

# ***REGIONAL DEVELOPMENT PLAN***

Submitted to the Indiana Economic Development Corporation for the  
Regional Economic Acceleration and Development Initiative

September 28, 2021

# LETTERS OF SUPPORT

## OUR PRIVATE COMMITMENT

- Acra Auto
- Batesville Tool & Die, Inc.
- Brazeway
- Browning
- CenterPoint Energy
- Clear Point Federal Bank & Trust
- Decatur County REMC
- Delta Faucet
- Duke Energy
- Effective Management Strategies
- Emerson Copeland
- First Financial Bank
- First Federal Savings and Loan Association
- Fraley & Schilling
- Great Plains Communications
- Hamilton and Tebbe Law Office
- Hillenbrand, Inc.
- Hillrom
- Honda Development & Manufacturing of America's Indiana Auto Plant
- Intat Precision
- Kimura Foundry America
- Knauf Insulation
- Kova Fertilizer, Inc.
- Lauth
- Major Health Partners
- Med-Mizer, Inc.
- Miers Farm Corporation
- Project Chief
- Ryobi
- RBSK Partners
- Showa Denko Materials Powdered Metals (USA), Inc
- Valeo
- Wood-Mizer LLC.

## OUR PUBLIC AND NON-PROFIT COMMITMENT

- Advantage Shelby County
- Batesville Community School Corporation
- Batesville Area Arts Council
- Batesville Economic Development Commission
- Batesville Main Street
- Decatur County Community Schools
- Decatur County Visitors Commission
- Decatur County Memorial Hospital
- Economic Development Commission of Greensburg/Decatur County
- Greensburg Community Schools
- Greensburg Decatur County Chamber of Commerce
- Indiana Small Business Development Center
- Ivy Tech Community College
- Main Street Greensburg
- Margaret Mary Health
- Margaret Mary Health Foundation
- Milroy Economic Development Corporation
- Ripley County Community Foundation
- Rush County Community Foundation
- Rush County Economic and Community Development Corporation
- Rush County Farm Bureau
- Shelby County Development Corporation
- Southeastern Indiana YMCA

# ACKNOWLEDGMENTS

## PROJECT PARTNERS

City of Shelbyville  
City of Greensburg  
City of Batesville  
City of Rushville  
Shelby County  
Decatur County  
Rush County

## STEERING COMMITTEE

Mayor Mike Bettice, City of Batesville  
John Irrgang, City of Batesville Council  
Sarah Lamping, City of Batesville  
Mayor Joshua Marsh, City of Greensburg  
Deanna Burkart, Decatur County Council  
Bryan Robbins, Economic Development Corp of Greensburg & Decatur County  
Mark Koors, Decatur County Commissioner  
Mayor Mike Pavey, City of Rushville  
Brian Sheehan, City of Rushville  
Scott Barnes, Rush County Council  
Ron Jarman, Rush County Commissioner  
John McCane, Rush County ECDC  
Mayor Tom DeBaun, City of Shelbyville  
Don Parker, Shelby Co Commissioner  
Brian Asher, Shelby Co Development Corp  
Debra Tracy, Shelby Co Development Corp

## OVERSIGHT COMMITTEE

Jennifer Jones, Blue River Community Foundation  
Amy Streator, Ripley County Community Foundation  
Tami Wenning, Decatur County Community Foundation  
Alisa Winters, Rush County Community Foundation

## PLAN PREPARED BY



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***EXECUTIVE***

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***SUMMARY***

## A TRANSFORMATION IN THE MAKING

The adoption of Accelerate Rural Indiana's (ARI) regional development plan is history in the making. Following over ten years of functioning informally as a region, the adoption of ARI's regional development plan formally forges the region together in partnership. Our regional development plan is much more than a formal application for state funds; it is a unifying pact, cementing a new region along the southeastern corridor of Interstate 74.

Separately, ARI's member communities, Decatur County, the City of Greensburg, Shelby County, the City of Shelbyville, Rush County, the City of Rushville, and the City of Batesville, have been blazing a path of rural excellence in southeastern Indiana for years. Together, through the implementation of our regional development plan, our newly created regional partnership will accelerate the region into the future.

ARI's future will be built on a shared desire to see the entire region prosper and a spirit of partnership in crafting that regional prosperity. We understand, and fully embrace, the opportunity to join forces, share resources, and collectively seek solutions to our most pressing issues which can only be achieved through regional collaboration.

The population growth and economic development opportunity that stems from this regional development plan will enable us to experience a period of growth that has never been experienced in our region previously. The promise of future population growth has the potential to enable a rural revitalization in our region – transcending the current realities of our communities. Our region can be a proving ground for future rural development in the State of Indiana, demonstrating that a rural designation does not have to equate to stagnation. The lasting impact of ARI's formal regional partnership, and the resulting regional development plan, is limitless.

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*ARI's regional development plan  
contains a total investment of over*

**\$866 million**

*in the southeastern corridor of I-74*

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## REALIZING POTENTIAL THROUGH EXISTING SUCCESS

Our regional development plan represents over \$866 million in investments along the southeastern corridor of Interstate 74. Many of these projects lay the foundation for future development within the region. In the years following ARI's READI investment, we have confidence our READI investment will create millions of dollars of additional economic development capacity within the region. If our previous success is any indicator, our READI investment has the potential to create momentum that will spur significant investment in the region. In the past five years alone, ARI communities have leveraged \$74 million in state, federal, and non-profit investment into over \$1.3 billion in private investment. Simply put, our hard work is working. This regional development plan will be the most transformational investment in our region's history and will solidify the ARI region as one of the state's top destinations for investment.

## PROVING GROUND FOR RURAL REVITALIZATION IN THE STATE OF INDIANA

Perhaps the greatest lasting impact of ARI's regional development plan is the potential for a rural revitalization in the region. Our regional development plan sets ambitious standards of evaluation that expect increases in regional population, income, educational attainment, and assets. Any one of these outcomes has the potential to transform our region, but the combination of these outcomes has the potential to alter the region's future trajectory.

Our plan won't just spur revitalization in our 3rd class cities – which are already tracking impressive progress. Our regional development plan will also generate revitalization in our region's unincorporated rural areas that drastically need transformational investment to unlock the full potential that exists in our region. Simply put, our regional development plan is laser focused on accelerating growth in rural Indiana.

*We are motivated by the opportunity to be Indiana's proving ground for rural development and enable the state to unleash its full rural potential.*





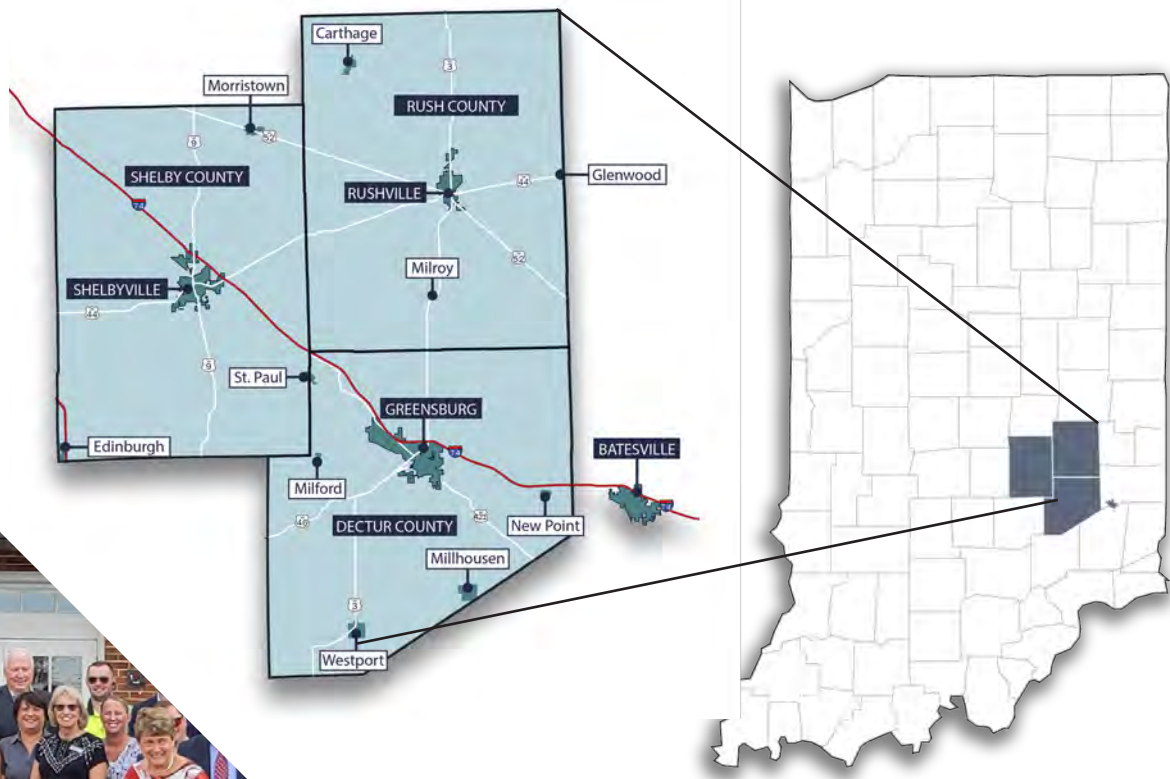
# WHY WE HAVE COME TOGETHER

## WHO WE ARE

ARI is a progressive group of four cities and three counties along Interstate 74 between Indianapolis and Cincinnati. ARI's member communities are thinking outside the box, challenging the status quo of rural communities, refusing to be defined by outside expectations, and taking unconventional steps to ensure a tomorrow for their communities that is better than yesterday.

Prior to the formation of ARI, our communities were situated on the periphery of different existing economic growth regions. Often lost in the regional conversations due to the distance between ARI communities and our previously designated "regional" partners, the members of ARI were inhibited from truly reaping the full benefits of regionalism. The formal creation of ARI enables our communities to join forces to tackle the most pressing issues facing our region. ARI is a region of partners that have a lot more in common, and a lot more connectivity, than our previous growth regions.

FIGURE 1.1 LOCATION MAP



## WHY WE ARE A REGION

### *BOUND BY THE INTERSTATE 74 CORRIDOR*

The southeast corridor of Interstate 74, between Indianapolis and Cincinnati, encompasses fifty miles of economic opportunity for the ARI region. Connectivity to the interstate, and the nationwide access that comes along with it, enables our anchor institutions to quickly access markets throughout the country and across the world. Our residents can quickly hop on Interstate 74 to access jobs and amenities within minutes. Interstate 74 is our most valuable regional infrastructure asset and our communities are leveraging this connection for gains in economic development and talent attraction.

### *BOUND BY A SHARED ECONOMY*

One of ARI's strongest characteristics is an economy built on a unifying foundation. Our regional economy is built upon three central pillars – strong manufacturing, agriculture, and our world-class workforce. ARI is home to manufacturing heavyweights like Honda, Hillenbrand, Hillrom, Ryobi, Knauf, Delta Faucet, Valeo, Intat, and Emerson which provide our region with quality, high paying jobs. Our strong logistics sector supports our local manufacturers by leveraging Interstate 74 to ship products across the country. Our agricultural sector is among the best in the nation, producing food that feeds the world and attracting major agricultural processors to the region – like Bunge and POET Biorefining. Our region's workforce is interconnected, with 2,000+ regional residents leaving their home county each day to work elsewhere within the region.

### *BOUND BY A SHARED RURAL HERITAGE*

ARI is where rural heritage meets growth and economic opportunity. The communities of ARI are proving that success is not solely for Indiana's urban centers. Our rural setting creates opportunities for our communities to be attractive to businesses and residents seeking alternatives to big cities. A workforce that understands the value of hard work, coupled with an incredibly low cost of doing business, enables our major employers and community anchors to perform at high levels. Our safe and affordable communities and quality schools result in a great region to raise a family. Our beautiful landscapes and rural countryside, comprised of some of the nation's most fertile farmland, allows residents and visitors to engage with nature as well as support a thriving and innovative agricultural economy.

***Despite our rural character, you will find ARI to be a multi-faceted region complete with high-tech manufacturing, state of the art infrastructure, a strong agricultural legacy, and a workforce ready to meet the needs of any company or business in the state.***

## WHAT WE WANT TO ACCOMPLISH

### OUR VISION

ARI will leverage our regional assets to attract the world's most innovative industries, compete for the nation's top talent, and revitalize our regional economy. By embracing regionalism, we are striving to become a top destination for visitors and prospective talent in Indiana, **growing our population** and ensuring that our region has the population to sustain an enhanced level of amenities. We are striving to become the desired location for high-paying jobs and high-wage earners in Southeast Indiana, **driving up our regional income** and enhancing the standard of living within the region. We want to be a region that supports our residents through enhanced educational offerings, **increasing the educational attainment** of our residents, and ensuring our region can meet the skills demanded by an ever-changing regional economy. We are striving to become a region that is a magnet for quality-of-life enhancements, **increasing our regional assets** and attracting young families to live, work, and play within the region.

### THE TEAM TO GET IT DONE

#### LEADERSHIP

Translating our vision for the region into reality will take a true partnership of dedicated leaders – and we have an incredible team behind us. Our regional development plan was facilitated by a team of local leaders with a proven track record of having the skillset to get projects of this magnitude completed. Our leaders think outside the box and find a way to get things done, evident in the fact that all four cities have been named Indiana Stellar Communities finalists and the City of Rushville was named a designee in 2016.

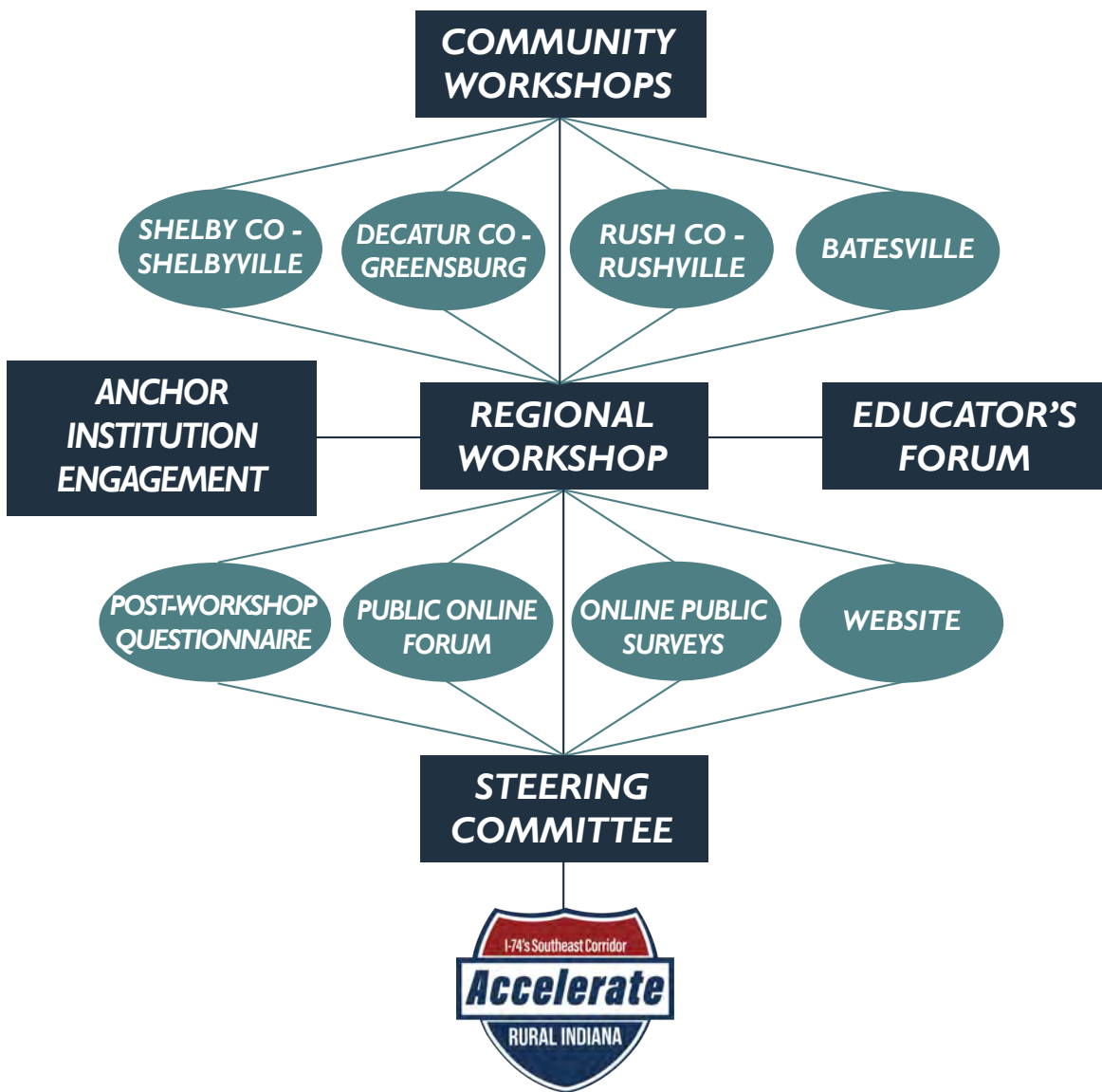
#### PARTNERS

Behind our great team of elected leaders stands a group of private sector and non-profit organizations prepared to share ownership of the implementation of our regional development plan. With the support of regional anchor institutions like **Honda's Indiana Auto Plant, Hillenbrand, Hillrom, Knaut, Major Health Partners, and Intat**, our region has the support system to make our vision a reality.



## PUBLIC ENGAGEMENT

Our regional development plan was built on a public engagement process that included over 3,000 residents of the region. Through community workshops in each of ARI's communities, a regional workshop, a public survey, a youth survey, an educators' forum, focus groups and anchor institution conversations, our plan's priorities, projects, and programs were truly shaped by residents and key stakeholders of the region. Every step of the way, our steering committee consulted with stakeholders to ensure our regional development plan reflected the region's goals and objectives.





## OUR PRIORITIES

The grassroots approach to our regional plan development resulted in a set of five top priorities. These priorities were unanimous across the region and reflect the barriers that are standing in the way of future development and the population growth of ARI. Our projects and programs are designed to eliminate those barriers and enable our region to experience transformation in the following five priority areas:

### HOUSING

#### GOAL: EXPAND AND IMPROVE HOUSING OPTIONS

Expanding and improving the region's housing options was named as a top priority in every community workshop held in the region. Participants were quite concerned about the region's current housing picture. The region currently has limited housing availability and those that are available are not meeting the quality standards of many potential buyers. The time is now for the region to expand and diversify housing options, and improve our existing housing stock across the region, to meet the demands of a wide variety of future residents and wage earners.



### QUALITY OF LIFE

#### GOAL: MAKE PLACE-BASED IMPROVEMENTS IN ASSETS SUCH AS TRAIL NETWORKS, PARKS AND FAMILY ACTIVITY PROGRAMMING, RETAIL AMENITIES, CHILDCARE ETC.

Our region understands creating quality places with opportunities to experience unique cultural and entertainment options is central to retaining and recruiting talent within our region. Across the region, our public engagement participants echoed the need to expand entertainment, dining, lodging, and childcare options to ensure we can compete with the urban centers that are within a short drive of our region.

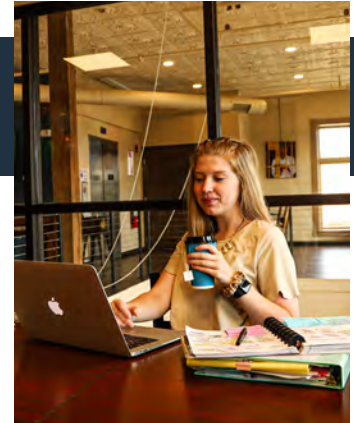




## EDUCATION AND WORKFORCE DEVELOPMENT

**GOAL: INCREASE REGIONAL EDUCATION OPPORTUNITIES BY CREATING CLEAR PATHWAYS FOR STUDENTS GOING ON TO COLLEGE, STUDENTS DIRECTLY ENTERING THE WORKFORCE AND ADULTS NEEDING TO UPSKILL FOR CAREER ADVANCEMENT**

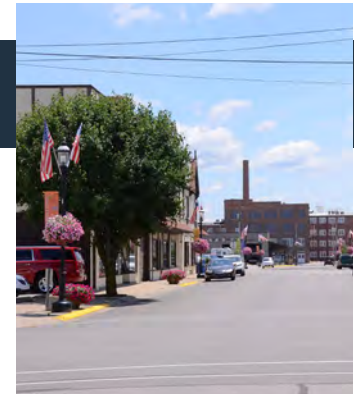
Our region's success is dependent upon the success of our regional employers and our regional workforce. The region recognized the need to facilitate additional talent attraction and workforce development opportunities to ensure our employers have the skilled workforce to meet their demands, and that regional residents have the educational background to enable their maximum potential for success.



## PUBLIC INFRASTRUCTURE

**GOAL: UPGRADE AND EXPAND BASIC WATER, SANITARY SEWER, ROAD, AND BROADBAND INFRASTRUCTURE TO MEET CURRENT AND FUTURE DEMANDS OF LOCAL HOUSING AND LOCAL BUSINESSES**

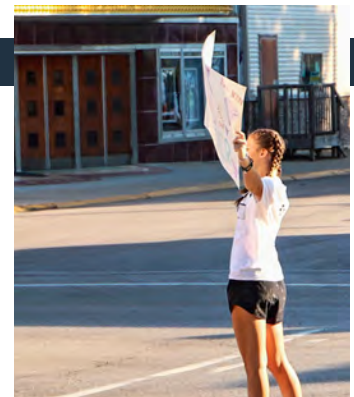
As a rural region, there are several opportunities for growth in our unincorporated areas and peripheral rural communities. But potential growth is hampered by a lack of public infrastructure capacity. Regional residents made it clear investing in water, sanitary sewer, and broadband public infrastructure across the region could make large portions of our region attractive to future development and residential growth.



## REGIONAL MARKETING

**GOAL: TELL OUR REGIONAL OPPORTUNITY STORY NATIONALLY**

Residents of ARI are incredibly proud – not just of their home communities – but of the entire region. Our current residents love calling our region home and believe there are countless potential residents across the country that would be just as proud of our region if we were able to reach them with our message. By marketing our regional assets and telling our story to prospective talent, there is an opportunity to convince both existing commuters, as well as national talent, to choose ARI as their home.



## HOW WE WILL GET IT DONE

We have identified a set of ambitious projects to move the needle on our regional priorities. Our core set of **40 projects invest over \$866 million in the region**. Across the board, these projects will amplify the recent success of our region and create additional opportunities for our region to attract the nation's top talent.

### HOUSING PROJECTS

Our regional development plan features a **\$298 million investment in 13 housing projects** that improve, expand, and diversify the region's existing housing stock and incentivize out-of-state residents to relocate to the region. Our plan lays the groundwork to add nearly **1,100 housing units and over 2,600 new residents to the region**.

### QUALITY OF LIFE PROJECTS

Our regional development plan touts **\$72 million investment in 14 quality of life projects** that solidify the region's communities as great places to live. By adding additional parks and trails, childcare facilities, and community gathering places, our plan strengthens ARI's ability to attract talent from across the country to our region.

### INFRASTRUCTURE PROJECTS

Our regional development plan includes **\$484 million of investment in 5 regional infrastructure projects** that will build a foundation for future growth in the region. Through our plan's investment in infrastructure, hundreds of acres will be available for our region to attract top prospective businesses and residents to our region and increase regional quality of opportunity.



**40 projects invest over  
\$866 million in the region**

## WORKFORCE DEVELOPMENT PROJECTS

Our regional development plan also invests **\$12 million in workforce development projects** and programs that build on our region's existing network of workforce development success stories. Our investment in workforce development ensures we will be able to retain our existing talent and grow our labor force so our local employers have the talented workforce necessary to continue to compete on the world stage.

## REGIONAL MARKETING

Our regional development plan invests **\$350,000, in a regional program that markets our region to prospective residents and businesses** across the country. By expanding our reach across the country, we have the opportunity, given our existing regional assets and anchor institutions, to recruit talent to the region who are simply unaware of the incredible opportunities our region has to offer.

