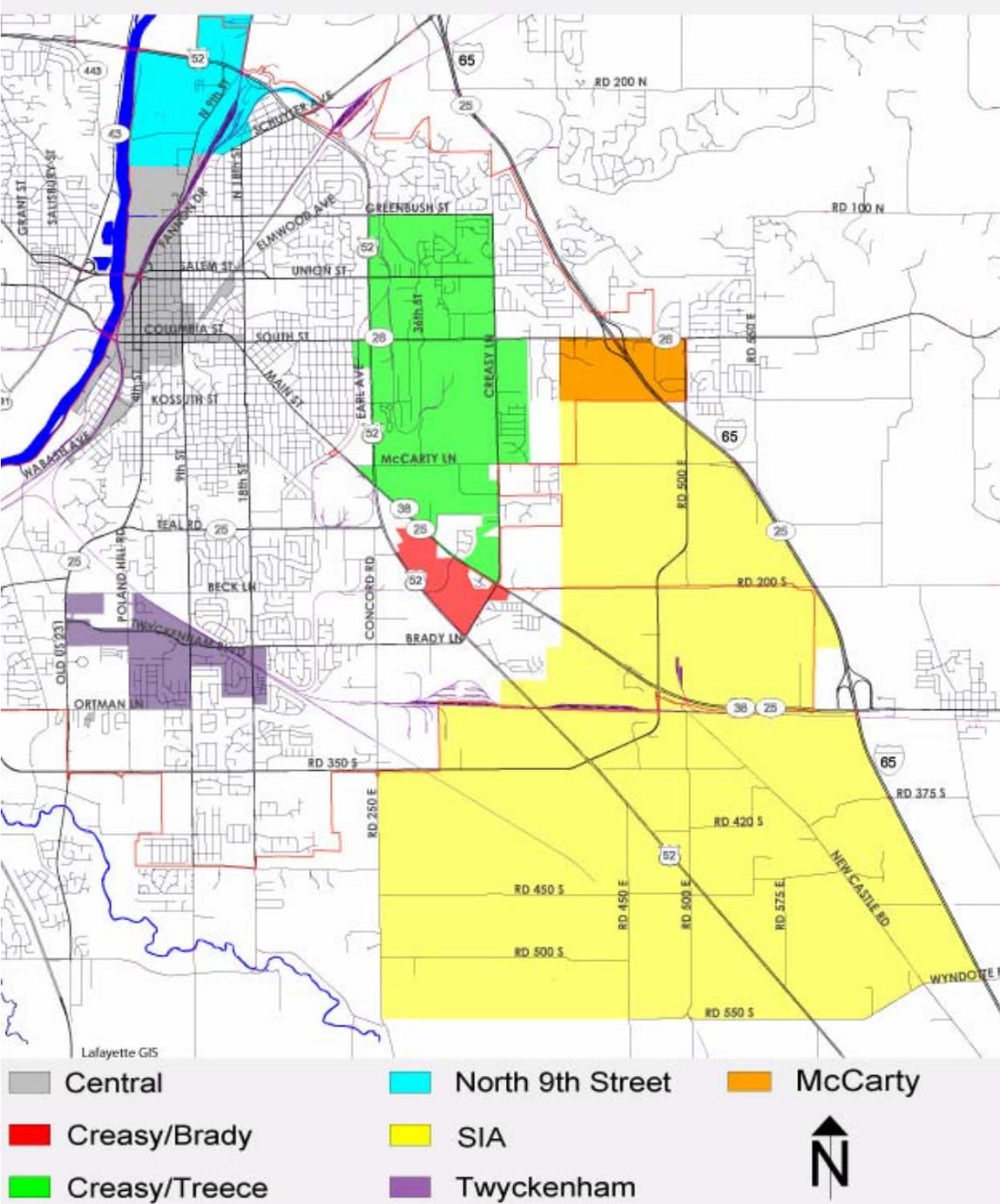


LAFAYETTE REDEVELOPMENT ANNUAL REPORT FOR 2005



**TAX INCREMENT FINANCING (TIF) DISTRICTS
LAFAYETTE, INDIANA**



LAFAYETTE REDEVELOPMENT ANNUAL REPORT 2005

TONY ROSWARSKI, MAYOR

AUTHORITY: Gayle Koning, David Knott, Roger Francis **COMMISSION:** Richard Terry, Jim Terry, John Thieme, Jr., Donald J Teder, Tilara McDonald-Treece **ATTORNEY:** Ed Chosnek; 1st Deputy Attorney, Jacque Chosnek **STAFF:** Dennis Carson, Director; Tom Van Horn PhD, Project Manager; Jennifer Criblez JD, Project Manager; Nancy Hendricks, Administrative Assistant.