## ADDITIONAL PROJECTS

In addition to our 40 proposed projects for READI, our region has identified **an additional 30 shovel worthy projects totaling \$407 million** in future investment within our region. These projects vary widely in scope - from a mental health and substance abuse facility to regional scholarship programs - and have the potential to greatly influence the future trajectory of the region. We stand committed to finding alternative funding sources to turn these project ideas into reality.

***30 additional shovel worthy projects would invest \$407 million in the region***

FIGURE 1.2 READI PROJECT TABLE

PROJECT	LOCATION	TOTAL BUDGET	READI ASK	PUBLIC MATCH	PRIVATE MATCH	
<b>HOUSING</b>						
1	Porter Apartments	Shelbyville	\$29,500,000	\$250,000	\$250,000	\$29,000,000
2	Lakeshore Village	Batesville	\$67,000,000	\$500,000	\$500,000	\$66,000,000
3	Crestview Estates Subdivision	Batesville	\$29,000,000	\$200,000	\$200,000	\$28,600,000
4	The Lakes at Rushville/ Grandview Village	Rushville	\$23,310,000	\$600,000	\$3,210,000	\$19,500,000
5	Park Road Acres Housing District	Greensburg	\$32,000,000	\$1,000,000	\$1,000,000	\$30,000,000
6	North Washington Housing	Rushville	\$6,180,000	\$215,000	\$215,000	\$5,750,000
7	Milroy School Apartments	Rush County	\$3,400,000	\$200,000	\$200,000	\$3,000,000
8	Blue River Trails Housing Expansion	Shelby County	\$24,250,000	\$1,600,000	\$150,000	\$22,500,000
9	Housing at Northwest Consolidated Schools	Shelby County	\$53,750,000	\$3,750,000	\$2,000,000	\$48,000,000
10	Broadway Estates	Greensburg	\$20,500,000	\$350,000	\$1,350,000	\$18,800,000
11	Rushville Condominiums	Rushville	\$7,350,000	\$200,000	\$150,000	\$7,000,000
12	Regional In-Fill Housing /Blight Abatement Program	Region-Wide	\$1,000,000	\$500,000	\$500,000	-
13	ARI First Time Home Buyer Program	Region-Wide	\$1,000,000	\$500,000	\$500,000	-
<b>QUALITY OF LIFE</b>						
14	Kids Discovery Factory	Batesville	\$5,000,000	\$1,000,000	\$1,000,000	\$3,000,000
15	Indoor Sports Complex	Shelbyville / Shelby County	\$21,000,000	\$2,500,000	\$2,500,000	\$16,000,000
16	Community Center	Rushville / Rush Co.	\$23,780,000	\$8,000,000	\$8,780,000	\$7,000,000
17	Batesville-Oldenburg Trail	Batesville	\$5,000,000	\$4,500,000	\$500,000	-
18	Park Road Amenities Upgrade	Greensburg	\$3,500,000	\$1,500,000	\$1,500,000	\$500,000
19	Early Learning Center	Shelbyville / Shelby County	\$8,000,000	\$3,000,000	\$3,000,000	\$2,000,000
20	Pirate Park	Greensburg	\$1,350,000	\$500,000	\$500,000	\$350,000

FIGURE 1.2 READI PROJECT TABLE (CONTINUED)

PROJECT		LOCATION	TOTAL BUDGET	READI ASK	PUBLIC MATCH	PRIVATE MATCH
21	Skate Park	Batesville	\$500,000	\$50,000	\$50,000	\$400,000
22	Preserving Main Street	Greensburg	\$2,000,000	\$1,500,000	\$500,000	-
23	Fairground lighting	Shelby County	\$350,000	\$250,000	\$50,000	\$50,000
24	Inspiration Park	Batesville	\$190,000	\$50,000	\$55,000	\$85,000
25	Willkie Park	Rushville	\$450,000	\$300,000	\$150,000	-
26	Decatur County Inclusion Park	Greensburg	\$800,000	\$250,000	\$250,000	\$300,000
27	Regional Childcare Study	Region-Wide	\$200,000	\$100,000	\$100,000	-
<b>WORKFORCE DEVELOPMENT</b>						
28	Launch Center	Rushville	\$1,700,000	\$550,000	\$850,000	\$300,000
29	Chase Building	Shelbyville	\$1,000,000	\$500,000	\$500,000	-
30	Post Secondary Presence/ Trade School	Decatur County	\$4,600,000	\$2,000,000	\$600,000	\$2,000,000
31	Ivy Tech Dual Credit Program	Batesville	\$1,000,000	\$500,000	\$500,000	-
32	Welding Program	Batesville	\$1,500,000	\$500,000	\$500,000	\$500,000
33	Advantage ARI	Region-Wide	\$1,750,000	\$875,000	\$875,000	-
34	Micro Business Park	Greensburg	\$650,000	\$50,000	\$50,000	\$550,000
<b>INFRASTRUCTURE</b>						
35	Pleasantview Commerce Park	Shelby County	\$114,000,000	\$2,000,000	\$12,000,000	\$100,000,000
36	Utilities Extension to Business Enterprise Park	Greensburg	\$5,000,000	\$2,500,000	\$2,500,000	-
37	Tom Hession Drive extension	Shelbyville / Shelby County	\$364,000,000	\$7,000,000	\$7,000,000	\$350,000,000
38	St. Paul Infrastructure Study	Region-Wide	\$300,000	\$150,000	\$150,000	-
39	Regional Broadband Study	Region-Wide	\$200,000	\$100,000	\$100,000	-
<b>MARKETING</b>						
40	Regional marketing plan	Region-Wide	\$350,000	\$175,000	\$175,000	
<b>PROJECT TOTALS</b>			<b>\$866,410,000</b>	<b>\$50,265,000</b>	<b>\$54,960,000</b>	<b>\$761,185,000</b>

**OVERALL FUNDING  
RATIO  
1-1.1-15.1**



## MEASURING OUR SUCCESS - METRICS

In the ARI region, we believe in the mantra - what gets measured gets done. Our region believes that by tracking our progress in key metrics, we will be able to measure our success as a region to maximize our overall impact. We set out to find benchmarks and metrics reflective of the change and growth we are striving for in our region.

We quickly found two valuable sources of metrics: 21st Century Talent Region dashboards and the Community Vitality Indicators, developed by the Purdue Center for Regional Development (PCRD) and the Office of Community and Rural Affairs (OCRA). Ultimately, we adopted a combination of the two sets of metrics and arrived at a set of twelve metrics in four key categories. The will be achieved by 2027

### 1. POPULATION GROWTH

- Increase the region's population by 5% (historical population growth = 1%)

### 2. EDUCATIONAL ATTAINMENT

- Increase High School Graduation Rate by 1% to 97%
- Increase Percent of Population with Some College, No Degree by 2.2% to 21%
- Increase Percent of Population with Associate Degree or Higher by 2.1% to 29%
- Increase Percent of Population with a Bachelor Degree or Higher by 1% to 22%
- Increase Percent of Population with a Graduate or Professional Degree or Higher by 0.5% to 6.6%

### 3. INCOME

- Increase Per Capita Personal Income by 10% to \$49,416
- Increase Median Household Income by 10% to \$63,547
- Increase Average Annual Wage per Community by 6%.

### 4. REGIONAL ASSETS

- Grow Gross Assessed Value by 5%
- Grow Gross Assessed Value per Capita by 5%
- Grow Number of Business Establishments by 3%

## READI OR NOT, HERE WE COME

We understand the magnitude of this moment. READI is the once in a generation catalyst that will accelerate our regional transformation years ahead of what ARI could do on its own. We see a brighter future for our region on the other side of this regional development plan – a future that is characterized by regional collaboration and enhanced opportunities for our region's residents. We know the long-term success of the region is tied to our ability to attract talent and grow our regional population. We are motivated to make that better future a reality, regardless of the level of READI funds we receive. READI or not, here we come.



# ***OUR REGION***

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# INTRODUCTION

## ACCELERATE RURAL INDIANA

Accelerate Rural Indiana (ARI) is a region of four cities and three counties including Decatur County, the City of Greensburg, Shelby County, the City of Shelbyville, Rush County, the City of Rushville and the City of Batesville. Linked by the southeast corridor of Interstate 74, bound by a shared rural heritage, and united in its efforts to chart a new destiny for the region, ARI is prepared to leverage its local strengths and assets to solidify its place as the premier economic development and growth engine for southeastern Indiana.

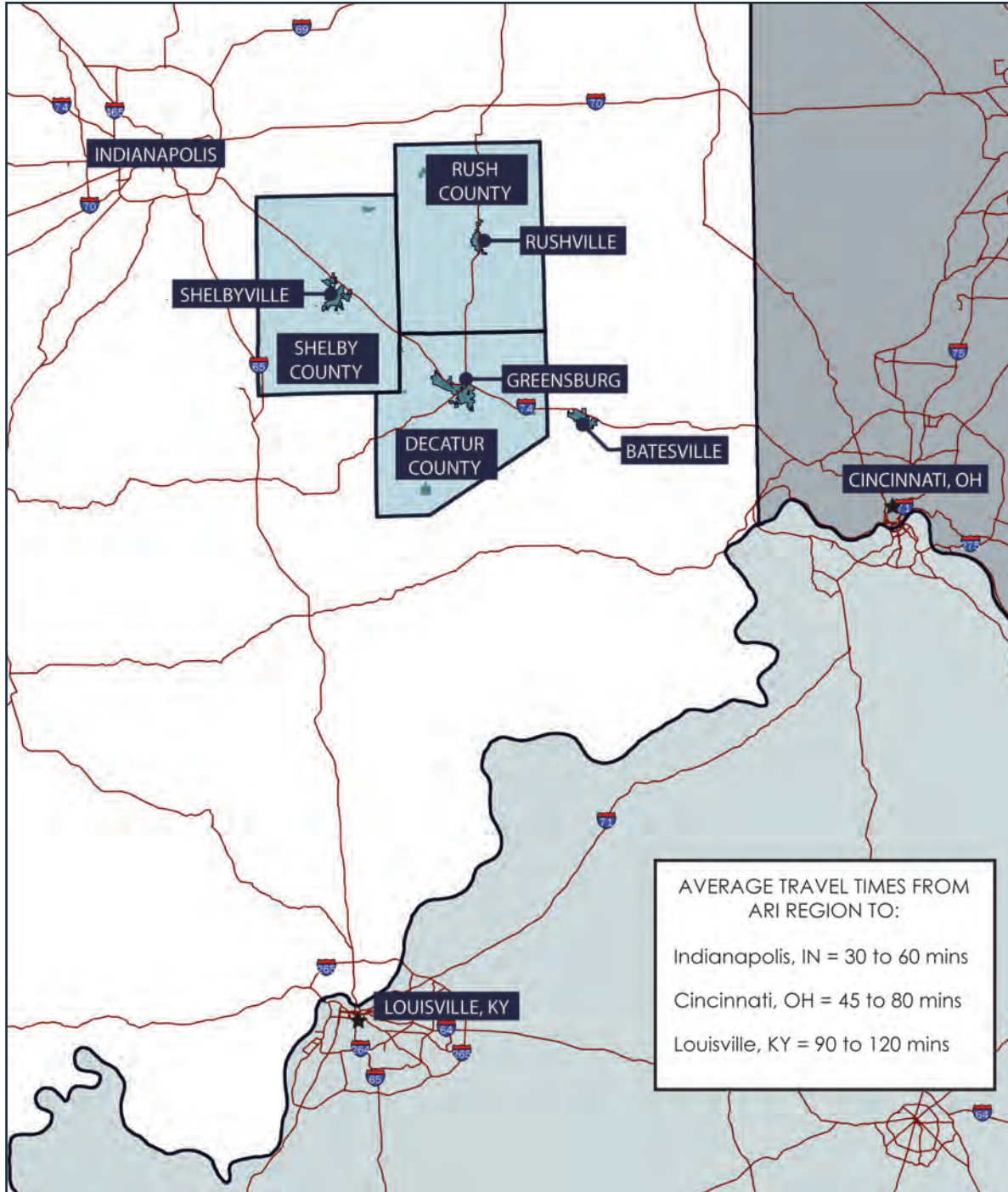
ARI is home to some of the state's largest employers, top-rated K-12 schools, distinguished higher education institutions, exceptional medical centers, and four cities that are charting remarkable progress in rural Indiana. Interstate 74 serves as the region's hub of economic activity and is the connecting artery between ARI's communities and the rest of the country. Interstate 74's southeastern corridor forms fifty miles of economic and growth opportunity for the southeastern gateway to Indiana. Residents and businesses located in ARI are within a day's drive of two-thirds of America's population, and within a one-hour drive of the thriving metropolitan areas of Indianapolis and Cincinnati.

ARI communities are leveraging the southeast Interstate 74 corridor for huge gains in economic development – attracting some of the state's largest investment – while simultaneously creating quality destinations for the state's top talent. ARI is home to manufacturing heavyweights like Honda, Hillenbrand, and Hillrom and our region has a reputation for producing quality products utilized by consumers around the world. Our region's attractiveness, however, extends beyond Indiana, and even the United States. Our region boasts an incredible amount of foreign direct investment. In total, over 30 foreign companies have invested in the region, including companies like Valeo, Intat Precision, and Ryobi Die Casting. This showcases our region's attractiveness to a diverse and growing base of primary employers. These investments also create a unique opportunity to attract a broad talent base to the region.

While not having a previous formal designation as a region, the partner communities within ARI have a proven track record of success, momentum to build upon, numerous examples of existing partnerships, and a collective commitment to seize opportunities and overcome barriers in our region through regional collaboration. For our region, and the state, to have long-term sustainability and resiliency, it is critically important we increase our population and talent pool. ARI is a proving ground for rural excellence in the State of Indiana and stands committed to establish the region as a top destination for Indiana's prospective talent and be a leader in Indiana's rural population growth.



FIGURE 2.1 REGIONAL CONTEXT MAP



## OUR READI OPPORTUNITY

In response to the Covid-19 pandemic, Indiana launched the Regional Economic Acceleration and Development Initiative (READI). READI is a bold, transformational program that dedicates up to \$500 million in state appropriations to promote strategic investments to make Indiana a magnet for talent, overall population growth and economic expansion. Through this program, the state is aspiring to accelerate Indiana's recent momentum in economic growth, characterized by years of record-breaking job creation and investment commitments. This will also ensure the state's population grows at a pace to support current and future economic opportunities. READI builds on the framework and successes of the Indiana Regional Cities Initiative and the 21st Century Talent Initiative. These initiatives encourage neighboring communities across the state to work collaboratively to develop a bold vision for their future that will attract, develop, and retain talent in Indiana.

Shelbyville, Greensburg, Rushville, and Batesville, as well as Shelby, Rush and Decatur Counties, are formally cooperating through ARI to apply for a portion of the \$500 million READI funding. The potential infusion of millions of dollars in READI funding, strategically leveraged with strong public, private, and philanthropic investments, will serve as an accelerant to the progress and success the ARI region has already achieved. It will also take our region's current momentum to heights not possible without programs like READI. By seizing this opportunity to work collaboratively on a regional development plan and secure READI funds for the region, ARI has a once-in-a-generation opportunity to leverage regionalism and realize its fullest potential as one of the state's top destinations for prospective talent and rural population growth.

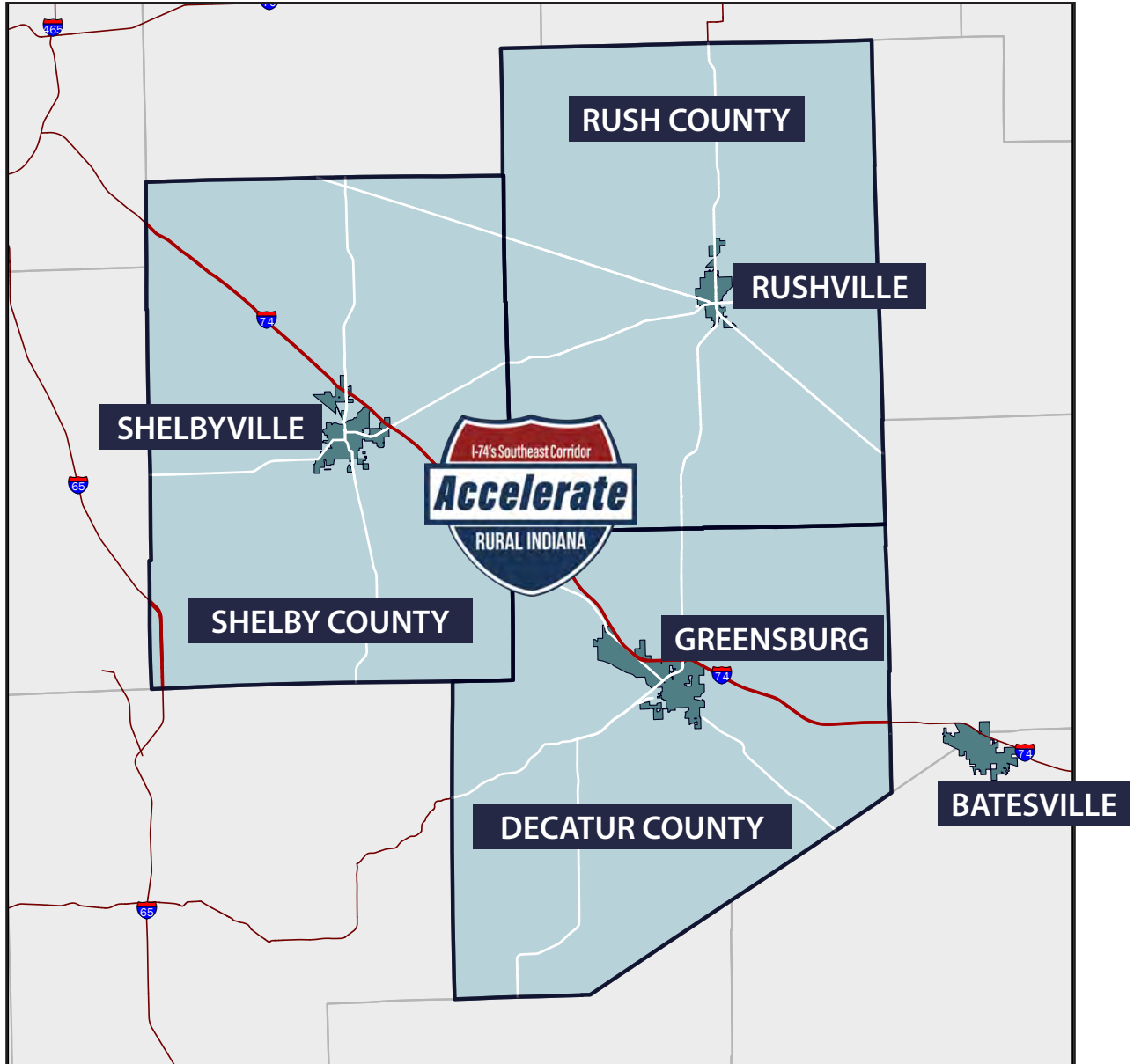
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# ARI IS A PROVING GROUND FOR RURAL EXCELLENCE IN THE STATE OF INDIANA

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FIGURE 2.2 ARI REGIONAL MAP



## DEMOGRAPHIC SUMMARY

### UNITING AS A REGION

Our partners' demographic profiles are one of our strongest unifying regional forces. Our communities are facing many of the same collective challenges – our slowing population growth compared to the historic highs of previous decades, our aging population, our educational attainment lagging state averages, and our aging housing stock. These demographic commonalities call for regional solutions to these regional challenges.

Our region must come together to attract and retain young talent to reverse the tide of our aging communities. Our region must collaborate to increase the educational opportunities offered within the region to enable our residents to earn a higher level of education and strengthen our workforce for our current and future world-class employers. Our region must take action to build new homes and new quality of life amenities that are attractive to prospective talent to drive population growth within the region. Together, through collaboration and implementation of our regional development plan, our region can attract the talent that begins to turn the tide on our most challenging demographic trends.



**FIGURE 2.3 INDIVIDUAL DEMOGRAPHIC SUMMARY**

SITE	2020		2019				
	Population	Housing Units	Median Age	Households (HH)	Persons per HH	Housing Units	Avg. Annual SF Building Permits (2010-2020)
ARI Region	95,481	41,244	41.0	37,463	2.48	41,032	145
Indiana	6,785,528	2,923,175	37.7	2,570,419	2.52	2,921,115	14,793
Batesville	7,202	2,957	42.3	2,620	2.46	2,835	18
Decatur Co	26,472	11,512	39.2	10,353	2.53	11,386	53
Rush Co	16,752	7,352	41.7	6,667	2.46	7,482	14
Shelby Co	45,055	19,423	40.8	17,823	2.45	19,329	59
Rushville	6,208	2,884	41.2	2,430	2.41	2,893	-
Shelbyville	20,067	8,948	36.2	7,752	2.38	8,554	30
Greensburg	12,312	5,460	40.1	4,740	2.29	5,164	-

Source: 2020 US Census and American Community Survey

Note: Not all data available for each geography.

**FIGURE 2.3 - CONTINUED**

SITE (continued)	2019				
	Median Year Structure Built	Median Household Income	Post Sec. Education Attainment	Percentage of Population age 16+ in Labor Force	Mean Travel Time to Work in Minutes
ARI Region	1967	\$57,770	26.9%	63.5%	23.7
Indiana	1974	\$56,303	35.8%	63.8%	23.8
Batesville	1976	\$55,839	40.1%	63.6%	22.8
Decatur Co	1972	\$60,891	29.0%	65.8%	21.8
Rush Co	1954	\$54,371	20.7%	59.5%	25.9
Shelby Co	1968	\$59,978	26.6%	65.1%	24.3
Rushville	1952	\$48,648	19.7%	57.3%	23.6
Shelbyville	1969	\$52,901	21.9%	64.8%	21.2
Greensburg	1973	\$54,099	29.4%	65.8%	18.0

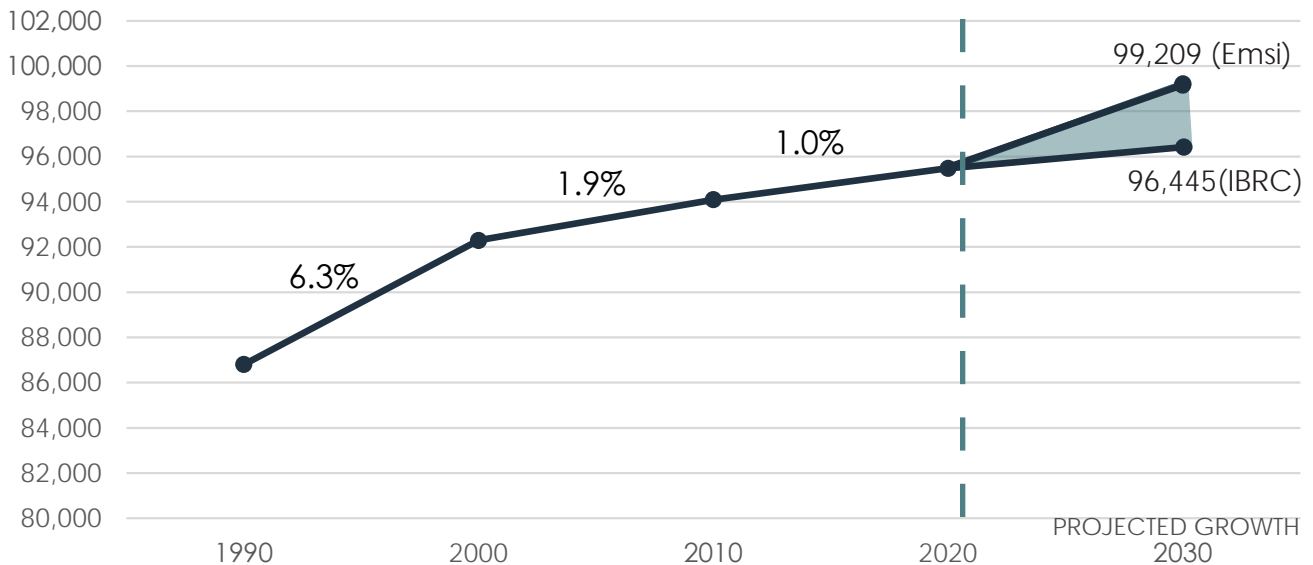
Source: 2020 US Census and American Community Survey

Note: Not all data available for each geography.

## POPULATION

The importance of population as a regional demographic cannot be understated. Population growth, or lack thereof, has major implications on a region's ability to attract businesses and industries and sustain local restaurants, retail establishments and school corporations. Population growth will also help achieve economies of scale necessary for efficient and cost-effective long-term service provisions.

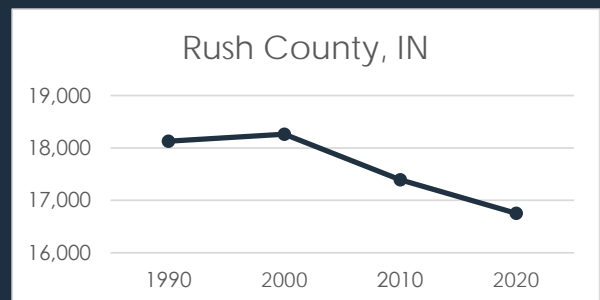
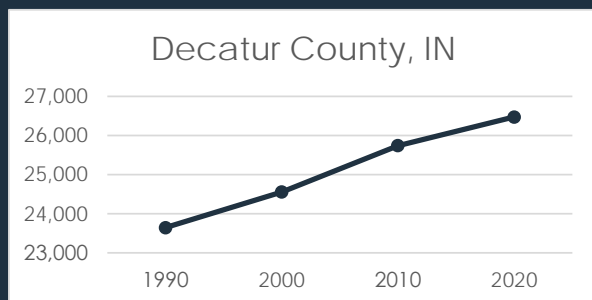
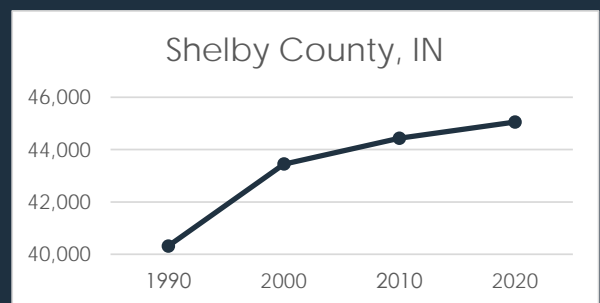
**FIGURE 2.4 REGIONAL POPULATION GROWTH**



Source: U.S. Census Data. Projections - Emsi Labor Market Analytics & Economic Data; Indiana Business Research Center

**FIGURE 2.5 POPULATION GROWTH BY ARI COMMUNITY**

Source: U.S. Census Data

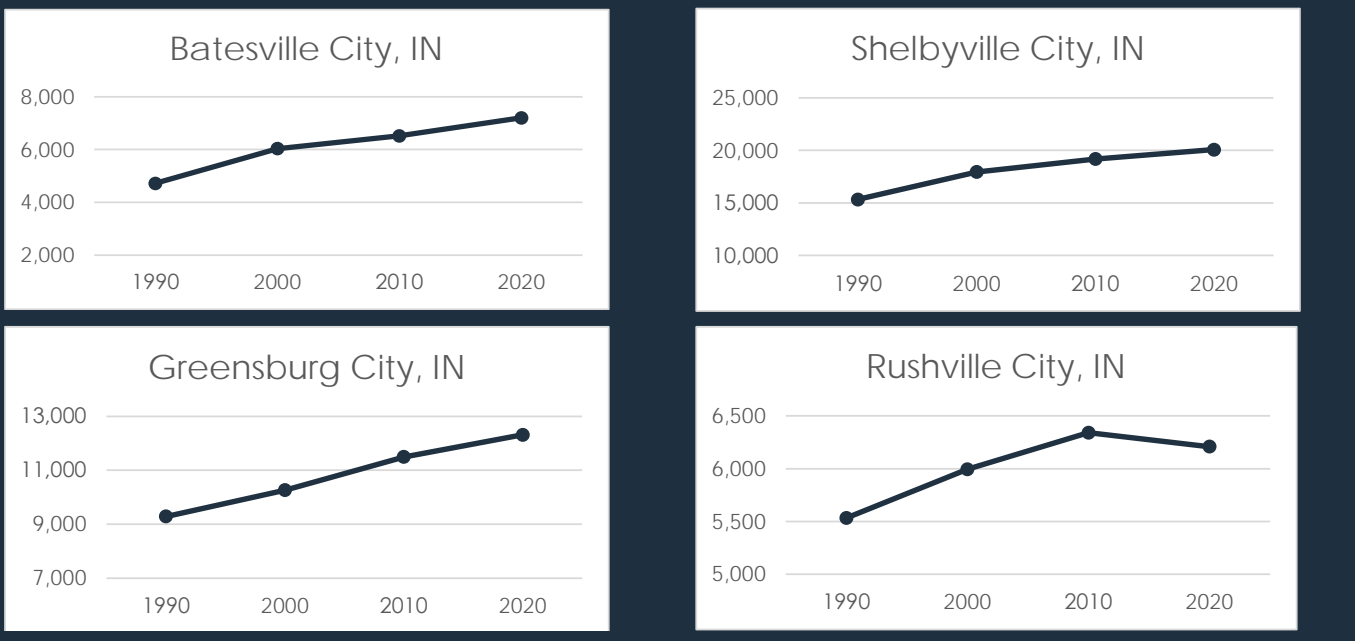


### SLOWING REGIONAL POPULATION GROWTH

The region's population was 95,028 in 2020. Population growth for the region slowed from an annual rate of +0.47% between 1990 and 2010, to an annual rate of +0.1% between 2010 and 2020. The region's growth rate from 2010 and 2020 was below the state's growth rate over the same period (+0.41% per year). The region experienced population growth from 2010-2020 led by Decatur County, Shelby County, and the City of Batesville. Rush County witnessed declining population over that same period. The need to boost overall population growth within our region is evident. A slowing growth rate causes concerns that our region will not be able to fulfill the future workforce demands of our current employers and will not be able to attract future businesses to the region. Our region must invest in initiatives that enable population growth to occur – like quality-of-life advancements and quality housing options – in all corners of our region.

### EXCEEDING POPULATION PROJECTIONS

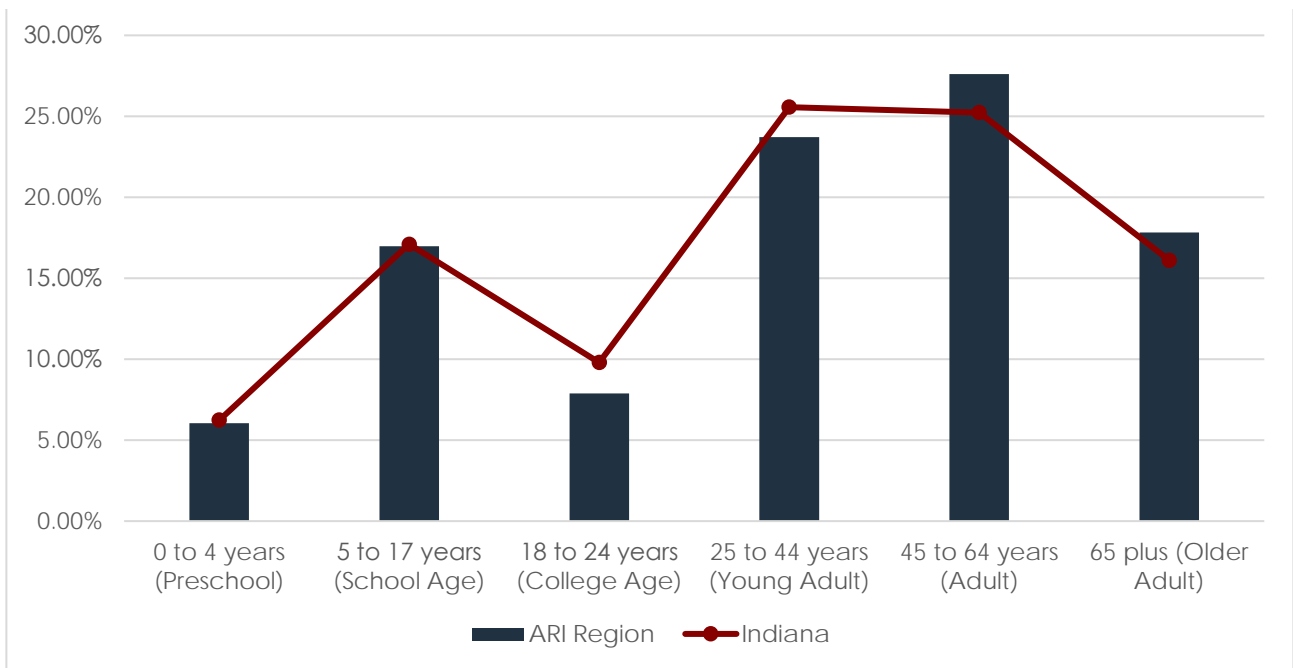
Despite slowing growth, the region is beating population estimates. ARI's population growth (including Ripley County) between the 2010 and 2020 U.S. Census (+0.76%) beat Indiana University Business Research Center population growth projections for Rush, Shelby, Decatur, and Ripley counties (+0.32%). This outperformance of expectations is an indicator the current momentum in our region is beginning to alter the future trajectory of our region with regard to attracting new residents to the area. The region must build on this momentum to create opportunities that advance population growth in our region.



## AGE DISTRIBUTION

The age distribution of a region has implications on a wide variety of community amenities – from healthcare services to housing demands. An aging community often signifies a lack of young families and could create long-term sustainability constraints for a region. Our region is facing the following age distribution realities:

FIGURE 2.6 AGE COHORTS



Source: American Community Survey

The region's median age  
**INCREASED BY 2.2 YEARS**  
 between 2010 and 2019

**41.7** **MEDIAN** **37.7**  
**ARI** **AGE** **Indiana**

Source: American Community Survey



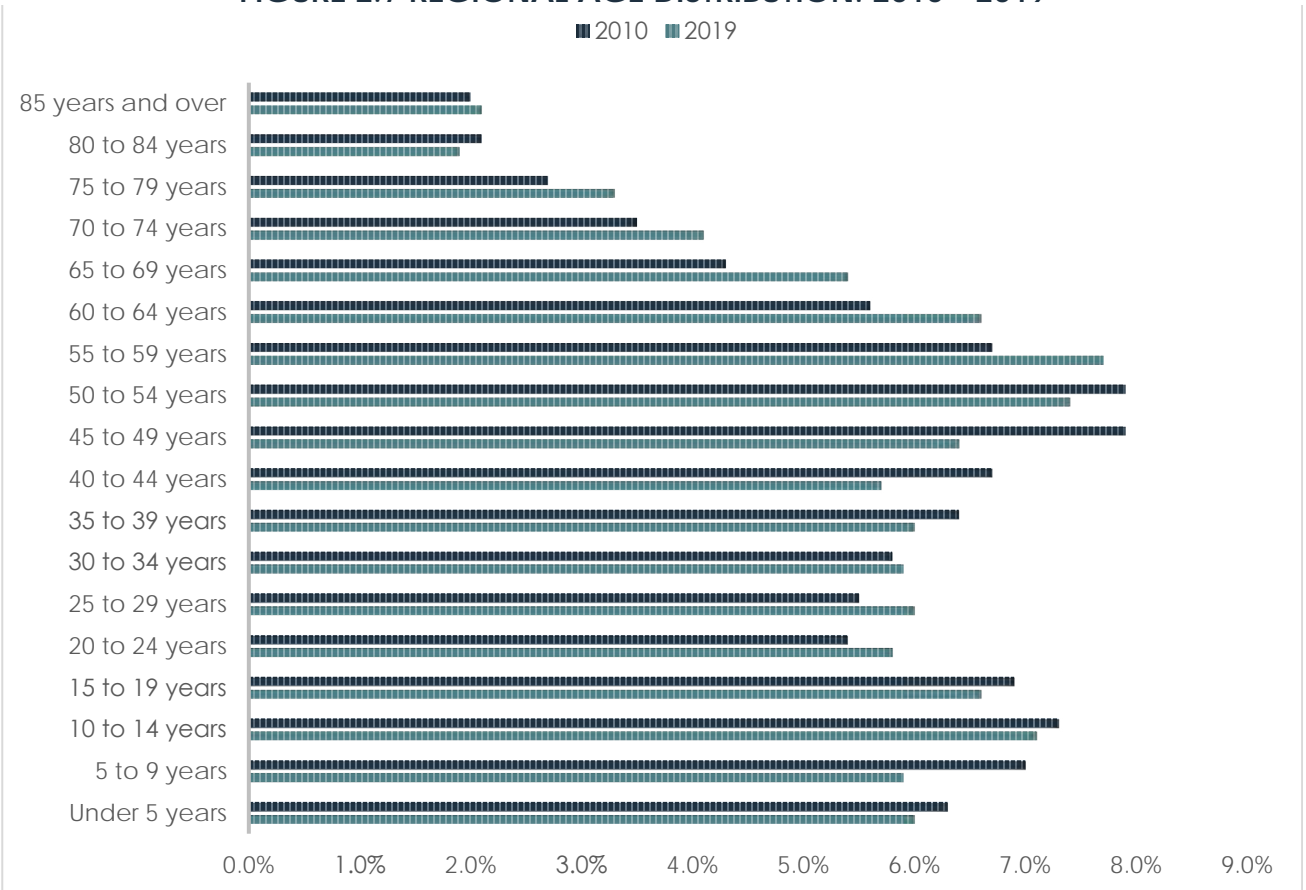
### THE REGION'S POPULATION IS AGING

The percentage of the region between the ages of 55-79 grew from 22.8% in 2010 to 27.1% in 2019. On the other hand, the percentage of the region aged 25-44 fell from 24.4% to 23.6% over the same time period. As a result, median age in the region increased from 39.5 to 41.7, compared to the state's median age of 37.7. An aging population indicates a need to attract young professionals and families and creates stress on the local workforce when older generations retire from the regional labor force. Quality-of-life initiatives like the ones outlined in our regional development plan will help grow the region's population (including young adults) and begin to help reverse the tide of an aging regional population.

### AVERAGE HOUSEHOLD SIZE IS DECREASING

The average household size for the region in 2019 was 2.43. This is down from 2.54 in 2010 and 2.58 in 2000. A shrinking average household size can be an indicator there are fewer young people and families in the region, and may be an indicator of future labor force trends. Increasing the younger population is crucial for the long-term sustainability of the region because they represent an important segment of the region's next generation of workforce.

**FIGURE 2.7 REGIONAL AGE DISTRIBUTION: 2010 - 2019**

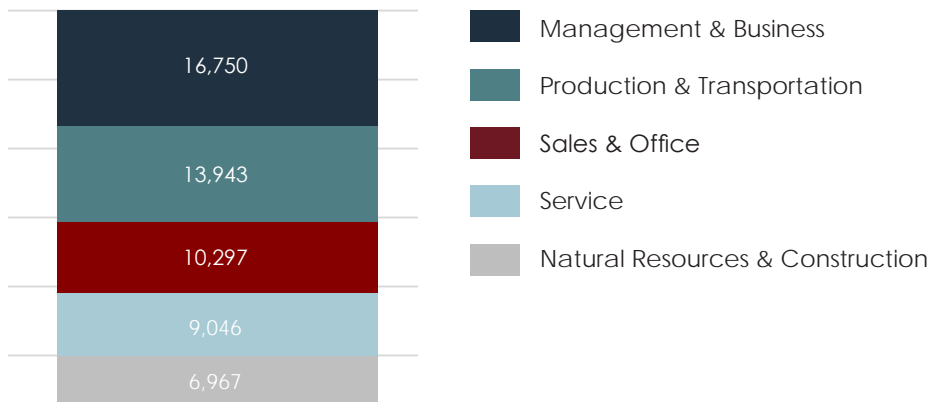


Source: American Community Survey

## ECONOMIC SUMMARY

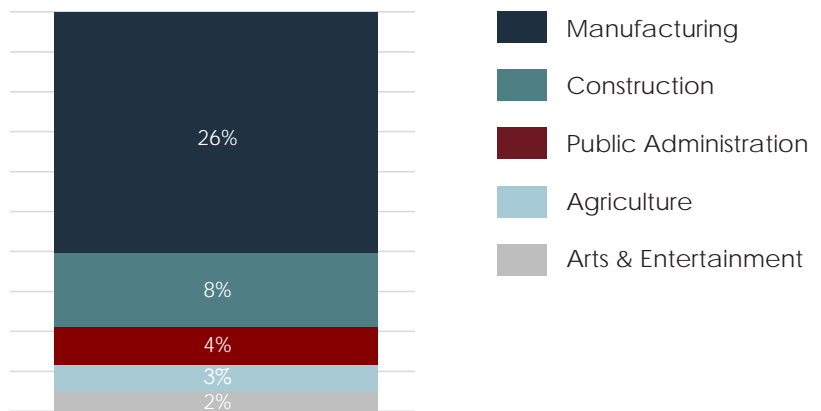
ARI communities share commonalities in the makeup of local economies. These common threads – manufacturing, logistics, and agriculture – shape the workforce needs, educational requirements, job demands, and income opportunities in the region. Proximity to Interstate 74, the southeastern commerce gateway to Indiana, creates a world-class opportunity for businesses to locate within the region.

**FIGURE 2.8 TOP 5 REGIONAL OCCUPATIONS**



Source: American Community Survey

**FIGURE 2.9 TOP 5 REGIONAL INDUSTRIES**



Source American Community Survey

Our region outpaces the state by **25%** in the percentage of labor force involved in manufacturing

Source: ESRI Business Analyst



Transportation is the **#2** **&**  
**2nd** fastest growing  
occupation in the region

Source: Emsi Labor Market Analytics and Economic Data

*Decatur, Rush, and Shelby Counties*  
**ALL BOAST A TOP 25% STATUS**  
*of agricultural counties in the nation*

Source: U.S. Census of Agriculture, 2017



### OUR MANUFACTURERS WORK TOGETHER TO STRENGTHEN OUR REGIONAL AND STATE ECONOMY

Manufacturing tops the industry profile in a vast majority of ARI communities. Manufacturing heavyweights, like Honda and Valeo in Greensburg, Knauf in Shelbyville, Hillenbrand and Hillrom in Batesville, and Emerson Copeland and Intat in Rushville, call our region home and provide many of our residents with quality, high paying jobs. ***In fact, our region outpaces the state by 25% in the percentage of labor force involved in manufacturing.*** Our strong manufacturing sector drives talent to our region and our major manufacturing employers have deep roots that will remain in the region for years to come.

### OUR LOGISTICS SECTOR COMES TOGETHER TO MOVE THE COUNTRY

Our location along the southeast corridor of Interstate 74 provides logistics companies in the region, like Penske Logistics in Shelbyville, Fraley and Schilling Inc. in Rushville, and Crum Trucking Inc. in Batesville with a competitive advantage over logistics companies in other areas. ***Transportation is the number two – and 2nd fastest growing – occupation in the region.***

### OUR FARMERS COME TOGETHER TO FEED THE WORLD

Farming is not just a pastime in the region; it is a major driver of economic activity. Our region is home to over 1,500 farms producing agricultural products on some of the country's most productive soil. ***Decatur, Rush, and Shelby counties all boast a top 25% status of agricultural counties in the nation (Census of Agriculture, 2017).*** As a result, our region is home to some of the largest agricultural processors in the state including POET Bioprocessing in Shelbyville and Bunge in Morristown. Our region collectively produces food and materials that fuel the world.

### MEDIAN HOUSEHOLD INCOME HIGHER THAN THE STATE

***Median household income (MHI) for the region is \$57,770, which exceeds the state's MHI by 2.3%.*** Rush County was the only county in the region with an MHI lower than the state's. An MHI higher than the state average indicates higher wage jobs exist in the region and enables the region to be competitive for talent and population growth.

### AVERAGE WAGE PER JOB TRAILING THE STATE

The region's average wage per job (\$47,338) is roughly 8% lower than the state's (\$51,925). Strengthening our average wage per job by attracting higher wage jobs and higher wage earners through quality-of-life initiatives and an improved housing stock is a top priority of our regional development plan.

### PER CAPITA PERSONAL INCOME GROWING STRONGLY

***Per capita personal income grew by 36% from 2010-2019,*** which was slightly behind the state's growth over the same period (37%). The region's per capita personal income (\$44,924) is roughly 8% lower than the state's (\$48,687). Although our growth is strong, we must accelerate our growth to ensure that we do not continue to fall further behind the state.

## EDUCATIONAL ATTAINMENT

Educational attainment is critical for ensuring our regional workforce possesses the skills needed to perform the diverse cross-section of jobs within the region. As our region continues to innovate and transition to the next generation of manufacturing and agricultural technologies, demand for higher educational attainment will continue to grow. As a result, our region must stand ready to enhance the educational offerings within the region. Conversations with regional manufacturers indicate they feel confident in their ability to provide specific skills training if the region has a workforce that is large enough, and local enough, to sustain their operations.

### *ARI HIGH SCHOOL STUDENTS ARE EXCELLING*

Our top-rated schools within the region are setting the region's youth up for success. Our region boasts a 96% graduation rate, ensuring that students are prepared to enter a competitive workforce. Not only are our students earning high school diplomas, but they are also earning college credit in the process. The percentage of ARI high school students enrolled in dual credit programs (77%) far exceeds the state average (58%), providing our youth with an opportunity to graduate college on an accelerated timeline. Our region should continue to advance dual credit programs to improve the region's overall educational attainment.

### *EDUCATIONAL ATTAINMENT LAGS BEHIND STATE*

However, the percentage of ARI residents with an advanced degree falls short of the state average for an associate degree or higher (26.9% for ARI vs. 35.8% for state), for a bachelor's degree or higher (19.0% for ARI vs. 27.0% for state), and for a graduate degree or higher (6.1% for ARI vs. 9.7% for state). To advance the economic opportunity of our local workforce and attract the nation's leading companies, our region must invest in initiatives to connect our workforce with certification opportunities and pathways for both technical skills and college level educational opportunities.

### *EDUCATIONAL ATTAINMENT IMPROVING*

While our region still has lots of ground to make up in terms of improving educational attainment, we did experience a 2% increase in the percentage of residents with a bachelor's degree or higher from 2010 to 2019, another indicator of the momentum of our region.



Source: Indiana Commission for Higher Education

# HOUSING

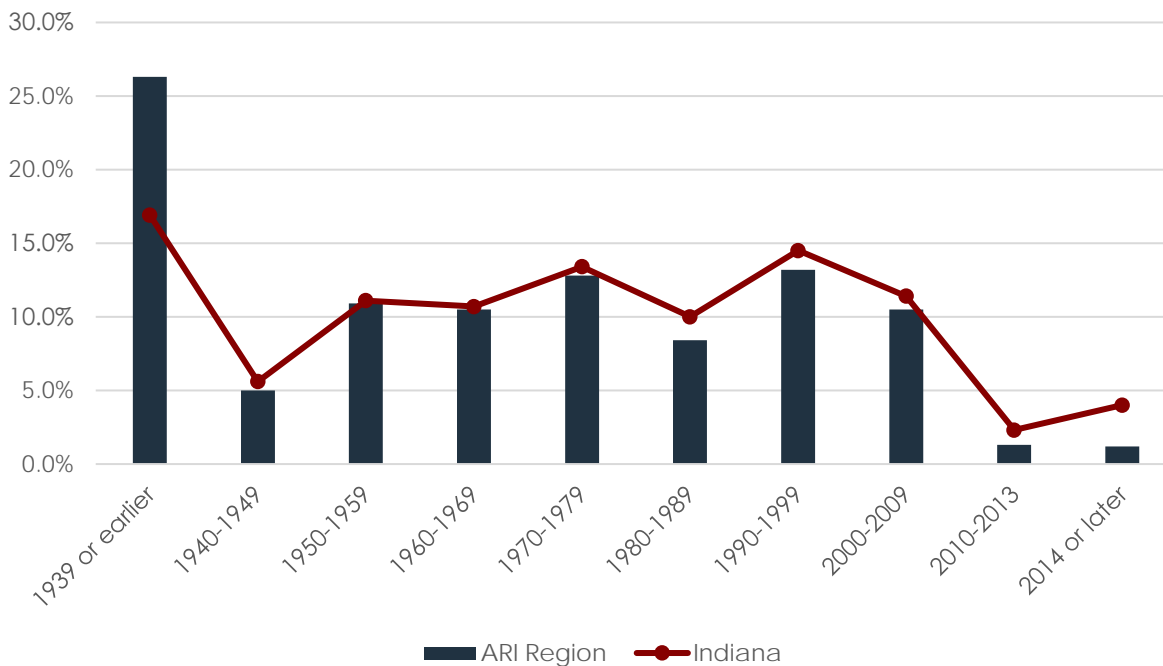
## HOUSING STOCK IS AGING

The average housing structure in the region was built in 1967 which is seven years older than the state average. 65.5% of housing structures in the region were built prior to 1980, compared to 57.7% for the state. An aging housing product has the potential to be less attractive to buyers, especially younger buyers, who are looking for a home that includes modern features and amenities. For our region to maximize its opportunity to attract talent to the region, we must invest in our regional development plan initiatives that expand, diversify, and improve our overall housing stock.