ACTIONS

Appropriation of funds

- CAT Park for parking/concession (Resolution 2005-06) \$500,000 from Creasy/Treece TIF for parking lot expansion and for building of a 1,032 square foot concession stand/restroom facility for the park and soccer field activities.
- Depot security (Resolution 2005-14) \$25,920 from Central TIF for patrol of the downtown and depot six days a week (starting 10.24.05 and ending 02.28.06)
- Storm water cost recovery for Home Depot retail development project (Resolution 2005-11) \$285,670 from Creasy/Treece. This project enabled Home Depot to redevelop the former and long dormant Target retail location at the corner of US 52 and SR 26.

Bond resolutions

- Amendments to Refunding Bond 2005 (Resolution 2005-02). This amendment provided the financing for the refunding of previous Creasy/Treece bonds from 1995 and 1996. The savings from the refunding captured \$1.5 million and was applied to the Greenbush Street improvement project.
- Bond Anticipation Note for Greenbush (Resolution 2005-05). In anticipation of construction costs to the Greenbush Street improvement project – not to exceed \$2,500,000. This \$3.8 million project will upgrade Greenbush Street from US 52 to Creasy Lane with four lanes east and west bound, new turn lanes and landscaped median.
- Bond Resolution for Lafayette Pavilions (Resolution 2005-07). Prepares for development at the Creasy Lane/SR 26 intersection and extension of Fortune Drive – not to exceed \$2,995,000. This project, developed by the Lauth Property Group, is a two phase, \$30 million retail development of more than 230,000 sq ft. Several outlots are also being developed to include retail, restaurants and banking among other uses.

Expansion of TIF areas

- Creasy/Treece (Resolution 2005-04; and 09) Adds property on the south of Park East Blvd which creates the ability to extend Park East Blvd to McCarty Lane. (Totaling approximately 83 acres) Extending this TIF enables the development of the Cascada Business Park. An area covering over 120 acres that includes plans for over 600,000 sq ft of commercial, office and retail, 150 units of housing all totaling a projected assessed value over \$68 million.
- Twyckenham (Resolution 2005-01) Adds property on the south side of the new Twyckenham Blvd extension, north of Digby House; adds property on the north side of the new Twyckenham Blvd extension, south of the new Payless shopping center, and a small piece south of Beck Lane west of Poland Hill Road. (Approximately 50 acres added) These additions represent potential development properties.

TAX ABATEMENTS 2005

Recommendation for New Tax Abatements in 2005

Company	Real Estate Investment	Equipment Investment	Abatement Request Period	Jobs to be Created or Retained
Norfolk Crossing Subdivision (Resolution 2005- 13)	\$2,253,446	N/A	5 years	N/A
SIA (Resolution 2005-03)	\$500,000	\$22,510,000	10 years	124
Tate & Lyle (Resolution 2005-12)*	\$2,000,000	\$94,500,000	10 years	231 retained 4 created

- The Tate & Lyle tax abatement included a Memorandum of Agreement with specific conditions including tax recapture if the equipment (for which the abatement was granted) was removed from the taxing district; and compliance with IDEM permitting and public progress meetings.

Recommended continuation of Tax Abatements (by review of compliance statements):

Housing: Historic Jefferson Centre; Lafayette Lahr; Sharer, LLC

Industry: Alcoa; Browell; Caterpillar; Fairfield; Fed Ex; Hanson Cold Storage; Jefferson Square; Landis + Gyr; LXP-SCE I; Mail Code; Market Square Realty; Rea Magnet Wire; SIA; TRW; Wabash National; Warehouse Leasing

Total Investments

Real Estate		Equipment		Jobs/Goals	
Housing					
Projected	Actual	Projected	Actual	Projected	Actual
\$11,300,000	\$14,226,813	n/a	n/a	18 jobs	28 jobs
				160 housing units	160 housing units
Industry					
Projected	Actual	Projected	Actual	Projected	Actual
\$65,008,798	\$104,340,231	\$1,110,301,000	\$860,158,158	11,735 jobs	12,472 jobs

\$250,142,842 (difference rests with SIA projections)

PROJECT UPDATES

Brady Lane Reconstruction - This project nearly complete in 2005, now stands with less than 15% to be finished. Forcemain construction work is completed and bridgework at Concord Road is near completion; stop light installed at Comanche Trail and Brady Lane; road widening and paving from 18th Street to Concord Road completed.

Columbia Street streetscape model block - This \$310,000 project represents the combined effort of funding from Community Development Block Grants, Indiana Association of Cities and Towns, property owners along the block as well as the use of Redevelopment Central Tax Increment Financing. The downtown sidewalk and streetscape improvement project was completed in November.