## HOUSING IN THE REGION IS AFFORDABLE

An estimated 35% of the region's renters, and 15% of the region's home-owners are cost-burdened which is far below the state's average of 45% of renters and 28% of home-owners. A strengthening housing market, however, has driven up the cost of homes in the region by 17% since 2020. Still, our housing stock remains an incredibly affordable option for talent across the country.

FIGURE 2.10 AGE OF HOUSING STOCK



Source: American Community Survey



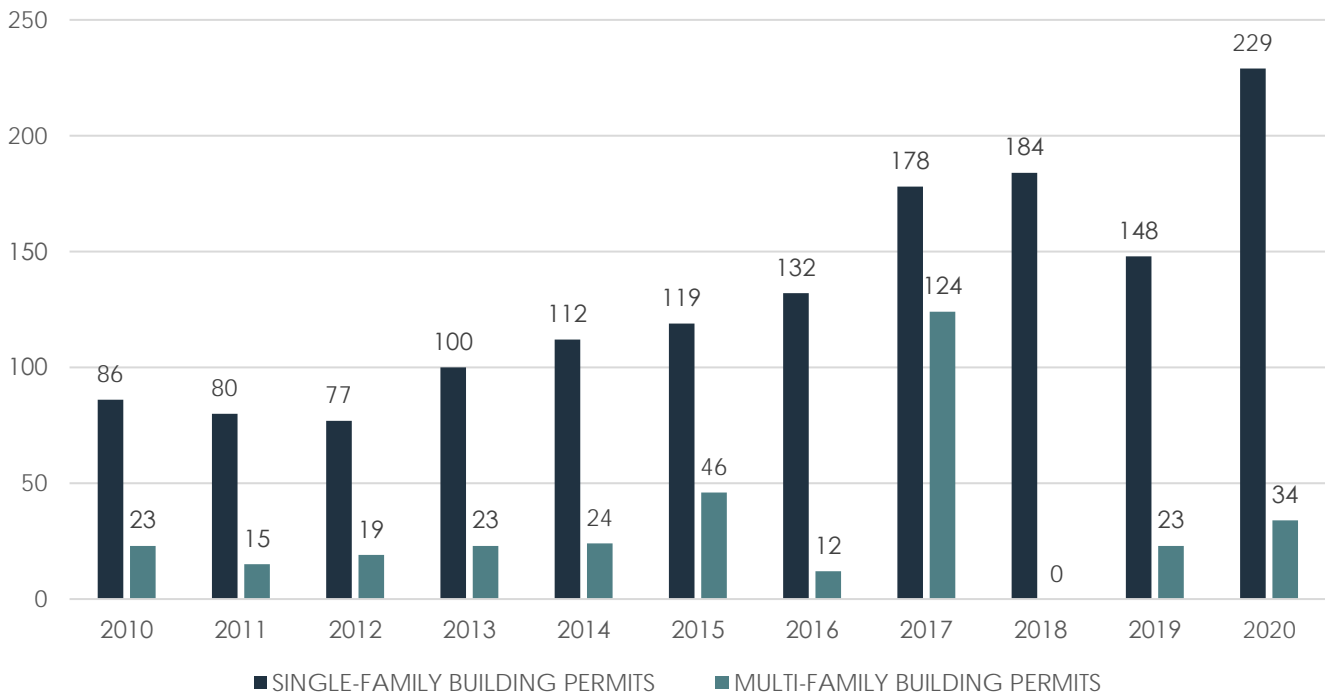
### HOUSING IS IN HIGH DEMAND

According to the Indiana Association of Realtors, there is a total of 124 homes for sale in the entire region **which is roughly a one month supply of available houses**. Strong demand also exists for market-rate apartments – recent multi-family apartment complexes in the City of Rushville and the City of Greensburg were completely full before construction on the property was completed. Recent apartment complexes built in the City of Batesville have also been very popular. Strong demand for housing is an indication of the potential growth capabilities of the region. By meeting increased demand for housing, we can accelerate our region’s population growth.

### ANNUAL BUILDING PERMITS VARY ACROSS THE REGION

The region averaged 139 annual building permits for new residential properties between 2010 and 2020. Only 57 multi-family building permits have been filed since 2017. It is important to note historical data on building permits in the region is limited. This showcases the barriers facing regional developers and homebuilders. To increase our new housing developments, we must reduce the barriers to entry for builders and developers to take advantage of the clear demand for residential housing product within the region.

FIGURE 2.11 REGIONAL BUILDING PERMITS



Source: City of Batesville, Builders Association of Greater Indianapolis, and U.S. Census Bureau

## BROADBAND

### *BROADBAND ACCESS AN ISSUE IN THE REGION.*

Within the region, 21.6% of residents do not have access to internet of any speed while 31.4% of the region does not have access to internet with download speeds of at least 100 mbps.

### *BROADBAND SPEEDS VARY WIDELY ACROSS THE REGION.*

In Rush County 82% of residents do not have access to broadband speeds in excess of 100/20 mbps, causing the county to be one of eleven counties in the state with a “High” Digital Divide Index score according to the Purdue Center for Regional Development. Decatur (40.2%) and Shelby (30.8%) counties and Batesville (17.5%) had much greater access to 100/20 mbps broadband speeds, earning each of these communities a “Medium” Digital Divide Index score.

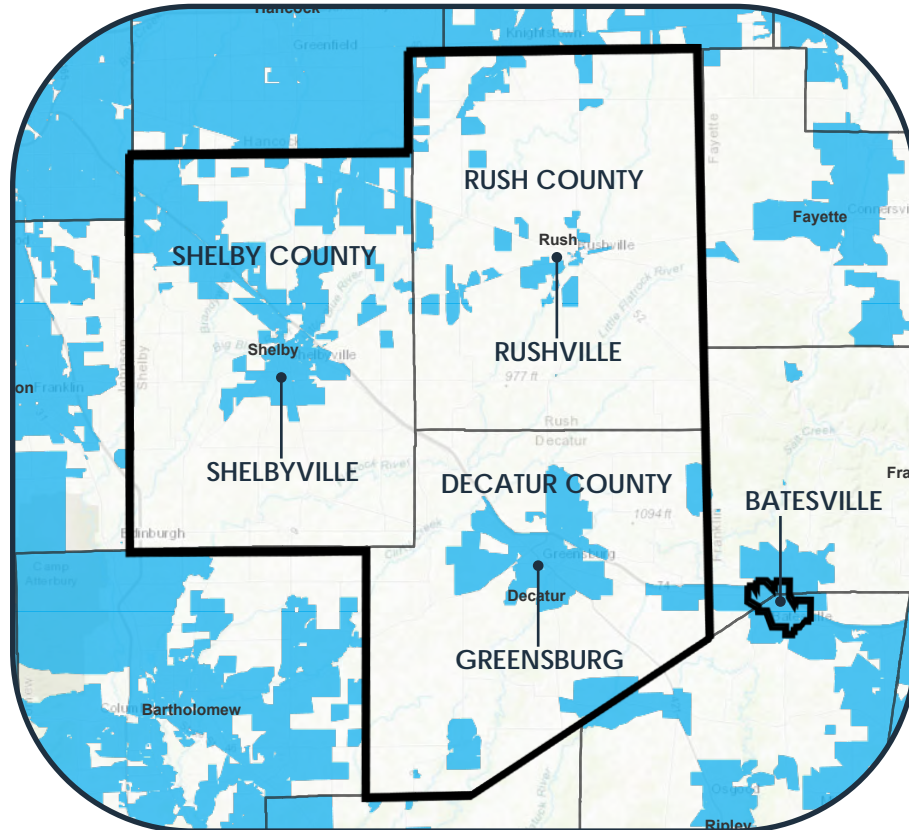
### *BROADBAND QUALITY POOR FOR COUNTY RESIDENTS, ESPECIALLY.*

Across the region, community workshop participants echoed the sentiment that internet access and quality was adequate within city limits, but became much more sporadic in the rural parts of the region. Our public survey data supports this claim – on average county residents (45%) were twice as likely to rate their internet service as inadequate for remote work and school than city residents (20%).

### *REGION RELIANT ON CABLE AND WIRELESS PROVIDERS.*

52.4% of public survey respondents had cable or wireless internet service, while only 19.4% of respondents had fiber optic internet service. Only 12.1% of survey respondents with fiber optic service lived outside of the region’s four cities.

FIGURE 2.12 - 100/25 MBPS COVERAGE



Source: [www.indianabroadbandmap.com](http://www.indianabroadbandmap.com)

FIGURE 2.13 - BROADBAND COVERAGE

Site	Population with no access to broadband with speeds of 100/20	Population with no internet access	Median Download Speeds (Mbps)	Median Upload Speed (Mbps)
ARI Region Average	-	21.63%	-	-
Indiana Average	-	16.3%	24	2
Decatur County	40.2%	19.9%	18	1
Rush County	82.4%	25.4%	15	3
Shelby County	30.8%	18.5%	15	2
Batesville *	17.5%	22.7%	18	1

\* Census tract 181379668500

Source: [www.ruralindianastats.com](http://www.ruralindianastats.com)

# COMMUTING PATTERNS

Residents of ARI truly engage regionally. Whether traveling to Greensburg for work at Honda's Indiana Auto Plant, to Batesville to visit the Umbrella Sky Project, to Rushville for a free concert, or to Shelbyville to enjoy a horse race, our residents frequently travel outside of their home county to visit another community within the region. Each community within the region benefits economically from visitors residing within the region.

## OUR WORKFORCE IS TRULY REGIONAL

Each day, over 2,700 residents of the region travel outside of their home county to work elsewhere within the region. These commuters provide the labor our regional employers need, and allow our local businesses to thrive by bringing home their incomes to be spent throughout the region.

FIGURE 2.14 WORKER INFLOW/OUTFLOW

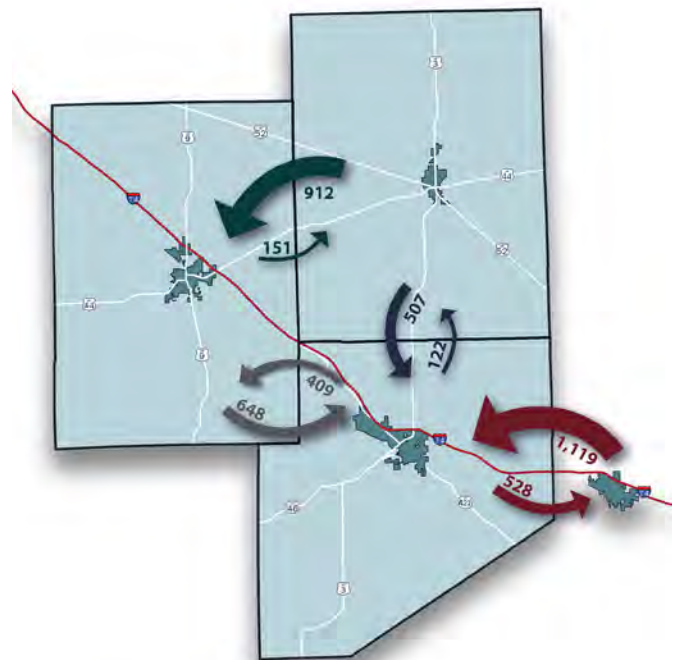


**WORKER INFLOW / OUTFLOW**

- Live in Region / Work in Region
- Live in Region / Work outside of Region
- Live outside of Region / Work in Region

Source: U.S. Census on the Map

FIGURE 2.15 COMMUTING RELATIONSHIPS



**COMMUTING RELATIONSHIPS**

- Rush County / Decatur County
- Ripley County / Decatur County
- Rush County / Shelby County
- Shelby County / Decatur County

Source: Stats Indiana

## COMMUNITY CONNECTIONS

Our regional public survey highlights how our residents also commute around the region for a host of other services. Overall, Greensburg and Decatur County tended to be the most popular destination for visitors from across the region. However, the region can still work to decrease the \$190 million in retail leakage, or dollars spent, outside the region.

### **INTERSTATE 74 TRULY UNITES DECATUR COUNTY AND BATESVILLE**

A quick drive along Interstate 74 enables Decatur County and Batesville residents to travel between the two communities. Our regional survey indicates over 70% Batesville residents travel to Decatur County for dining and shopping while 40% of Decatur County residents travel to Batesville for the same amenities. This relationship was by far the strongest mutual relationship in our survey.

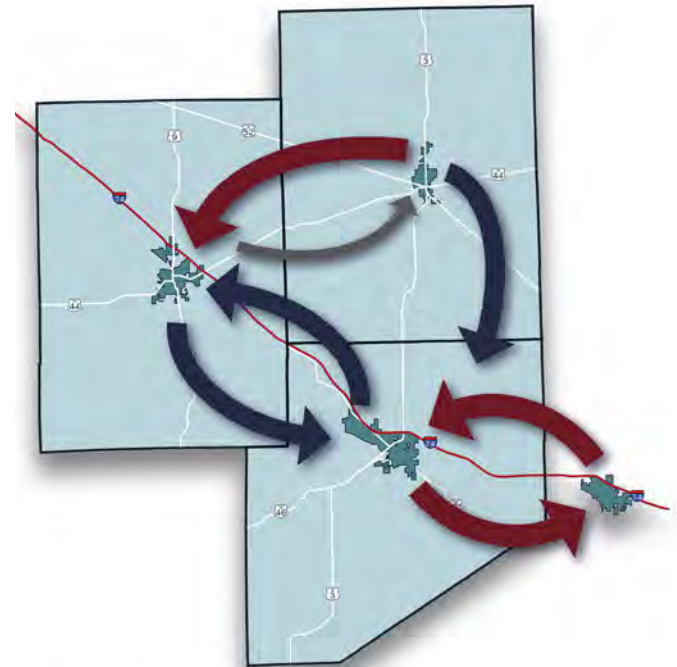
### **RUSH COUNTY RESIDENTS LEAST LIKELY AND SHELBY COUNTY MOST LIKELY TO LEAVE THE REGION**

Rush County residents, arguably the least directly connected to the Interstate 74 corridor, were the least likely (65%) to leave the region for services, while Shelby County residents, the closest regional community to Indianapolis, were most likely (92%) to leave the region for services.

### **OPPORTUNITY TO CAPITALIZE ON LEAKAGE**

Unfortunately, our public survey responses also indicate our proximity to Indianapolis and Cincinnati, as well as numerous micropolitan areas throughout central Indiana, cause residents to travel outside of the region for a number of amenities. By continuously investing in quality-of-life assets desired by both current and future residents, our region can begin to reverse this retail leakage and leverage these investments to expand our regional population. Increased population can help attract additional retail amenities that are in demand, and retain the millions of retail sales dollars, sales tax and income tax currently leaving our region.

**FIGURE 2.16 REGIONAL CONNECTIONS**



#### **REGIONAL CONNECTIONS**

- Very Strong Connection
- Strong Connection
- Average Connection

Source: Public Survey Responses



## ARI'S STRENGTHS

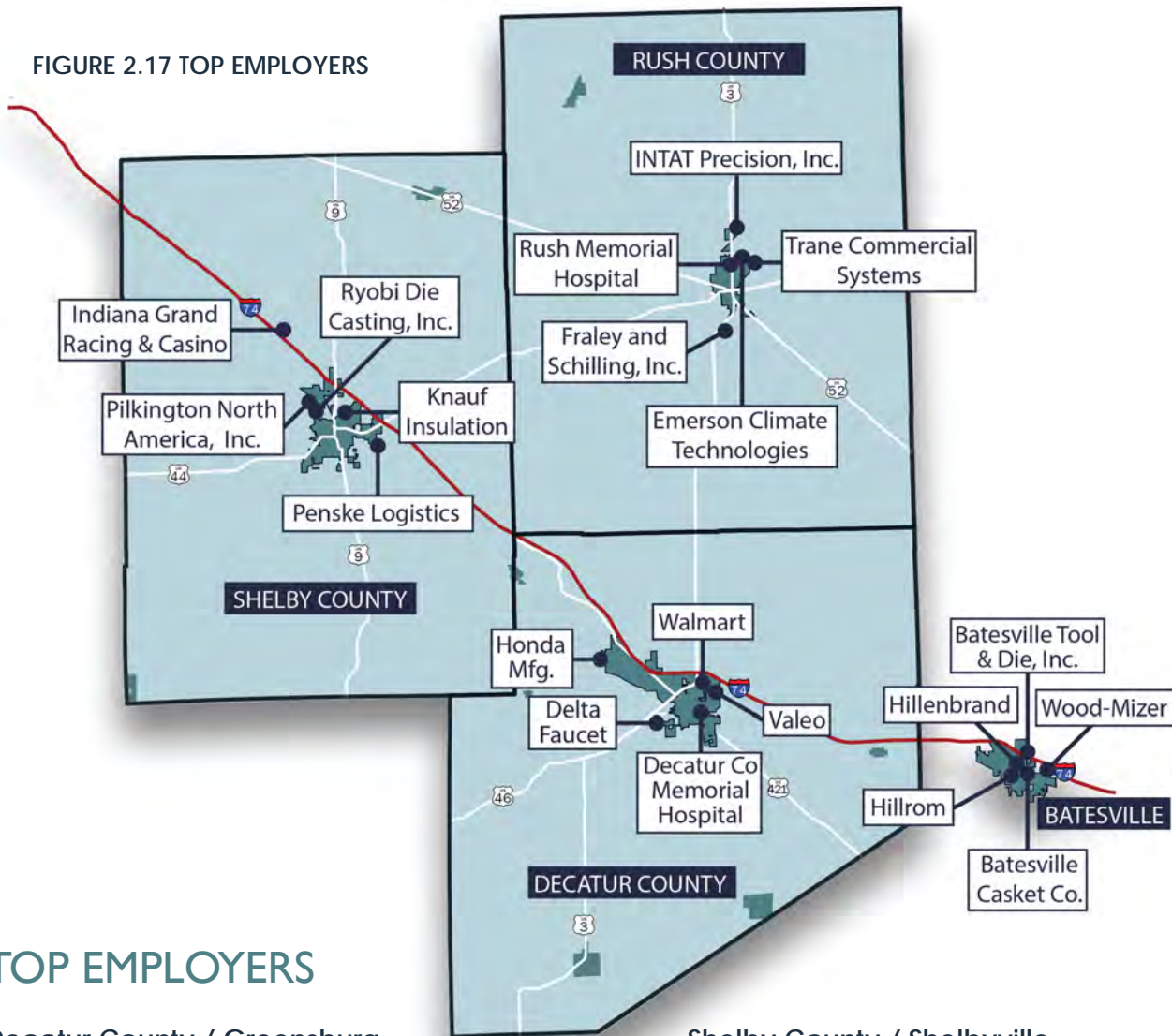
Despite the challenges facing our region, the collective strength of the ARI Region is a force to be reckoned with. We are a region that refuses to be defined by the challenges that are facing our communities. Instead, we choose to meet our challenges head on and leverage our regional strengths – our forward momentum, our proven track record of success, and our strong and committed leadership.

### ANCHOR INSTITUTIONS

ARI is home to some of the state's largest employers and unique community assets. Many of our region's major employers have been staples of our communities for generations and will continue to be an essential part of the fabric of our communities. Figure 2.17 shows the top employers for each of the communities of ARI.



FIGURE 2.17 TOP EMPLOYERS



## TOP EMPLOYERS

### Decatur County / Greensburg

- Delta Faucet
- Honda's Indiana Auto Plant
- Valeo Engine Cooling, Inc.
- Walmart Supercenter
- Decatur County Memorial Hospital

### Rush County / Rushville

- Rush Memorial Hospital
- INTAT Precision Inc
- Emerson Climate Technologies
- Fraley and Schilling, Inc
- Trane Commercial Systems

### Shelby County / Shelbyville

- Indiana Grand Racing and Casino
- Knauf Insulation, Inc
- Penske Logistics
- Ryobi Die Casting USA Inc
- Pilkington North America Inc

### Batesville

- Hillenbrand, Inc.
- Batesville Casket
- Hillrom Services, Inc.
- Batesville Tool and Die
- Wood-Mizer

Source: Community Economic Development Agencies



## MOMENTUM AND PROVEN TRACK RECORD

### REGIONAL SUCCESS

Over the course of the past decade, our region has built momentum that is leading the way in rural Indiana. Our communities have embraced our respective comprehensive and economic development plans, identified projects that could transform local communities, and worked feverishly to accomplish them. Our regional success can be credited to the intentional effort made by our individual community partners to pursue projects and initiatives that build upon the solid foundation in the region.

*Rushville cuts ribbon on award-winning project*

## OVERLOOK AT RIVERSIDE PARK

*capping \$18 million Stellar Communities investment*



*Depot Square Flats opens in downtown Batesville with a*

## DEPOT SQUARE FLATS

*\$12 million restoration of the 158-year-old Romweber Furniture complex, providing 54 market-rate apartment units in Downtown Batesville*



*Greensburg makes improvements to its*

## **PUBLIC TRANSPORTATION**

*offerings with the introduction of Bird scooters*



*Shelbyville receives a*

## **DOWNTOWN REJUVENATION**

*and attracts \$100+ million investment in Five Below facility*





Our region has a strong history of being awarded state, federal, and non-profit funds. Many of our recent successful projects and programs can be credited to investment from new and existing partnerships. In the past five years, our region is tracking \$81 million of state, federal, and non-profit investment through programs like the Indiana Stellar Communities Designation, Local Public Agency calls for projects, Community Crossings Matching Grants, the Lilly Endowment, Office of Community and Rural Affairs, Indiana Housing and Community Development Authority, Land and Water Conservation Fund, and the National Endowment for the Arts. These dollars have spurred over \$1.4 billion in private investment in the region.

***When dollars are invested in our region, those dollars result in significant overall return on investment. In fact, our region provides roughly a \$16 private return for every state, federal, and/or non-profit dollar invested.***

Even more impressively, ARI communities follow through with plans and proposals even when we do not win state funds. For example, all four of our communities were named Stellar Communities Finalists (Batesville, 2011; Rushville, 2016; Shelbyville, 2016; Greensburg, 2017). Rushville was the lone Designee in the region in 2016. Even with only one community receiving state funds, 74% of proposed Stellar projects have been completed, or are currently being completed, in the region. These projects have totaled over \$84 million invested in the region.

***ARI's plans do not just sit on shelves, we put plans together that result in a proven track record of turning them into reality. READI will be no exception***

## LEADERSHIP

Leadership drives success in the ARI region. Our elected officials, non-profit directors, and private executives all share a dedication to the advancement of the region. Across the board, our communities are led by teams of progressive visionaries that are not afraid to think outside the box to address the region's most pressing issues. Our leaders understand the value of strategically investing in the region and step up to the plate when investment and engagement is needed.