Greenbush Street Improvement – This \$3.8 million project will upgrade Greenbush Street from US 52 to Creasy Lane with four lanes east and west bound, new turn lanes and landscaped median. At present it is 65% complete and work is scheduled to resume late this month or early April.

Park East – Cascada Business Park, Ron Whistler Developer - This 120 acre site is being developed for commercial, office and retail sites part of which was included in the Creasy Treece TIF expansion approved earlier in 2005. At the end of 2005, resolutions established the ability to move forward on the construction of water/sewer lines at Wal-Mart and the extension of Park East Boulevard to connect with McCarty Lane. Groundbreaking for this was recently held Thursday, March 9, 2006.

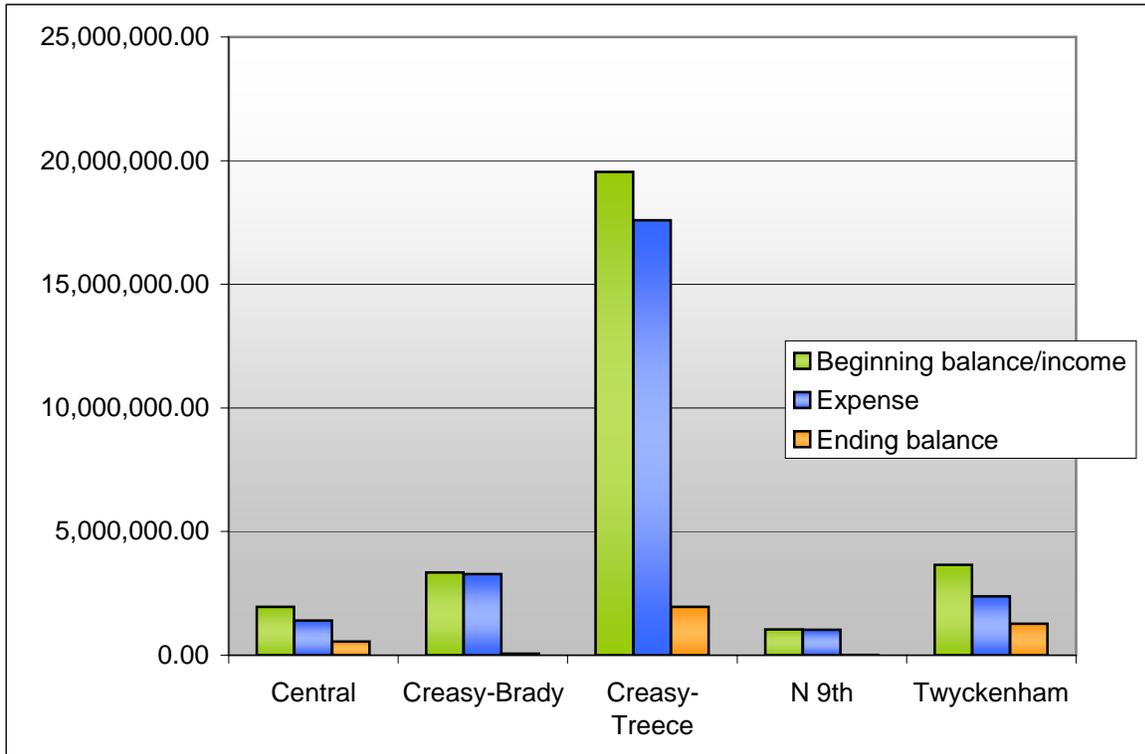
Renaissance Place – This \$25 million mixed use project is being developed in two phases that includes nearly 160,000 sq. ft. of commercial/retail and office space, 36 owner occupied condominiums and a 310 space parking garage. Lafayette Bank & Trust is the anchor tenant. Old structures were demolished and removed. Parking facility and first phase building structure beams were in place by the beginning of the winter. Construction and improvements continued through inclement weather of the new year.

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In May, the appointment of Dennis Carson as director brought the Lafayette Urban Enterprise Zone to the Redevelopment Department.



TIF DISTRICTS FINANCIAL OVERVIEW 2005



TIF District	Beginning balance	Income	Expense	Ending balance
Central	1,134,809.08	819,010.00	1,398,055.93	555,763.15
Creasy-Brady	208,333.48	3,138,409.99	3,280,906.45	65,837.02
Creasy-Treece	4,104,881.76	15,438,129.53	17,590,049.12	1,952,962.17
N 9th	131,601.48	910,453.97	1,023,615.43	18,440.02
Twyckenham	2,950,057.07	707,982.99	2,384,975.23	1,273,064.83

[Creasy-Treece shows above normal income/expense due to bond refunding proceeds and expenditures]