More importantly, our leaders are proud to call the region home, understand the challenges faced by the region, and share the foresight to develop reasonable and deliverable solutions. Many of our community leaders have been involved in their communities for years, and will be the champions to see our regional plan through to the finish line. Our local leadership will, as they have demonstrated time and time again, guide our region to its most promising future and make the most of the opportunity presented by READI.



## PARTNERSHIPS

Not only have our partners rolled up their sleeves to be part of the development of this plan, but many have also offered to officially endorse the plan by attaching their name to it and agreeing to share ownership in the plan's implementation. With our committed private and non-profit partners, we will make our regional development plan a reality.

### Our Private Commitment

- Acra Auto
- Batesville Tool & Die, Inc.
- Brazeway
- Browning
- CenterPoint Energy
- Clear Point Federal Bank & Trust
- Decatur County REMC
- Delta Faucet
- Duke Energy
- Effective Management Strategies
- Emerson Copeland
- First Financial Bank
- First Federal Savings and Loan Association
- Fraley & Schilling
- Great Plains Communications
- Hamilton and Tebbe Law Office
- Hillenbrand, Inc.
- Hillrom
- Honda Development & Manufacturing of America's Indiana Auto Plant
- Intat Precision
- Kimura Foundry America
- Knauf Insulation
- Kova Fertilizer, Inc.
- Lauth
- Major Health Partners
- Med-Mizer, Inc.
- Miers Farm Corporation
- Project Chief
- Ryobi
- RBSK Partners
- Showa Denko Materials Powdered Metals (USA), Inc
- Valeo
- Wood-Mizer LLC.

### Our Public and Non-profit Commitment

- Advantage Shelby County
- Batesville Community School Corporation
- Batesville Area Arts Council
- Batesville Economic Development Commission
- Batesville Main Street
- Decatur County Community Schools
- Decatur County Visitors Commission
- Decatur County Memorial Hospital
- Economic Development Commission of Greensburg/Decatur County
- Greensburg Community Schools
- Greensburg Decatur County Chamber of Commerce
- Indiana Small Business Development Center
- Ivy Tech Community College
- Main Street Greensburg
- Margaret Mary Health
- Margaret Mary Health Foundation
- Milroy Economic Development Corporation
- Ripley County Community Foundation
- Rush County Community Foundation
- Rush County Economic and Community Development Corporation
- Rush County Farm Bureau
- Shelby County Development Corporation
- Southeastern Indiana YMCA

## BATESVILLE COMMUNITY PROFILE

Nestled in the hills of Ripley and Franklin counties, the City of Batesville is the eastern gateway to the ARI region. With a storied and celebrated German immigrant history, Batesville has continued to welcome residents of many nationalities to work for its world-class employers and live among its natural beauty. Batesville's downtown, vibrant art installations, churches, and residential neighborhoods showcase the community's roots in Old-World architecture.

Batesville's proximity to Cincinnati, Indianapolis and Louisville puts the community minutes from many cultural and entertainment opportunities and thriving commercial centers. Excellent interstate highway and rail corridors connect local companies with the nation, creating an opportunity for the community to be home to major employers, like Hillenbrand, Hillrom, and Batesville Tool and Die.

Founded in 1852, Batesville has grown to a community of 7,200 friendly, family-oriented, and forward-thinking citizens. While the community has grown, it remains proud to have maintained a small-town atmosphere in which people get to know each other and look out for each other's needs. Nowhere is this small-town feel more evident than in its historic and vibrant downtown. Batesville prides itself on community involvement and the commitment in making the quality-of-life in Batesville second to none. While maintaining rural charm, the community provides a variety of amenities including:

### EDUCATION:

- 4-Star Schools, Public and Private
- Ivy Tech Community College Campus

### HEALTHCARE:

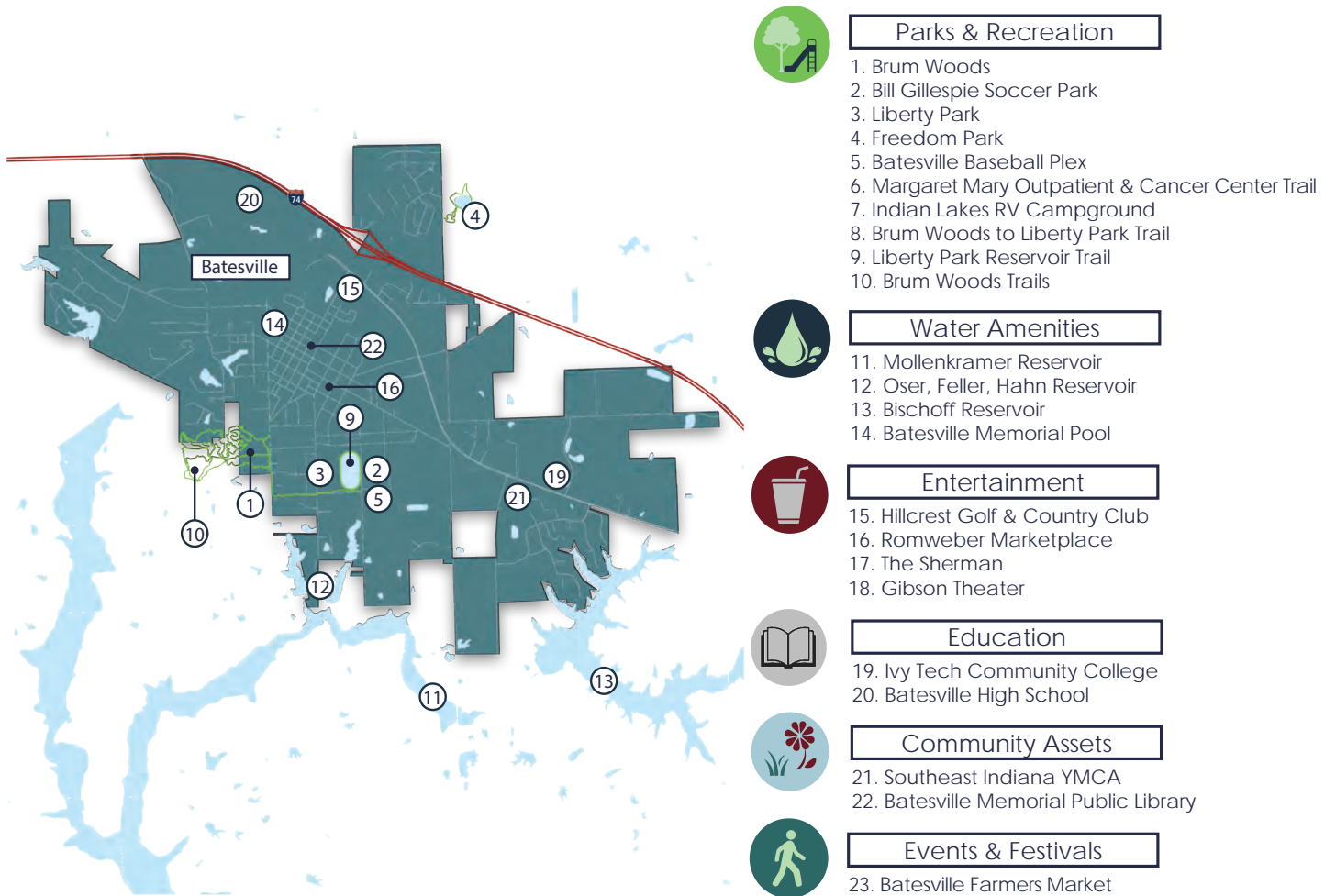
- Margaret Mary Health
  - 2021 Five-Star Quality Rating from Centers for Medicare & Medicaid Services.
  - 2019 ranked as one of the Top 100 Critical Access Hospitals in the United States by The Chartis Center for Rural Health

### AMENITIES/EVENTS:

- Batesville Area Arts Council Umbrella Sky Project
- Southeast Indiana YMCA
- Batesville Memorial Public Library
- Hillcrest Golf and Country Club
- The Sherman - Boutique hotel, Black Forest Bar, Biergarten and Bier Hall
- Ertel Cellars Winery
- Beautiful community parks
- Numerous trail systems



FIGURE 2.18 BATESVILLE COMMUNITY ASSETS MAP



\*Not all community assets are marked on map





## DECATUR COUNTY / GREENSBURG COMMUNITY PROFILE

The City of Greensburg and Decatur County are situated midway between Indianapolis and Cincinnati along Interstate 74's southeastern corridor. Among rolling cornfields, Greensburg is the picturesque county seat of Decatur County and home to more than 12,000 residents. Greensburg and Decatur County are famously known for their Tower Tree, a tree that has been growing out of its courthouse tower, 110 feet above the Courthouse lawn. For over 130 years, this Tower Tree has been central to the community and its identity.

Decatur County is at the center of a long line of automotive plants that stretches from southern Tennessee to central Michigan, and in the middle of a large labor shed of workers who have the skills today's advanced manufacturers need. That's why Greensburg is home to manufacturing powerhouses like Honda's Indiana Auto Plant and Delta Faucet. While being a manufacturing hub of the region, Decatur County is also the region's highest-ranking agricultural county, producing food and fiber that is consumed across the world. Greensburg and Decatur County offer a wide variety of amenities to the region including:

### EDUCATION:

- 2 top-rated school systems
- Ivy Tech Community College Campus

### HEALTHCARE:

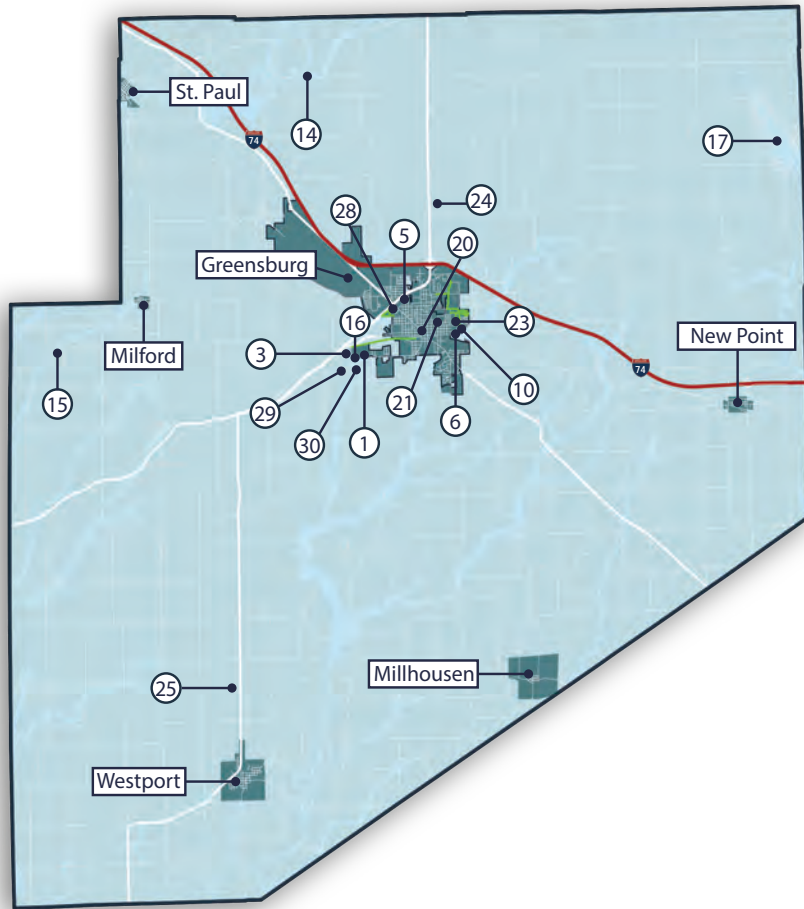
- Decatur Memorial Hospital, a five-star hospital by the Centers for Medicare and Medicaid Services

### AMENITIES/EVENTS:

- YMCA
- Community gymnasium which seats 4,999
- Flat Rock River YMCA Camp
- Lake Santee Recreational and Residential Area
- Power of the Past Steam Engine Show
- Nationally-designated Historic Downtown District
- Several beautiful community parks
- Miles of trail systems



FIGURE 2.19 DECATUR COUNTY / GREENSBURG COMMUNITY ASSETS MAP



\*Not all community assets are marked on map



**Parks & Recreation**

- 1. Greensburg City Park
- 2. Decatur County Park
- 3. Decatur County Youth Sports Complex
- 4. Decatur County Skate Park
- 5. North Park
- 6. Oddfellows-Rebekah Park
- 7. Shriver Field
- 8. Flatrock River YMCA Camp
- 9. Westercamp Fish and Wildlife Area
- 10. Charles L. Buell Trail
- 11. Greensburg Schools Trail
- 12. YMCA Trail
- 13. Rebekah Park to Decatur Co Schools Trail



**Water Amenities**

- 14. Flatrock River
- 15. Clifty Creek
- 16. Allen Memorial Pool
- 17. Lake Santee



**Entertainment**

- 18. Tree County Players Playhouse
- 19. Wolf Theater
- 20. ARTisTREE District - Downtown Greensburg



**Education**

- 21. Ivy Tech Community College
- 22. Greensburg Learning Center
- 23. Greensburg Community High School
- 24. North Decatur Jr./Sr. High School
- 25. South Decatur Jr./Sr. High School



**Community Assets**

- 26. Greensburg-Decatur Co Public Library
- 27. Greensburg Adult Center
- 28. Decatur County Family YMCA
- 29. Greensburg Municipal Airport



**Events & Festivals**

- 30. Decatur County Fair
- 31. Farmers Market
- 32. Tree City Fall Festival
- 33. Greensburg Power of the Past
- 34. Westport Covered Bridge Festival



## RUSH COUNTY COMMUNITY PROFILE

The City of Rushville and Rush County are also situated at the midpoint of Interstate 74's southeastern corridor. Three major highways, SR 44, SR 3, and US 52 intersect in the city and connect the community to the Interstate 74 Corridor and the region to Interstate 70. Rush County is in the middle of everything, just a short drive from all the cultural, entertainment, and shopping activities offered by Indianapolis, Cincinnati, OH, and Columbus, OH.

The City of Rushville is a community that firmly believes it is leading the way in rural Indiana. Rushville is a city having fun, thinking differently and being independent. Community pride, aggressive planning and strong leadership have given Rushville the confidence and tools necessary to succeed in tomorrow's world. In 2016, Rushville was officially named a Stellar Community by the State of Indiana, one of just twelve communities to receive this honor. Since receiving the Stellar Designation, the city is tracking 147 projects totaling \$131 million in investment in the community.

Rooted in agriculture, Rush County is one of the top producing agricultural communities in the state with hundreds of thousands of acres of prime farmland. Despite its rural heritage, Rush County is also a community that is progressive and innovative in nature, becoming the first community in the state to adopt a digital inclusion plan which includes strategies to bring digital connectivity to all county residents by 2025. Rushville and Rush County offer a wide variety of amenities to the region including:

### EDUCATION:

- 'A' rated public high school
- Ivy Tech Community College Campus

### HEALTHCARE:

- Rush Memorial Hospital

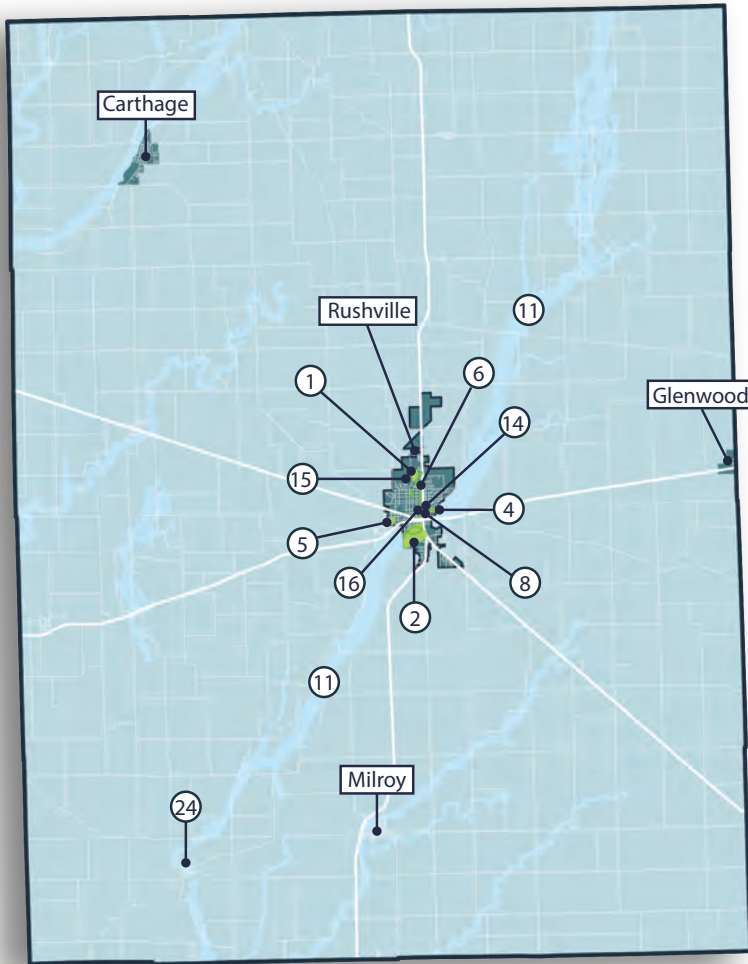
### AMENITIES/EVENTS:

- Rushville Public Library
- Henry Henley Public Library
- Live by the Levee Summer Concert Series
- Pioneer Steam Engine Show
- Wendell Willkie Days/Rush Fest
- Libations by the Levee
- The Princess Theater
- 140 acres of community parks
- Numerous trail systems





FIGURE 2.20 RUSH COUNTY / RUSHVILLE COMMUNITY ASSETS MAP



\*Not all community assets are marked on map



**Parks & Recreation**

- 1. Veteran’s Memorial Park
- 2. Riverside Park
- 3. Overlook at Riverside Park
- 4. Carol Jenkins-Davis Park
- 5. Laughlin Park
- 6. Morgan Street Corridor Trail
- 7. Flatrock Run Trail
- 8. Wilkie Park



**Water Amenities**

- 9. Rushville Pool at Veteran’s Park
- 10. Splash Pad at the Overlook
- 11. Flatrock River



**Entertainment**

- 12. Riverside Park Amphitheater
- 13. Princess Theater



**Education**

- 14. Ivy Tech Community College
- 15. Rushville High School



**Community Assets**

- 16. Rushville Public Library
- 17. Henry Henley Public Library



**Events & Festivals**

- 18. Live by the Levee Summer Concert Series
- 19. Libations by the Levee
- 20. St. Patricks Day Parade & Party
- 21. Downtown Rushville Farmers Market
- 22. Wendell Wilkie Days
- 23. Pioneer Steam Engine Show
- 24. Moscow Covered Bridge Festival
- 25. Rush County Fair
- 26. Rush County Festival
- 27. Fourth of July Parade, Car Show & Fireworks



## SHELBY COUNTY / SHELBYVILLE COMMUNITY PROFILE

The City of Shelbyville and Shelby County are the northwestern gateway to the ARI region. Shelbyville and Shelby County are just a short drive from Indianapolis, making the community a perfect place for prospective residents seeking the peace and safety of small-town living, while enjoying all the benefits of proximity to the state's largest city. Shelby County has always been a family-focused community built on traditional values and neighborly attitudes.

The City of Shelbyville is a growing community of over 20,000 residents. Shelbyville takes great pride maintaining a friendly "small town" atmosphere while welcoming growth in population and in areas of industry, technology, and recreation. Since 2015, Shelbyville and Shelby County have attracted projects totaling more than 1,200 job commitments and nearly \$1 billion in investment, much of it being foreign direct investment. Shelbyville is home to thirteen Japanese-owned companies.

Located just minutes southeast of Interstate 465, Shelby County offers connectivity to the Crossroads of America and everything at the Indianapolis International Airport, including a FedEx hub. Home to Indiana Grand Racing and Casino, the community welcomes thousands of visitors annually and provides local residents with entertainment year-round. In Shelby County, you'll find high-quality schools and local higher education providers. Shelbyville and Shelby County offer a wide variety of amenities to the region including:

### EDUCATION:

- 5 top-rated public high schools
- Advantage Shelby County
- Ivy Tech Community College
- Rose-Hulman Institute of Technology – IMPaCT program

### HEALTHCARE:

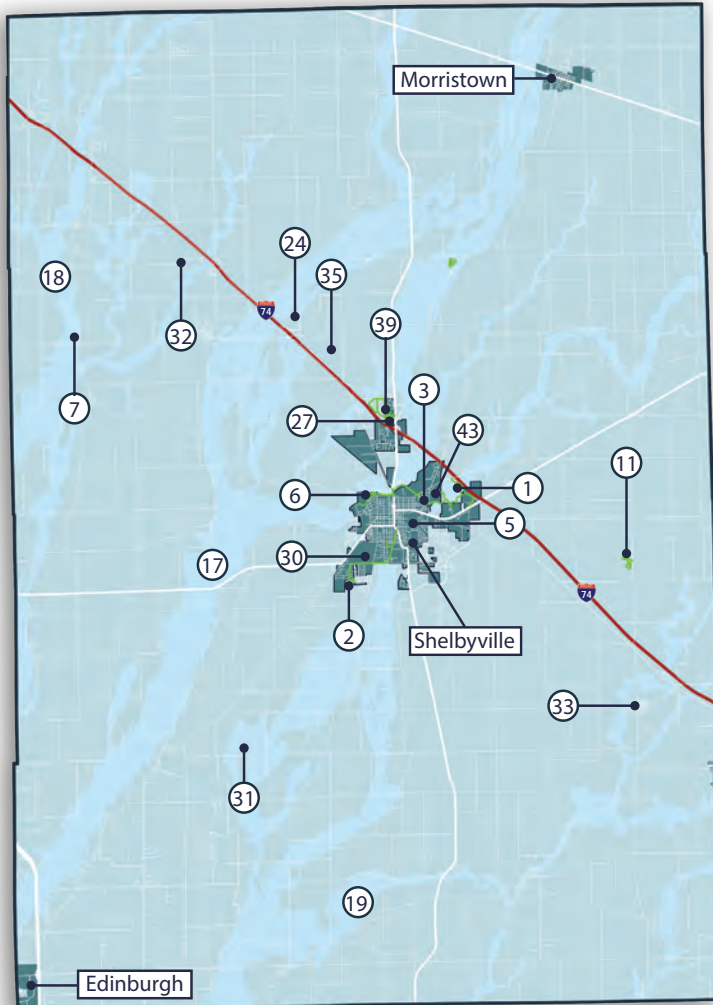
- Major Health Partners Hospital

### AMENITIES/EVENTS:

- Indiana Grand Racing and Casino
- Shelby County YMCA
- Shelbyville Municipal Airport
- Carl McNeely Civic Center
- Shelby County Public Library
- Shelby County Public Library - Morristown Branch
- Intelliplex Conference Center
- Music in the Park Summer Concert Series
- Big Blue Barbeque
- The Strand Theatre



FIGURE 2.21 SHELBY COUNTY / SHELBYVILLE COMMUNITY ASSETS MAP



\*Not all community assets are marked on map



**Parks & Recreation**

1. Blue River Memorial Park
2. Clearwick Park
3. Kennedy Park
4. Morrison Park
5. Sunrise Park
6. Sunset Park
7. Walnut Grove Campground
8. White Rock Park
9. Flatrock River Public Access Site
10. Hawk Woods Nature Preserve
11. Meltzer Woods
12. Shelbyville Blue River Public Access Site
13. Blue River Trail
14. Knauf Greenway
15. Amos Road Trail
16. Progress Parkway Trail



**Water Amenities**

17. Big Blue River
18. Sugar Creek
19. Flatrock River
20. Meridian Park Family Aquatic Center
21. Splash Pad in Blue River Memorial Park



**Entertainment**

22. Grover Museum
23. Skyline Drive-In Movie Theater
24. Indiana Grand Racing and Casino
25. The Strand Theater
26. Studio 10 Cinemas



**Education**

27. Ivy Tech Community College
28. Blue River Career Programs
29. Morrystown Jr./Sr. High School
30. Shelbyville High School
31. Southwestern High School
32. Triton Central High School
33. Waldron Jr./Sr. High School



**Community Assets**

34. Major Health Partners Hospital
35. Shelbyville Municipal Airport
36. Shelby County YMCA
37. Carl McNeely Civic Center
38. Shelby County Public Library
39. Intelliplex Conference Center



**Events & Festivals**

40. Big Blue Barbecue
41. BBQ and Brewfest
42. Music in the Park Summer Concert Series
43. Shelby County Fair



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# ***OUR PROCESS***

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## OUR VISION AND MOTIVATION

Accelerate Rural Indiana is an allied and unified region that truly embraces the power and opportunity of regionalism. We recognize the unique opportunity that stands before our region to:



**COMPETE FOR THE NATION'S TOP TALENT**

**LEVERAGE INTERSTATE 74'S SOUTHEAST CORRIDOR TO ATTRACT THE WORLD'S MOST INNOVATIVE INDUSTRIES**

**BUILD AN ECONOMY THAT IS SUSTAINABLE FOR GENERATIONS TO COME**

**STAND AS A PROVING GROUND FOR RURAL REVITALIZATION IN INDIANA**

We understand our region can face our challenges and build on our assets better together than alone. The formation of ARI marks the formal beginning of Indiana's most promising rural region. We stand ready to embrace the opportunity before us. Together, we are not just seeking small wins, we are also seeking transformational investments that build a more sustainable future for our region. We are aspiring to:

- *EXPAND AND IMPROVE HOUSING OPTIONS*
- *CONTINUE TO IMPROVE REGIONAL QUALITY OF LIFE/QUALITY OF PLACE*
- *ENHANCE REGIONAL EDUCATION AND WORKFORCE DEVELOPMENT OPPORTUNITIES*
- *STRATEGICALLY INVEST IN PUBLIC INFRASTRUCTURE*
- *TELL THE STORY OF OUR REGION REGIONALLY AND NATIONALLY*

We understand that forming a new region is unconventional; and we know the road to maximizing the potential of our region will be difficult. We also understand that, with a solid plan and the commitment to deliver it, our future is bright. Our region is wholeheartedly committed to transforming Interstate 74's southeast corridor.



## PREVIOUS PLANNING EFFORTS

Our recent planning efforts have focused on capitalizing on the momentum of our region. Every city's comprehensive plan in the region has undergone an update in the past five years – not due to age, but due to the completion of previous plans' goals and objectives. We take great pride in setting goals, and more importantly, accomplishing the goals that we commit to in our planning documents. Previous planning documents served as a launching point from which our regional development plan planning process began. We sought to identify projects and programs that are part of the region's ongoing efforts to accomplish already identified goals and strategies

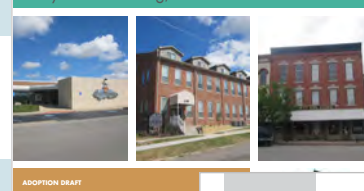
### CITY OF BATESVILLE

- Unified Development Ordinance, 2021
- Comprehensive Plan update, 2017
- Stellar Strategic Investment Plan, 2011
- Parks Master Plan update, 2020



### CITY OF GREENSBURG

- City of Greensburg, Comprehensive Plan update, 2021
- Unified Development Ordinance, 2021
- Stellar Strategic Investment Plan, 2017



### DECATUR COUNTY

- Economic Development Strategic Plan update process launches, 2021
- Digital Inclusion Plan, 2021



### CITY OF RUSHVILLE

- Parks Master Plan update, 2021
- Comprehensive Plan update, 2021
- Stellar Strategic Investment Plan, 2016

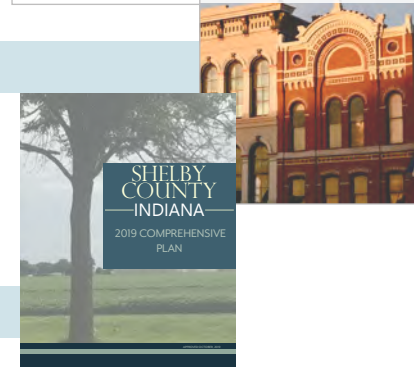


### RUSH COUNTY

- Economic Development Strategic Plan update, 2021
- Digital Inclusion Plan (first in the state), 2020

### CITY OF SHELBYVILLE

- North Riley Highway Streetscape Plan, 2021
- Comprehensive Plan update, 2019
- Downtown Opportunities Plan, 2017
- Bike and Pedestrian Master Plan, 2015
- Stellar Strategic Investment Plan, 2016



### SHELBY COUNTY

- Comprehensive Plan update, 2019

# COMMUNITY ENGAGEMENT

## A GRASSROOTS APPROACH

Our region's greatest asset is our people, and we embraced their opinions and ideas throughout the development of this plan. From the onset, our approach to creating this regional development plan was to build it from the bottom-up and make sure it is grounded by deep engagement and discussion with the key stakeholders, residents and anchor institutions of the region. Throughout the planning process, ARI undertook numerous public outreach efforts to ensure the voices of the region were heard and reflected within this plan.

- *BATESVILLE COMMUNITY WORKSHOP*
- *DECATUR COUNTY COMMUNITY WORKSHOP*
- *RUSH COUNTY COMMUNITY WORKSHOP*
- *SHELBY COUNTY COMMUNITY WORKSHOP*
- *ARI REGIONAL WORKSHOP*



## STEERING COMMITTEE

The ARI regional development plan was guided by a 17-member Steering Committee, representing a cross-section of local leaders representing each member of ARI. Steering Committee members met weekly during the planning process and were responsible for oversight of the plan development process, developing public engagement strategies and facilitating the creation of the draft plan.

### CITY OF BATESVILLE

- **Mayor Mike Bettice**, City of Batesville
- **John Irrgang**, City of Batesville Council
- **Sarah Lamping**, City of Batesville

### SHELBY COUNTY / SHELBYVILLE

- **Mayor Tom DeBaun**, City of Shelbyville
- **Don Parker**, Shelby Co Commissioner
- **Brian Asher**, Shelby Co Development Corp
- **Debra Tracy**, Shelby Co Development Corp

### RUSH COUNTY / RUSHVILLE

- **Mayor Mike Pavey**, City of Rushville
- **Brian Sheehan**, City of Rushville
- **Scott Barnes**, Rush County Council
- **Ron Jarman**, Rush County Commissioner
- **John McCane**, Rush County ECDC

### DECATUR COUNTY / GREENSBURG

- **Mayor Joshua Marsh**, City of Greensburg
- **Deanna Burkart**, Decatur County Council
- **Bryan Robbins**, Economic Development Corporation of Greensburg and Decatur County
- **Mark Koors**, Decatur County Commissioner

IN TOTAL, OVER

**120**  
**STAKEHOLDERS**

**PARTICIPATED IN  
COMMUNITY WORKSHOPS**



ONLINE PUBLIC SURVEYS  
GENERATED OVER

**2,800**  
**RESPONSES**

**FROM COMMUNITY MEMBERS  
THROUGHOUT THE REGION**

## COMMUNITY WORKSHOPS

Public workshops were held in Decatur County, Shelby County, Rush County and Batesville. In total, over 120 stakeholders representing private sector anchors, non-profit institutions, educational leaders and others key community stakeholders participated. Group discussions included the issues facing the region, barriers to local and regional growth, and potential solutions to best leverage the opportunities of the region. During each discussion, individual responses were collected, grouped together into common themes, and discussed among each group. Insights from each local workshop were synthesized and presented to the ARI Steering Committee for review and consideration. A summary of the community workshops can be found in the Appendix.

## REGIONAL WORKSHOP

A regional workshop was held with 47 regional stakeholders and participants from community workshops. In this workshop, the regional priorities identified through the community workshops were shared with the group. After reviewing each priority, stakeholders were asked to communicate their level of agreement with the priority, then identify the key barriers to delivering each priority, and the solutions for overcoming those barriers. Strategies discussed during the workshop were compiled and shared with members of the Steering Committee. A summary of the regional workshop can be found in the Appendix.

Regional residents also had the opportunity to attend two online question and answer forums. Each forum featured an explanation of the ARI region and READI, and offered the opportunity for attendees to ask questions related to ARI, READI, or regional development plan elements.





## POST-WORKSHOP QUESTIONNAIRE

Through an online questionnaire, each community and regional workshop participant was given the opportunity to share information about an idea for a READI project based on the priorities identified at the workshops. Each of these projects were evaluated by the ARI Steering Committee.



Educator forum at Ivy Tech in Greensburg



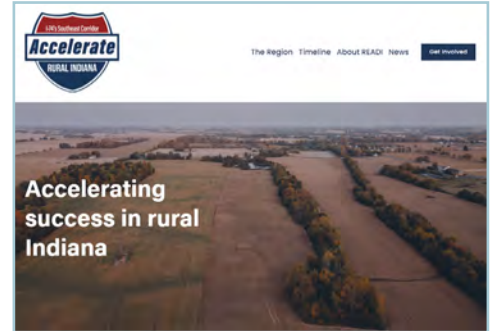






## WEBSITE

A website ([accelerateruralindiana.com](http://accelerateruralindiana.com)) was created to maximize public engagement and share information regarding the planning process. The website was promoted on social media across the region and featured links to the public and youth surveys, READI news, information about the members of the region, an introductory video to the process, and a collection of ARI-related news. After the planning phase of the process, the website will be a great resource to market the region to prospective businesses and residents and enable updates regarding the implementation of the regional development plan to be shared with the public.



## ANCHOR INSTITUTION ENGAGEMENT

Throughout each community workshop, anchor institutions were present to participate in conversation about the region (Honda, Hillenbrand, Knauf, Indiana Grand, Major Health Partners, Ivy Tech Community College, Purdue University, Duke Energy). Additionally, several one-on-one discussions with local anchor institutions occurred to inform the regional development plan.

## EDUCATORS' FORUM

An educator forum featured nearly 50 local school corporation and regional higher education leaders, workforce program administrators, and regional employers. Through this conversation, current successful workforce development programs, like Advantage Shelby County and JAG, were highlighted and local employers shared their current and future workforce development and workforce growth needs.



## COMMUNITY ENGAGEMENT PROCESS





## ARI'S CHALLENGES

While we embrace our rural heritage, being a primarily rural region comes with many challenges that must be overcome to enable future growth and development. Through our public engagement process, ARI identified several challenges to regional growth and accomplishing regional priorities. In order to formulate the appropriate regional strategies, it was important to first understand the constraints that must be overcome to ensure the ARI region can reach its fullest potential.





### AVAILABLE HOUSING SUPPLY DOES NOT MEET LONG-TERM REGIONAL NEEDS

Across the region, we heard personal stories about an extreme shortage of housing products and a lack of a housing product that met the desired quality standards of current, and potential future, regional residents. Several barriers were identified that are hindering the region's efforts to ensure there are adequate housing alternatives to satisfy regional demand.



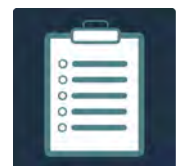
### CURRENT AND FUTURE RESIDENTS REQUIRE IMPROVED QUALITY OF LIFE AMENITIES

Through our public engagement process, we heard loud and clear that the region needs more amenities to attract additional population and workforce. Unfortunately, given the rural nature of our ARI communities, our localities lack a population sufficient to attract many of the amenities that current residents are demanding. Investment in quality-of-life improvements will need to take place ahead of significant population growth in order to support the potential population growth in the region.



### ECONOMIC GROWTH REQUIRES GROWING OUR SKILLED WORKFORCE

The largest barrier to economic growth in the region was the availability of workforce. Local anchor employers expressed major concerns about their inability to find workers to fill open positions, concerns regarding the ability to find additional workforce to support potential expansion efforts and the high relative commute times for current employees. Employers stressed the importance of expanding the region's population to create more supply of current and future labor in the region.



### PUBLIC INFRASTRUCTURE MUST BE IMPROVED TO SUPPORT GROWTH

The availability of quality infrastructure was identified as a barrier to growth for the region. Stakeholders identified numerous development projects that were unable to proceed due to inadequate access to public infrastructure and the relative cost to attain it. Additionally, many stories were shared about the impact of inadequate internet access on both productivity and the future residential attractiveness of the rural areas across the region. Finally, there is a need to increase infrastructure and facilities to support building an entrepreneurial culture in the region.



### THE REGION MUST TELL ITS GREAT STORY TO THE WORLD

Although community pride runs strong in the ARI region, the public engagement process revealed there is a lack of consistency in highlighting what the region is proud of most. Across the region, residents felt the region had a very compelling story to tell prospective residents, but lacked the structure or strategy to tell the story of the region and recruit potential talent.



## ECONOMIC TRENDS

Predictive forecasting in an environment still recovering from a global pandemic is a challenge. Despite pandemic recovery related uncertainty, economic development projects remain active within the ARI region. There are some trends, however, that existed prior to the pandemic, as well as some that have emerged as we transition out of the worst of the pandemic, that should inform ARI's regional activities.

### THE INDIANA BUSINESS RESEARCH CENTER NOTED IN A 2019 REPORT THAT:

- Going into the pandemic, state and regional manufacturing economies remained particularly sensitive to cyclical economic changes.
- Indiana was expected to experience slower job growth due to a tight labor market.
- Indiana's labor force participation rate was higher than the U.S. and this tightness could serve as a drag on employment growth.
- Farming was expected to continue to shrink as an overall percentage of the state's economy, but Indiana would remain amongst the top agricultural production states in current key production areas.

Coming out of the pandemic, there are some additional key trends that, if they continue, will significantly impact the nature of business and development activities in the ARI region. These include:

- As life gets back to a "new normal", portions of the leisure and hospitality industry should begin to reactivate, albeit perhaps slowly. This is critically important as the ARI region is the location to key entertainment destinations in the state and those businesses not only support the regional labor force, but contribute significantly to the regional economy.
- The pandemic forced workers and companies to learn how to work remotely. This lesson will likely have permanent impacts on how workers engage with their workplaces. The full impact of this will not be known for years, but employees and employers now have the freedom to rethink how they assess productivity, work/life balance, collaboration and office space and location decisions. Infrastructure to support this new business model, as well as the growing entrepreneurial culture emerging from the pandemic, is more important than ever. This infrastructure includes expanding access to high-speed internet and coworking/incubator space.
- Potential decreases in office and business footprints from remote work and other post-pandemic impacts may likely create opportunities for business attraction efforts in both the northern and southern parts of the region. This may be an opportunity for the region to continue to selectively diversify its business and job base.

- Concerns still remain regarding manufacturing supply chains and rising input costs. This presents an opportunity for the ARI region, specifically in the area of attracting suppliers for current regional anchor businesses.
- While certain sector wages and personal income trends seem to be moving toward pre-pandemic levels, there remains a need in the ARI region to continue to invest in projects that support quality of opportunity and growing overall regional wealth.
- The ARI region has experienced higher than normal housing demand. It is projected while demand may stabilize over time. However, the opportunity for remote work, and an accompanying desire of individuals and families to live in areas that have a high quality-of-life, will likely create additional opportunities for growth in more rural, but still accessible, areas like the ARI region. This will help support existing anchor institutions that have noted it is very important to them to begin to reduce commute times for employees to their facilities. It is also essential to support future business expansion and attraction efforts.


For the ARI region, it is important to understand both the headwinds and tailwinds entering and existing the pandemic. Heavily reliant on the manufacturing industry, the ARI region needs to continue to support diverse economic growth for long-term economic sustainability. At the same time, it is important to continue to develop programming to train, educate and grow the current and future regional workforce. Additionally, strategic investments in quality of place improvements must be pursued to support long-term growth of the regional workforce.

## REGIONAL BEST PRACTICES

Understanding the best practices and benchmarks that make regions strong, prosperous and grow is important to ensuring the ARI region both maximizes its growth potential and delivers long-term sustainability. During the Regional Cities Program, the Indiana Economic Development Corporation commissioned a series of studies that, among other things, outlined the characteristics of successful regional cities. The example regions ranged in size and were selected based on several key factors including: population growth, population turnaround and employment growth. These regions were evaluated to understand the key factors to their success.

### AFTER THE EVALUATION, IT WAS DETERMINED THAT SUCCESSFUL REGIONS:

- ✔ Develop an authentic and compelling vision for a better community that is defined by civic leaders and includes identification of their unique assets and challenges.
- ✔ Have public, private and not-for-profit leadership partners that tenaciously champion the vision and own responsibility for its implementation.
- ✔ Understand that place matters to families, retirees and younger generations and investment in quality-of-place amenities, often led by the public sector, are a key to long-term growth.
- ✔ Create regional plans that are the product of significant public engagement processes, reflect the regional vision, and contain strategies that are market based, actionable and accountability driven.
- ✔ Identify projects and programs that, in some cases, may require creative financing and public/private partnerships for delivery.
- ✔ Have a sense of urgency about the delivery of the plan and have the capital, both human and financial, to deliver projects and programs in a timely fashion.



The Regional Cities program also identified a series of metrics that were important when evaluating the characteristics and trajectory of successful regions. These included, but were not limited to: population growth, age of the regional population, income levels, educational attainment, business growth and regional investment.

While this is helpful information and certainly provided lessons learned that influenced both the strategy and metrics of the ARI regional development plan, our region realizes that our region is more rural in nature than any of the Regional Cities examples. With this in mind, ARI also collected data from the Indiana University Public Policy Institute (IU Public Policy Institute) regarding the key characteristics of successful rural communities. In a 2016 report, as part of their Thriving Communities, Thriving State project, the IU Public Policy Institute summarized the year-long study that identified recommendations to help rural communities, and by extension rural regions, to thrive.

Within the report, a series of rural challenges were identified including: population loss (especially an out-migration of rural youth), an aging overall rural population, a loss of local business and employment options and a reduction in rural regional workforce.

**To help turn the tide, a series of recommendations were offered:**

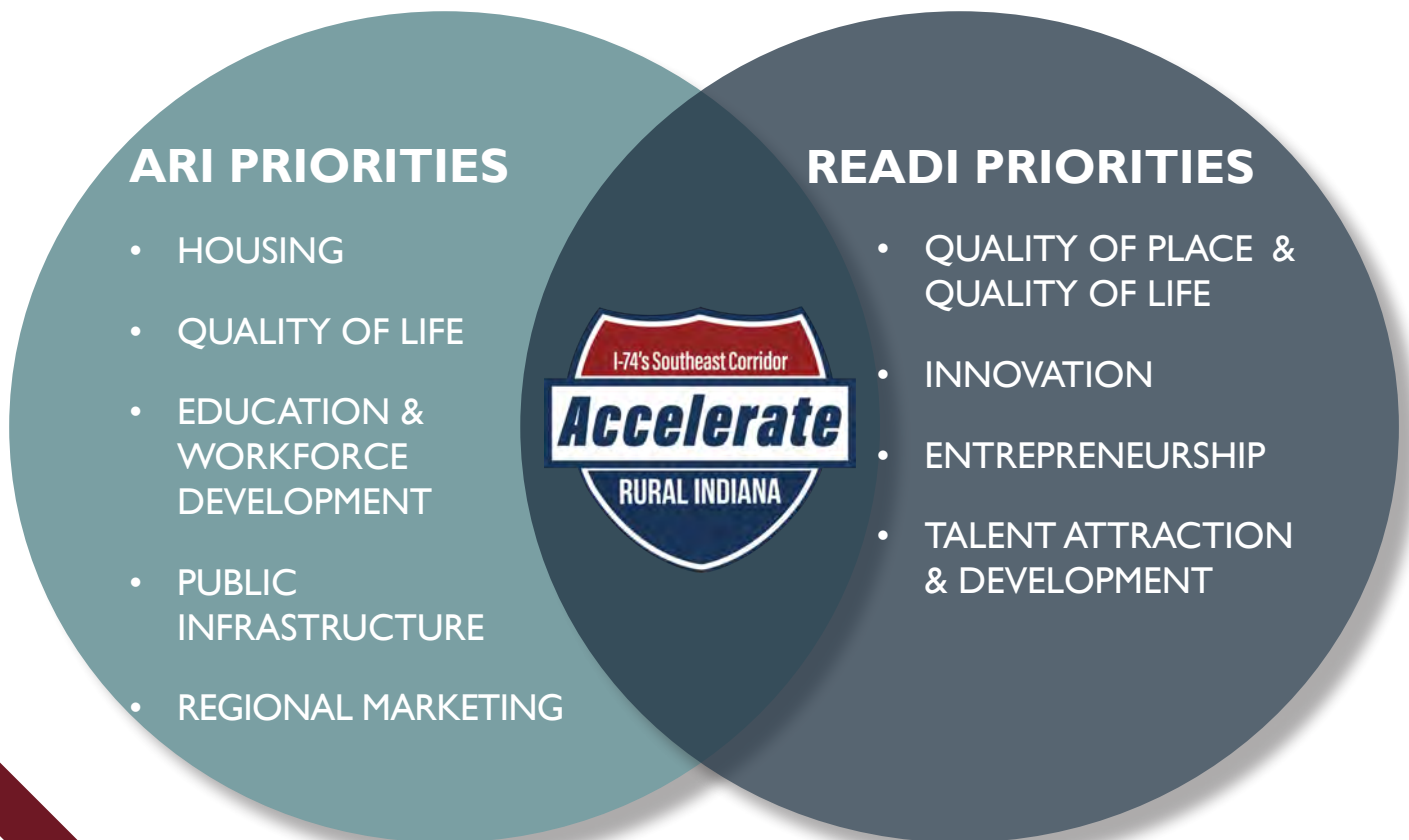
1. Invest in quality-of-place amenities.
2. Expand quality and affordable broadband options to support residents and entrepreneurs.
3. Nurture a culture of entrepreneurship and small business development by creating incubator space and developing programs to overcome impediments to rural financing.
4. Increase access to quality education from preschool through post-secondary opportunities and support programs from early childhood development to making sure students are life-ready upon graduating high school.
5. Engage strong leadership, both individual and organizational, to build regional connectivity and implement a regional vision.

All of these recommendations have been taken into consideration and, in one form or another, have been included in the goals, metrics, and strategies to implement transformative regional change in the ARI region.



## REGIONAL PRIORITIES

Throughout the community engagement process, participants were asked to identify the key priorities and areas in which the region should focus resources to improve the economic prospects and talent attraction in the ARI region. Feedback from over 3,000 residents, anchor institutions and key stakeholders within the region informed a set of regional priorities that align very closely with those established as part of the READI program. Below are our region's goals, current realities, and potential opportunities in our five priority areas:



# HOUSING

## GOAL: EXPAND AND IMPROVE HOUSING OPTIONS

Across the region, we heard repeatedly there was a severe lack of available housing in the region. Our data points to this fact as well – housing units grew slower than the population from 2010 to 2020 and only ten multi-family housing permits were filed in the region since 2017. Even existing housing is not meeting the demands of regional residents. According to our survey, over 80% of respondents rated regional housing options at or below average. Renters in the region are even less impressed with the region’s housing options – over 89% of respondents rated rental housing options in the region at or below average. There is great potential to turn our housing challenges around. We are confident that our region’s housing affordability – **1.86 housing price to income ratio compared to the state’s ratio of 2.21** – coupled with an increased housing stock will create a tremendous opportunity to expand the region’s population and talent pool.

### OUR HOUSING BARRIERS INCLUDE:

- Shortage of available housing products across multiple housing types
- Lack of economies of scale for potential builders by limited shovel ready sites
- Excessive cost to expand and improve infrastructure creates development funding challenges
- Existing housing stock is aging to a point that it does not serve current demand

### OUR HOUSING OPPORTUNITIES:

- Strong demand across the region
- Numerous successful recent housing developments
- Access of the region to major cities provides an opportunity to attract urban populations seeking to move to still convenient, but more rural, areas
- Opportunity to reduce the commute time to some of the state’s largest employers



## QUALITY OF LIFE

**GOAL: MAKE PLACE-BASED IMPROVEMENTS IN ASSETS SUCH AS TRAIL NETWORKS, PARKS AND FAMILY ACTIVITY PROGRAMMING, RETAIL AMENITIES, CHILD CARE, ETC.**

Throughout the region, there was a recognition that quality-of-life improvements are central to workforce attraction and population growth. Stakeholders expressed strong interest in expanding entertainment, dining, lodging, and childcare options. Our regional survey indicated while much has been done to improve regional amenities, there is still much work to do to advance the overall quality of life in the region. Nearly 90% of respondents rated entertainment at or below average, while roughly 88% of respondents rated dining and shopping options at or below average. 81% of respondents rated childcare options at or below average.

### OUR QUALITY OF LIFE BARRIERS INCLUDE:

- Insufficient selection of dining, entertainment, and shopping options
- Need for additional recreational opportunities including park and trail assets
- Narrow offering of access to arts and cultural programming
- Lack of affordable licensed childcare providers region-wide

### OUR QUALITY OF LIFE OPPORTUNITIES:

- Leverage existing regional retail leakage to support expanded dining, entertainment, and retail offerings
- Strengthen talent attraction and retention by enhancing attractive places and communities
- Decrease financial burden and barrier to workforce entry on young families and other workforce sectors by providing additional childcare options



## EDUCATION & WORKFORCE DEVELOPMENT

**GOAL: INCREASE REGIONAL EDUCATIONAL OPPORTUNITIES BY CREATING CLEAR PATHWAYS FOR COLLEGE-BOUND STUDENTS, STUDENTS DIRECTLY ENTERING THE WORKFORCE AND ADULTS NEEDING TO UPSKILL FOR CAREER ADVANCEMENT**

Our K-12 educational institutions are a bright spot in our region – 92% of our survey respondents rated public education at or above average in the region. Our region has an opportunity to leverage that quality education for the advancement of the region’s workforce. By attracting additional talent to the region and upskilling current talent, our businesses and industries, both current and future, would have an opportunity to reach their full growth potential. Enabling our private sector to operate at full capacity in turn creates more opportunities for prospective talent to locate within the region.

### OUR EDUCATION AND WORKFORCE DEVELOPMENT BARRIERS INCLUDE:

- Shortage of available workforce region-wide
- Technical and soft skills training needed in existing workforce
- Local high school students are often unaware of future regional employment opportunities
- Needs for additional pathway support for high school students opting to attend college as well as students intending to directly enter the workforce
- Need for additional upskilling of existing workforce to support new innovation and economy diversification

### OUR EDUCATION AND WORKFORCE DEVELOPMENT OPPORTUNITIES:

- Enhance productivity and capacity of local industry
- Increase income potential for residents of the region





## PUBLIC INFRASTRUCTURE

**GOAL: UPGRADE AND EXPAND BASIC WATER, SANITARY SEWER, ROAD, AND BROADBAND INFRASTRUCTURE TO MEET CURRENT AND FUTURE DEMANDS OF LOCAL HOUSING AND LOCAL BUSINESSES.**

With appropriate access to water, sanitary sewer, and broadband public infrastructure, residents of the region were confident that properties across the region would be attractive to new housing, as well as to commercial and industrial developers. By making strategic investments in improving and expanding public infrastructure, our region will be able to expand both our employment base and wage levels through targeted industry attraction and grow the population base to support economic growth.

### OUR PUBLIC INFRASTRUCTURE BARRIERS INCLUDE:

- Cost of access to public infrastructure inhibits development opportunities
- Access to infrastructure varies widely across the region
- Lack of reliable and affordable internet access outside of current city limits
- Lack of infrastructure, both physical and programmatic, to help grow the entrepreneurial culture of the region

### OUR PUBLIC INFRASTRUCTURE OPPORTUNITIES:

- Increased future development opportunities
- Improved quality of life in unincorporated areas
- Enhanced employment opportunities with access to remote work
- Improved educational attainment with access to online education offerings
- Increased opportunities for targeted industry growth will lead to opportunities to grow the local workforce to support them
- Build out incubator and co-working space to support new business start-ups and provide supportive programming for new and existing small businesses inside them





## REGIONAL MARKETING

### GOAL: TELL OUR REGIONAL OPPORTUNITY STORY NATIONALLY.

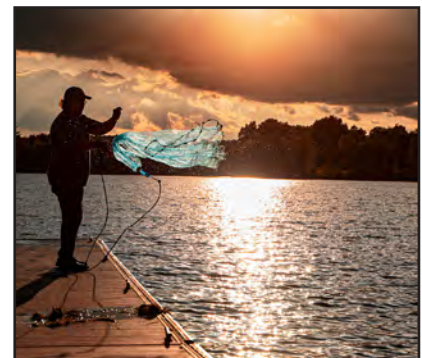
Across the region, stakeholders were unified in expressing pride in their local communities and the region. Regional stakeholders felt the region had assets that would be attractive to visitors and future residents but a lack of marketing to tell that story was preventing the region from realizing its fullest potential. By marketing our regional assets to prospective talent, and telling the story of what has been done and what is to come for the region, there is an opportunity to convince both current commuters as well as prospective talent, to choose ARI as their home.

### OUR REGIONAL MARKETING BARRIERS INCLUDE:

- Lack of a regional organization responsible for regional marketing
- Lack of a clear marketing strategy to promote the region

### OUR REGIONAL MARKETING OPPORTUNITIES:

- Leverage current and future assets to attract talent to the region
- Sell our region to visitors from across the state and country
- Raise awareness and enhance our regional image amongst our existing residents



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# ***OUR SUCCESS***

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## MAKING AN IMPACT

From the beginning, stakeholders engaged in the development of this plan were eager to offer projects and programs to be featured in our regional development plan. In total, 108 projects or programs were proposed for submission for READI funding. These projects ranged in focus, scope, and shovel-readiness. The vast majority of these projects centered around the region's identified priorities.

The ARI's regional plan Steering Committee engaged in an extensive evaluation process to ensure the projects proposed in this regional development plan were truly transformational and worthy of READI consideration before the final plan and project list were submitted to the Regional Advisory Committee (comprised of representatives from the region's four community foundations) for their review and approval. The following section outlines the metrics that have been identified which will measure our regional development plan's impact and effectiveness at delivering our regional priorities and the state's READI priorities. Also included in this section are the structural changes necessary to ensure full implementation of the plan.



## MEASURING OUR SUCCESS - METRICS

In the ARI region, we believe in the mantra - what gets measured gets done. Our region believes that by tracking our progress in key metrics, we will be able to measure our success as a region to maximize our overall impact. We set out to find benchmarks and metrics reflective of the change and growth we are striving for in our region.

We quickly found two valuable sources of metrics: 21st Century Talent Region dashboards and the Community Vitality Indicators, developed by the Purdue Center for Regional Development (PCRD) and the Office of Community and Rural Affairs (OCRA). We also reviewed the metrics identified for successful regions through the IEDC Regional Cities Initiative. Ultimately, we adopted a combination of the three sets of metrics and arrived at a set of twelve metrics in four key categories.

### METRICS

#### 1. POPULATION GROWTH

- Increase Rate of Population Growth

#### 2. EDUCATIONAL ATTAINMENT

- Increase Rate of High School Graduation Rate
- Increase Percent of Population with Some College, No Degree
- Increase Percent of Population with Associate Degree
- Increase Percent of Population with a Bachelor's Degree
- Increase Percent of Population with a Graduate or Professional Degree or Higher

#### 3. INCOME

- Increase Per Capita Personal Income
- Increase Median Household Income
- Increase Average Annual Wage

#### 4. REGIONAL ASSETS

- Grow Gross Assessed Value
- Grow Gross Assessed Value per Capita
- Grow the Number of Business Establishments



## POPULATION GROWTH

Creating vibrant communities attractive to the nation's best talent creates an opportunity for our region to grow our regional, and statewide, population. Current regional population growth means current quality-of-life advancements are working and we are creating vibrant communities that stand out amongst our counterparts. Population growth means our regional employers have increased access to talent and our region can better sustain future economic growth. Population growth means our school systems remain sufficiently funded and can expand educational offerings for students. Population growth enables our region to expand our tax base and compound the success of our region. While some success is found in areas of the region regarding population growth, achieving increased, sustained population growth throughout the region is the most critical metric contained in our regional development plan.

### OUR POPULATION BENCHMARK OF SUCCESS FOR 2027:

- Increase the region's population by 5% (historical population growth = 1%)



## EDUCATIONAL AND SKILLS ATTAINMENT

Education equates to opportunity in our economy. Creating opportunities for educational advancement and skills enhancement will enable our region to realize a more prosperous future by increasing opportunities for businesses and the local workforce alike. An educated workforce pipeline is a tool to attract potential businesses to the region that can capitalize on a skilled workforce to perform business functions. An educated workforce has higher income potential to bolster the local economy. It will also help the region achieve its full potential as it begins to transition into the next generation of advance manufacturing and agribusiness. This in turn helps retain the existing population base by ensuring that quality jobs are available to them within their region. Our region currently produces numerous college-bound students and has a strong skilled workforce base. Increased educational and skills attainment will prove to be a key indicator to the future health of the regional workforce.

### OUR EDUCATIONAL ATTAINMENT BENCHMARKS OF SUCCESS FOR 2027:

- Increase High School Graduation Rate by 1% to 97%
- Increase Percent of Population with Some College, No Degree by 2.2% to 21%
- Increase Percent of Population with Associate Degree or Higher by 2.1% to 29%
- Increase Percent of Population with a Bachelor Degree or Higher by 1% to 22%
- Increase Percent of Population with a Graduate or Professional Degree or Higher by 0.5% to 6.6%



## INCOME

A key component of creating a sustainable region is helping to grow economic opportunity and wealth within the region. One way to do this is by ensuring there are opportunities for individuals to find careers in the region, not just jobs. This means continuing to build wage growth within the region as an important step in strengthening the overall regional economy. Income is also a key indicator of the vibrancy of a local economy and makes the region more attractive to potential residents. Increased income signifies a competitive labor market, a diverse offering of job types, increased opportunity for our regional workforce, and enhanced competitiveness to attract high-paying jobs to the region.

### OUR INCOME BENCHMARK OF SUCCESS FOR 2027:

- Increase Per Capita Personal Income by 10% to \$49,416
- Increase Median Household Income by 10% to \$63,547
- Increase Average Annual Wage per Community by 6%.



## REGIONAL ASSETS

In order to continue to invest in the amenities that are critical to long-term population growth in the region, the region must have the resources available to sustain those investments. By growing assessed valuation within the region, resources will be available to continue to invest in the local and regional assets that are critical to sustaining future population growth in the region.

### OUR INCOME BENCHMARK OF SUCCESS FOR 2027:

- Grow Gross Assessed Value by 5%
- Grow Gross Assessed Value per Capita by 5%
- Grow Number of Business Establishments by 3%



## STRUCTURAL CHANGES

### COLLABORATION POST-READI

ARI's regional development plan is not solely about identifying projects and programs to utilize the state's READI funding. For years, our region has functioned like a region, but this process has taken our regional relationship to the next level. Establishing future channels of collaboration, through programming and partnerships, was a top priority for the ARI Steering Committee.

### QUARTERLY 'BEST PRACTICES' COLLABORATION

Local governments in rural areas must be innovative. Often, budgets are shrinking while expected services are growing. Communities in our region do not have the time, nor the financial resources, to re-invent the local governance wheel time and time again. However, there is an opportunity to collaborate as a region by sharing best practices. Our region's elected officials and departmental employees will gather quarterly, through our *Quarterly 'Best Practices' Collaborative* sessions, to share the innovative practices in various government services across the region. By engaging in a sharing environment, ARI member communities can learn from each other and propel the entire region forward.

### REGIONAL OVERSIGHT COMMITTEE

Since our region has never formally functioned as a region, and does not have a formal governance structure, our region formed an interim oversight committee to oversee READI funding and the implementation of READI projects. This committee is comprised of a representative of each of the four community foundations in our region and will be housed within the Decatur County Community Foundation. Before the end of 2021, a separate non-profit entity will be created for the interim oversight committee and will remain in service for the region until a formal regional entity is created.

### FORMAL REGIONAL ENTITY

Throughout the regional development planning process, our regional partners have discussed the potential of creating a Regional Development Authority. Although not possible to complete during the timeframe of the READI application deadline, it is the intention of the ARI region to formally initiate the Regional Development Authority process to solidify the region's collaboration and overall regional governance structure. Our region is firmly committed to implementing the regional structures that will ensure not just the successful implementation of the READI grant, but the overall long-term success of the region.



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# ***OUR STRATEGY***

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## INVESTING IN OUR FUTURE

Our regional development plan contains a core set of 40 projects that invest over \$866 million in the region. We believe these projects have the potential to greatly transform our region because they are much more than a collection of individual projects; our project list is an interconnected grouping of projects that collectively enable our region to move the needle on the regional metrics that equate to our success.

While many of our projects are local projects, all our projects have a regional focus and will greatly impact our regional priorities. For example, our project list contains housing projects in Rushville that enable more of our employers' workforce to move into the region and live closer to their workplace, quality of life projects in Batesville that can lure Cincinnati residents to relocate to the region, and public infrastructure projects in Shelby and Decatur Counties that lay the foundation to attract high-paying jobs and residents into the region. Across the board, these projects will amplify the recent success of our region and create additional opportunities for our region to attract the nation's top talent.

### OUR STRATEGIC INVESTMENT PLAN:

- **\$298 million investment in 13 housing projects** that improve, expand, and diversify the region's existing housing stock and incentivize out-of-state residents to relocate to the region, creating the opportunity to **add nearly 1,100 housing units and over 2,600 residents to the region.**
- **\$72 million investment in 14 quality of life projects** that solidify the region's communities as quality places to live and work.
- **\$483 million of investment in 5 regional infrastructure projects** that will build a foundation of hundreds of acres that can be leveraged for future economic and residential development in the region and increase the quality of opportunity in the region.
- **\$12 million in 7 workforce development projects and programs** that ensures our local employers have the talented workforce necessary to compete on the world's largest stage.
- **\$350,000 in a regional program that recruits prospective residents** from across the country to live in our region.
- **An additional 30 shovel worthy projects totaling \$407 million** in future investment within our region.

## INVESTMENT CRITERIA

The prospect of READI investment in our region prompted hundreds of individuals and organizations from across the region to propose projects and programs to be included in our regional development plan. To properly evaluate each project and strategically select the projects that had the greatest potential to improve our region’s core set of metrics, ARI’s Steering Committee adopted a set of five criteria that were utilized to select the 40 projects proposed in our strategic investment plan:

1. READI AND IEDC CRITERIA
2. ARI PRIORITIES
3. PROJECT READINESS
4. PROJECT FEASIBILITY
5. REGIONAL IMPACT

### 1

#### READI AND IEDC CRITERIA

The Indiana General Assembly and the Indiana Economic Development Corporation (IEDC) formed READI with the goal of enabling regions across the state to stand out from a crowded field of options for prospective talent and to grow the overall population of regions and the state. IEDC has noted, and appropriately so, that to maintain the state’s economic momentum and continued growth, communities across the state must accelerate efforts to attract and retain talent by working together to create high quality, vibrant, and dynamic places. The foundation of READI is built upon four key areas:

1. Quality of place and quality of life
2. Innovation
3. Entrepreneurship
4. Talent attraction & development

Each of our proposed projects were evaluated by the steering committee and only those that aligned with a READI priority were eligible to be included in our regional development plan. Throughout the ‘Our Strategy’ chapter, each individual project or program proposal will highlight the READI priority that is addressed through the project or program.

<b>READI PRIORITIES ADDRESSED:</b>	
<b>X</b>	Quality of Place / Quality of Life
<b>X</b>	Innovation
<b>X</b>	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

## 2

### ARI PRIORITIES

Our regional development planning process was driven by a set of regional priorities that were developed through an extensive public engagement process. As outlined in the previous chapter, our region engaged over 3,000 residents of the region through community workshops, a regional workshop, a public survey, a youth survey, and focus group conversations. Out of these conversations, five regional priority goals emerged:



**HOUSING:** Expand and improve housing options



**QUALITY OF LIFE:** Make place-based improvements in assets such as trail networks, parks, and family activity programming, retail amenities, childcare, etc



**WORKFORCE DEVELOPMENT:** Increase regional education opportunities by creating clear pathways for students going on to college, students directly entering the workforce, and adults needing to upskill for career advancement



**INFRASTRUCTURE:** Upgrade and expand basic water, sanitary sewer, road, and broadband infrastructure to meet current and future demands of local housing and local businesses



**REGIONAL MARKETING:** Tell our regional opportunity story nationally

## 3

### PROJECT READINESS

Our regional development plan features projects that we are confident can become a reality. Throughout our project evaluation process, the readiness of projects was a determining factor in the final selection of projects or programs. Shovel worthy projects were also included in the recommended project/program list, but priority was given to those projects that were more shovel ready. We dreamed big in our project development phase but remained steadfast in our dedication to accomplish every project and program that was included in the plan. We were not searching for just easy wins, we were seeking projects that will individually, or collectively, have a major transformational impact on the region.

## 4

### PROJECT FEASIBILITY

Project feasibility of each project was also a determining factor for final selection. As the steering committee was evaluating each project or program, the following attributes were viewed favorably:

1. Available public and private funding
2. Strong leadership of implementing partners
3. Sustainability beyond READI funding
4. High likelihood of being implemented in the appropriate time period

Projects or programs not meeting these criteria were excluded from the project list.

## 5

### REGIONAL IMPACT

Finally, projects were selected based upon their ability and level of impact to the region. We certainly understand that some regional priorities – like public infrastructure for housing and economic development – require local solutions. But we also understand that these local solutions create exponential regional impact when amplified across the region. We evaluated each project proposal to find our greatest opportunities to create transformational regional impact in our effort to recruit the nation’s greatest talent.

### STRATEGIC INVESTMENT PLAN PROJECT TIERS

Based on the five criteria above, our steering committee determined that 70 projects were worthy of consideration in our regional development plan. Our projects were then sorted into three tiers: READI projects, Additional Priorities, and Future Regional Projects.

1. **READI Projects** – This core set of 40 projects align closely with READI and ARI priorities, demonstrate strong project readiness and feasibility, and will be transformational for our region. This grouping of projects is proposed for READI funding.
2. **Additional Priorities** – This set of 19 projects also align closely with READI and ARI priorities and will be transformational for the region, but often were more ‘shovel worthy’ in nature. Each of these projects were on the cusp of being considered READI projects and will be top priorities for the region moving forward.
3. **Future Regional Projects** – Our remaining 11 projects are shovel worthy projects that will be transformational for our region but lack the current feasibility to be considered for READI. These projects can be accomplished once the momentum of READI takes our region to the next level. A table of these projects can be found in the Appendix.



FIGURE 5.1 READI PROJECT TABLE

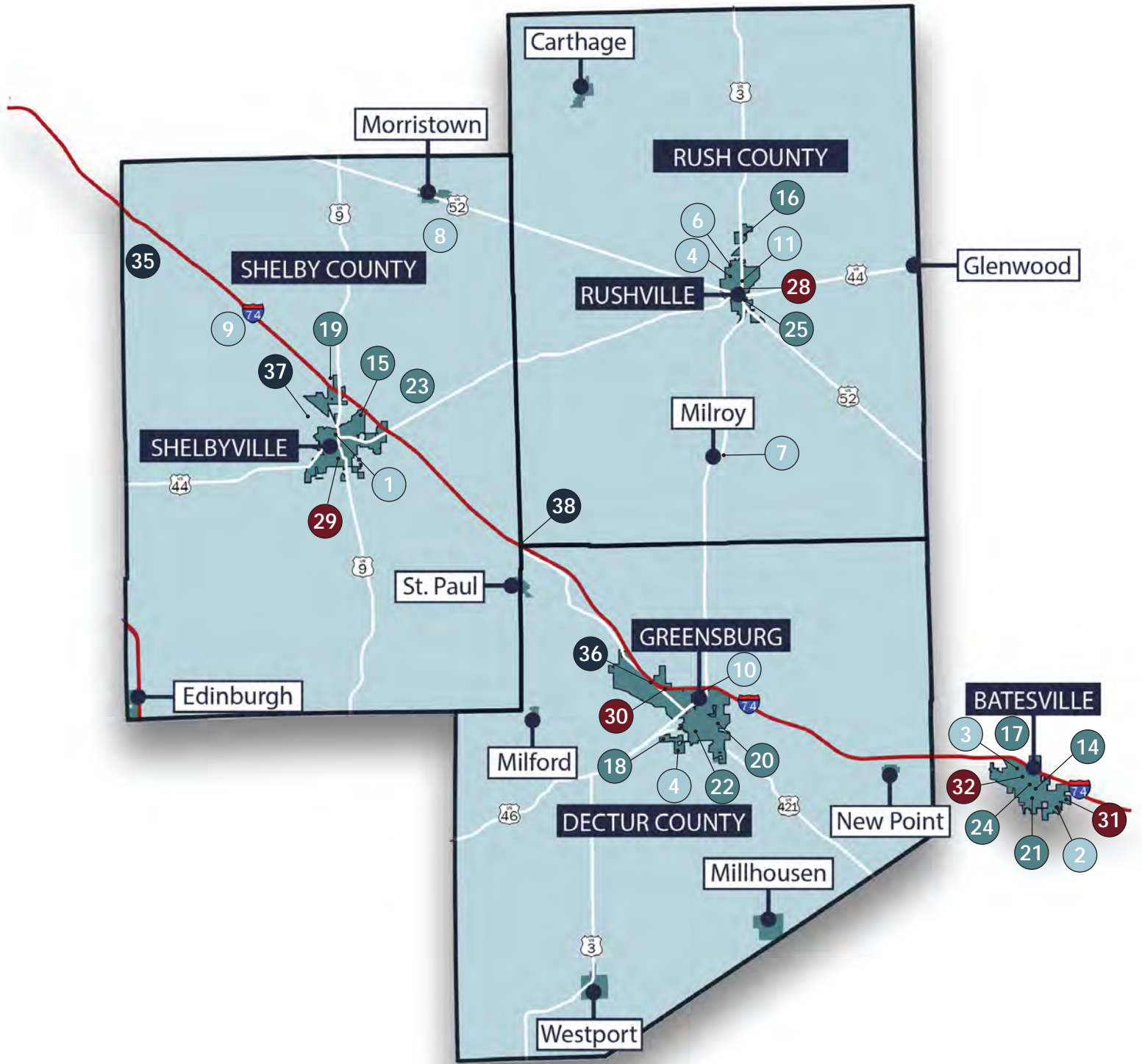
PROJECT	LOCATION	TOTAL BUDGET	READI ASK	PUBLIC MATCH	PRIVATE MATCH	
<b>HOUSING</b>						
1	Porter Apartments	Shelbyville	\$29,500,000	\$250,000	\$250,000	\$29,000,000
2	Lakeshore Village	Batesville	\$67,000,000	\$500,000	\$500,000	\$66,000,000
3	Crestview Estates Subdivision	Batesville	\$29,000,000	\$200,000	\$200,000	\$28,600,000
4	The Lakes at Rushville/ Grandview Village	Rushville	\$23,310,000	\$600,000	\$3,210,000	\$19,500,000
5	Park Road Acres Housing District	Greensburg	\$32,000,000	\$1,000,000	\$1,000,000	\$30,000,000
6	North Washington Housing	Rushville	\$6,180,000	\$215,000	\$215,000	\$5,750,000
7	Milroy School Apartments	Rush County	\$3,400,000	\$200,000	\$200,000	\$3,000,000
8	Blue River Trails Housing Expansion	Shelby County	\$24,250,000	\$1,600,000	\$150,000	\$22,500,000
9	Housing at Northwest Consolidated Schools	Shelby County	\$53,750,000	\$3,750,000	\$2,000,000	\$48,000,000
10	Broadway Estates	Greensburg	\$20,500,000	\$350,000	\$1,350,000	\$18,800,000
11	Rushville Condominiums	Rushville	\$7,350,000	\$200,000	\$150,000	\$7,000,000
12	Regional In-Fill Housing /Blight Abatement Program	Region-Wide	\$1,000,000	\$500,000	\$500,000	-
13	ARI First Time Home Buyer Program	Region-Wide	\$1,000,000	\$500,000	\$500,000	-
<b>QUALITY OF LIFE</b>						
14	Kids Discovery Factory	Batesville	\$5,000,000	\$1,000,000	\$1,000,000	\$3,000,000
15	Indoor Sports Complex	Shelbyville / Shelby County	\$21,000,000	\$2,500,000	\$2,500,000	\$16,000,000
16	Community Center	Rushville / Rush Co.	\$23,780,000	\$8,000,000	\$8,780,000	\$7,000,000
17	Batesville-Oldenburg Trail	Batesville	\$5,000,000	\$4,500,000	\$500,000	-
18	Park Road Amenities Upgrade	Greensburg	\$3,500,000	\$1,500,000	\$1,500,000	\$500,000
19	Early Learning Center	Shelbyville / Shelby County	\$8,000,000	\$3,000,000	\$3,000,000	\$2,000,000
20	Pirate Park	Greensburg	\$1,350,000	\$500,000	\$500,000	\$350,000

FIGURE 5.1 READI PROJECT TABLE (CONTINUED)

PROJECT		LOCATION	TOTAL BUDGET	READI ASK	PUBLIC MATCH	PRIVATE MATCH
21	Skate Park	Batesville	\$500,000	\$50,000	\$50,000	\$400,000
22	Preserving Main Street	Greensburg	\$2,000,000	\$1,500,000	\$500,000	-
23	Fairground lighting	Shelby County	\$350,000	\$250,000	\$50,000	\$50,000
24	Inspiration Park	Batesville	\$190,000	\$50,000	\$55,000	\$85,000
25	Willkie Park	Rushville	\$450,000	\$300,000	\$150,000	-
26	Decatur County Inclusion Park	Greensburg	\$800,000	\$250,000	\$250,000	\$300,000
27	Regional Childcare Study	Region-Wide	\$200,000	\$100,000	\$100,000	-
<b>WORKFORCE DEVELOPMENT</b>						
28	Launch Center	Rushville	\$1,700,000	\$550,000	\$850,000	\$300,000
29	Chase Building	Shelbyville	\$1,000,000	\$500,000	\$500,000	-
30	Post Secondary Presence/ Trade School	Decatur County	\$4,600,000	\$2,000,000	\$600,000	\$2,000,000
31	Ivy Tech Dual Credit Program	Batesville	\$1,000,000	\$500,000	\$500,000	-
32	Welding Program	Batesville	\$1,500,000	\$500,000	\$500,000	\$500,000
33	Advantage ARI	Region-Wide	\$1,750,000	\$875,000	\$875,000	-
34	Micro Business Park	Greensburg	\$650,000.00	\$50,000	\$50,000	\$550,000
<b>INFRASTRUCTURE</b>						
35	Pleasantview Commerce Park	Shelby County	\$114,000,000	\$2,000,000	\$12,000,000	\$100,000,000
36	Utilities Extension to Business Enterprise Park	Greensburg	\$5,000,000	\$2,500,000	\$2,500,000	-
37	Tom Hession Drive extension	Shelbyville / Shelby County	\$364,000,000	\$7,000,000	\$7,000,000	\$350,000,000
38	St. Paul Infrastructure Study	Region-Wide	\$300,000	\$150,000	\$150,000	-
39	Regional Broadband Study	Region-Wide	\$200,000	\$100,000	\$100,000	-
<b>MARKETING</b>						
40	Regional marketing plan	Region-Wide	\$350,000	\$175,000	\$175,000	
<b>PROJECT TOTALS</b>			<b>\$866,410,100</b>	<b>\$50,265,000</b>	<b>\$54,960,000</b>	<b>\$761,185,000</b>

**OVERALL FUNDING  
RATIO  
1-1.1-15.1**

# MAP OF PROJECTS



## LIST OF READI PROJECTS

1	Porter Apartments - Shelbyville	21	Skate Park - Batesville
2	Lakeshore Village - Batesville	22	Preserving Main Street - Greensburg
3	Crestview Estates Subdivision - Batesville	23	Fairground Lighting - Shelby County
4	The Lakes at Rushville/Grandview Village - Rushville	24	Inspiration Park - Batesville
5	Park Road Acres Housing District - Greensburg	25	Willkie Park - Rushville
6	North Washington Housing - Rushville	26	Decatur County Inclusion Park - Decatur County
7	Milroy School Apartments - Rush County	27	Regional Child Care Study - Region-Wide
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11	Rushville Condominiums - Rushville	31	Ivy Tech Dual Credit Program - Batesville
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13	ARI First-Time Home Buyers Program - Region-Wide	33	Advantage ARI - Region-Wide
14	Kids Discovery Factory - Batesville	34	Micro-Business Park - Greensburg
15	Indoor Sports Complex - Shelbyville/Shelby County	35	Pleasantview Commerce Park - Shelby Co
16	Community Center - Rushville/Rush County	36	Utilities Extension to Business Enterprise Park - Greensburg
17	Batesville-Oldenburg Trail - Batesville	37	Tom Hession Drive Extension - Shelbyville/Shelby County
18	Park Road Amenities Upgrade - Greensburg	38	St. Paul Infrastructure Study - Region-Wide
19	Early Learning Center - Shelbyville/Shelby County	39	Regional Broadband Study - Region-Wide
20	Pirate Park - Greensburg, IN	40	Regional Marketing Plan - Region-wide

### Types of Projects:

Housing
  Quality of Life
  Workforce Development
  Infrastructure
  Marketing







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# ***HOUSING PROJECTS***

# PORTER APARTMENTS

Over the past five years, the City of Shelbyville and Shelby County have added over 1,700 new or committed jobs to the area, putting the city and county on a path of sustained growth for their immediate and long-term future. These new jobs range from \$18 to \$35 per hour in office, manufacturing, and logistics. However, this progress is threatened by a lack of housing in the area, especially multi-family housing. In August 2021, Mitchell Market Analytics performed a market study that found two major concerns with the city and county's overall housing stock:

- The average housing stock (for sale and for rent) in the area is aging. 82% of all housing stock was built in the 1990's or earlier and the multi-family (for rent) housing stock has a median age of 26.5 years.
- The multi-family (for rent) occupancy rate is at historically high levels. Out of the 1,076 rental units in the county, only four were vacant, resulting in a 99.7% occupancy rate.

These two points reveal that without additional housing, especially multi-family options, the city and county are at risk of not being able to capitalize on the ongoing job growth.

The Porter Apartments Development is a mixed-use project that aims to begin to address the need for additional multi-family units by adding approximately 160 new downtown residential living units, with a mix of studio, one and two-bedroom units. The project also redevelops the adjacent Coca-Cola building into a new retail and restaurant space.

In total, the project is expected to cost nearly \$31.5 million and is located at the gateway to Downtown Shelbyville. The combined residential and commercial space will continue to activate a once vibrant area of downtown. This project is an extension of the work the city has already done to add new energy to the city core and create a new gathering place destinations in the downtown. READI funds will be used to help offset a portion of the site redevelopment cost.

**LOCATION:** Shelbyville

**TIMELINE:** Spring 2022 groundbreaking

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Birge and Held

**FUNDING SOURCES:** Federal Low Income Tax Credits, state RTC's, DINO Tax Credits, City of Shelbyville

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$29,500,000

- » READI Funds: \$250,000
- » Local Gov. Match: \$250,000
- » Private Match: \$29,000,000

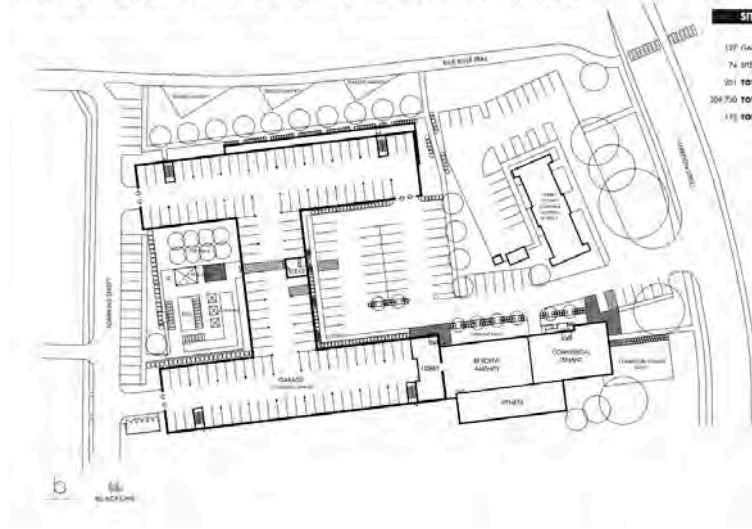
**FUNDING RATIO**  
**0-1-116**

SHELBYVILLE COCA-COLA BOTTLING COMPANY MIXED-USE DEVELOPMENT

08.31.2021 | INDIANA QAP FILING | INDIC-10

**SITE SUMMARY**

- 137 GARAGE PARKING
- 74 SITE PARKING
- 201 TOTAL PARKING
- 304,750 TOTAL BUILDING AREA
- 175 TOTAL UNITS



**SITE PLAN**  
SCALE: 1"=20'  
08.31.2021 | HARRISCOV

SHELBYVILLE COCA-COLA BOTTLING COMPANY MIXED-USE DEVELOPMENT

08.31.2021 | INDIANA QAP FILING | PAGE 14



**EXTERIOR ELEVATION**  
NORTH & SOUTH



# LAKESHORE VILLAGE

Lakeshore Village is a project proposed by developers to create a mixed-density residential development on the southern end of the Bischoff Reservoir. With outstanding access from Highway 129, this development is specifically designed to attract a broad range of buyers with multiple price points and product types.

Currently, site utilization plans have been completed and an engineer has been hired to prepare engineered plans. This plan includes the development of 53 "estate" lots at a minimum of 10,000 square feet, 30 "cottage" lots with a minimum of 7,200 square feet, and approximately 81- 111 "village" lots with a minimum of 4,200 square feet.

Senior Lifestyle Units are planned as a second phase of the development. The second phase includes the construction of approximately 151-191 'lifestyle' apartments and 24 duplex patio home lots.

The anticipated price range of each unit is:

- 5 30 "cottage" estimated home value - \$300,000 to \$500,000
- 3 "estate" estimated home value - \$500,000 and above
- 81-111 "village" estimated home value - \$250,000 to \$350,000
- 151-191 'lifestyle' apartments
- 24 duplex patio home lots

Local and READI contributions to the project cost will be earmarked for extending sewer, water and road improvements to the site to support the development. In addition to the municipal services, the city plans to construct a sidewalk connecting the new residences to the YMCA in Batesville. At the YMCA, they will have the ability to access a trail system that leads to downtown Batesville, local parks, and various other outdoor amenities.

**LOCATION:** Batesville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** LSL Holdings

**FUNDING SOURCES:** City of Batesville, LSL Holdings

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

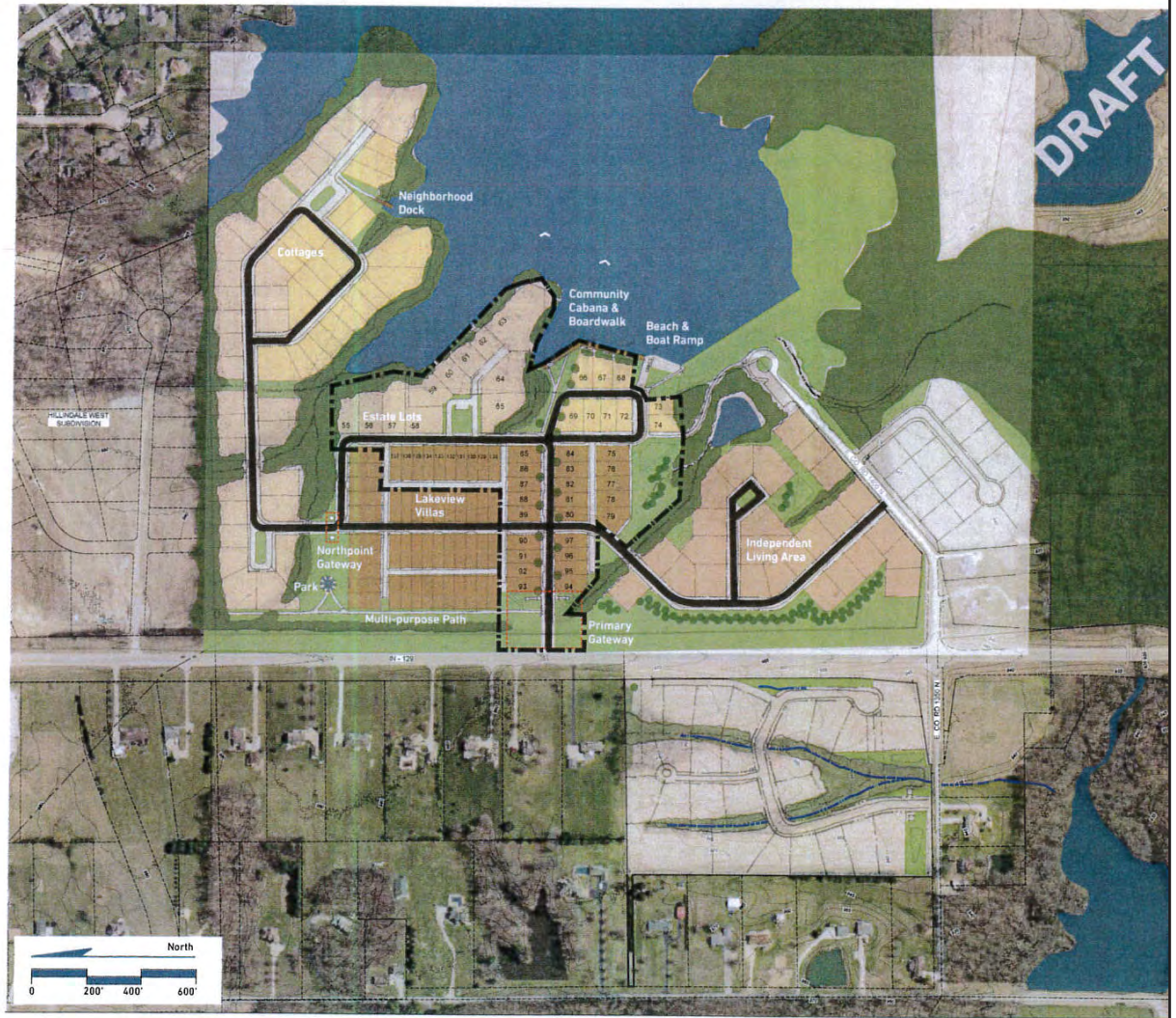
**PROJECT COST:** \$67,000,000

- » **READI Funds:** \$500,000
- » **Local Match:** \$500,000
- » **Private Match:** \$66,000,000

**FUNDING RATIO**  
**1-1-132**



# Lakeshore Village



March 10, 2020



## LEGEND

-  11 - 85' Estate Lots
  -  9- 60' Cottage Home Lots
  -  29 - 40 to 50' Alley-Loaded Villa Lots
- Total Home Sites: 49



# CRESTVIEW ESTATES SUBDIVISION

The Crestview Estates subdivision is a 44.4-acre housing development proposed by two local developers. This development would create single-family and multi-family housing within a relatively affordable price point for the local market. Crestview Estates will be located in close proximity to the local school system, creating an opportunity to attract young workforce to move to the region, live in Crestview Estates, and enroll their children in Batesville's A-rated schools.

This development will be created in four phases. During the first three phases, a total of 78 homes will be constructed to meet the demand for homes valued at \$300,000 and below. The proposed lot sizes will be 7,800 square feet or larger. The fourth and final phase will include the development of 62 multi-family housing units. The estimated cost for the proposed infrastructure exceeds \$800,000.

Currently, the developers have secured a line of credit for the subdivision's infrastructure. To make the development achieve an affordable price point for the developer, the local match will include minor sanitary sewer and water improvements to support the development.

**LOCATION:** Batesville, IN

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Werner/Garrett Ventures, LLC

**FUNDING SOURCES:** City of Batesville, Werner/Garrett Ventures, LLC

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

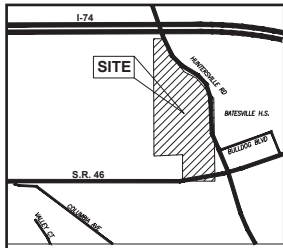
## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$29,000,000

- » **READI Funds:** \$200,000
- » **Local Match:** \$200,000
- » **Private Match:** \$28,600,000

**FUNDING RATIO**  
**1-1-143**



**CONTACT INFORMATION**

**OWNER/DEVELOPER**  
WERNER GARRETT VENTURES LLC  
19171 FIVE POINT ROAD  
BATESVILLE, IN 47006  
PHONE: 812-212-1475  
CONTACT: MR. MARK WERNER

**ENGINEER**  
LAND CONSULTANTS  
314 PRINCE STREET  
LAWRENCEBURG, IN 47025  
PH: (812) 537-2145  
ATTN: MR. JEFF TALKERS, P.E.

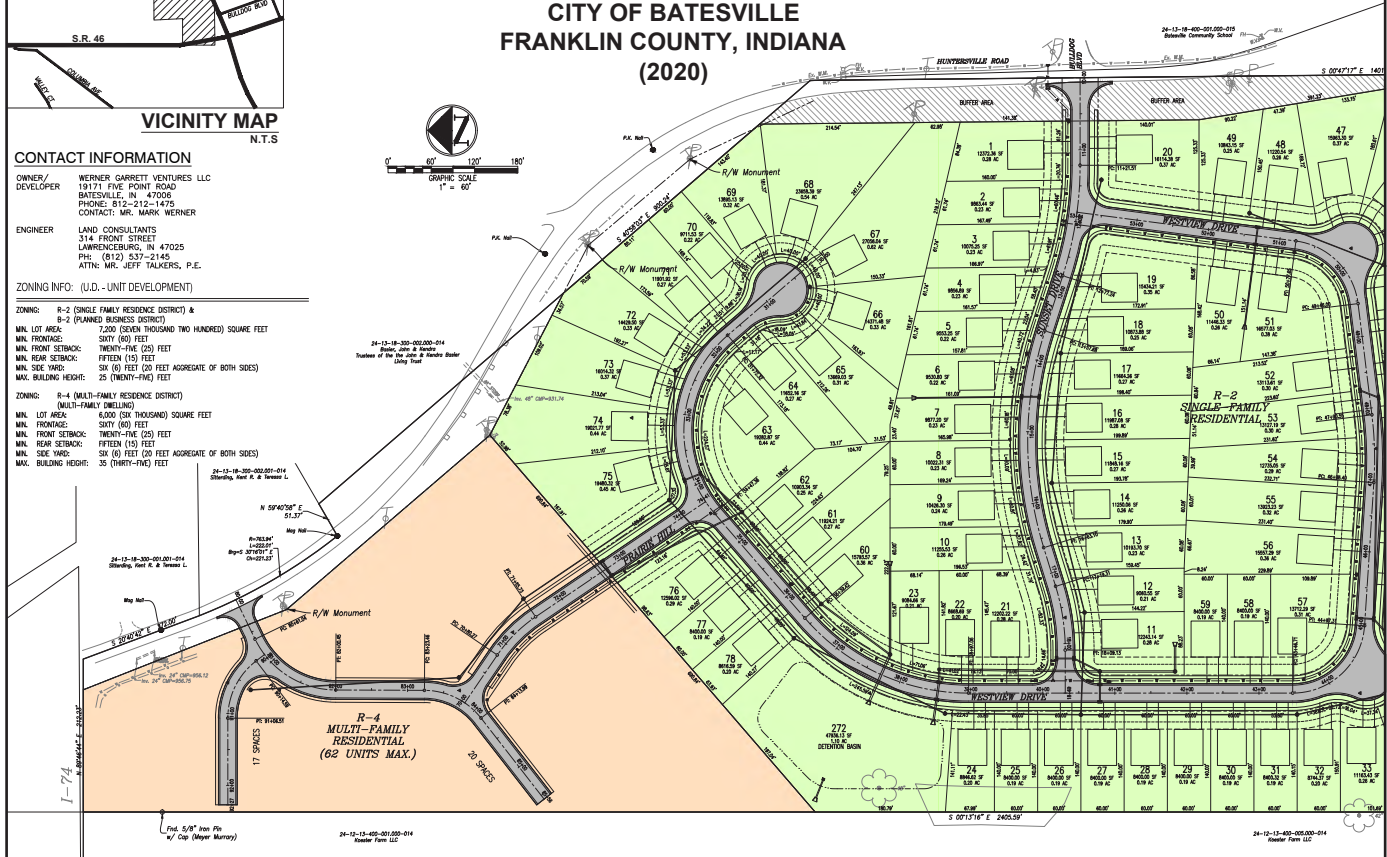
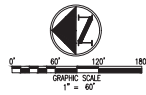
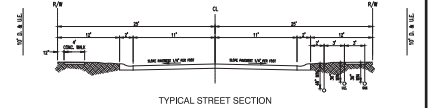
**ZONING INFO: (U.D. - UNIT DEVELOPMENT)**

**ZONING:** R-2 (SINGLE FAMILY RESIDENCE DISTRICT) & R-2 (PLANNED BUSINESS DISTRICT)  
**MIN. LOT AREA:** 7,200 (SEVEN THOUSAND TWO HUNDRED) SQUARE FEET  
**MIN. FRONTAGE:** SIXTY (60) FEET  
**MIN. FRONT SETBACK:** TWENTY-FIVE (25) FEET  
**MIN. REAR SETBACK:** FIFTEEN (15) FEET  
**MIN. SIDE YARD:** SIX (6) FEET (20 FEET AGGREGATE OF BOTH SIDES)  
**MAX. BUILDING HEIGHT:** 25 (TWENTY-FIVE) FEET

**ZONING:** R-4 (MULTI-FAMILY RESIDENCE DISTRICT) (MULTI-FAMILY DWELLING)  
**MIN. LOT AREA:** 6,000 (SIX THOUSAND) SQUARE FEET  
**MIN. FRONTAGE:** SIXTY (60) FEET  
**MIN. FRONT SETBACK:** TWENTY-FIVE (25) FEET  
**MIN. REAR SETBACK:** FIFTEEN (15) FEET  
**MIN. SIDE YARD:** SIX (6) FEET (20 FEET AGGREGATE OF BOTH SIDES)  
**MAX. BUILDING HEIGHT:** 35 (THIRTY-FIVE) FEET

# CRESTVIEW ESTATES UNIT DEVELOPMENT

S.R. 46  
CITY OF BATESVILLE  
FRANKLIN COUNTY, INDIANA  
(2020)



# THE LAKES AT RUSHVILLE/ GRANDVIEW VILLAGE

The City of Rushville's 2017 comprehensive housing study revealed the last housing development in the community dated back to the early 1990's. The city also learned there was a need for new housing at all price points within the community. Being outside the "doughnut" counties, Rushville did not witness the growth of new housing starts following the Great Recession. Based on the results of the housing survey, City of Rushville leadership determined that the city should become an active partner or incentivize the development of new housing to address the community's housing needs, because new housing was not growing organically.

As a result, the city has secured a 49-acre site adjacent to the city limits and is acting as the prime developer for the site to prepare it for development. The city has adopted a master development plan for the property,

which includes multi-family and single-family housing opportunities. Currently, development partnerships have been signed with a multi-family developer to construct 56 market rate apartments and with Joyner Homes to act as the single-family home builder. Between site acquisition and agreed infrastructure improvements, the city is committed to invest over \$3M into the project. Joyner Homes has agreed to build 31 character-rich patio homes marketed at over \$250,000 and 33 custom homes marketed at over \$350,000.

The city has financed the majority of the cost of site development. The READI funds would provide gap financing for a final portion of infrastructure costs.

**LOCATION:** Rushville

**TIMELINE:** 1-3 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** City of Rushville and Joyner Homes

**FUNDING SOURCES:** City of Rushville and Joyner Homes

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE  
DEVELOPMENT



INFRASTRUCTURE



REGIONAL  
MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$23,310,000

- » READI Funds: \$600,000
- » Local Match: \$3,210,000
- » Private Match: \$19,500,000

**FUNDING  
RATIO  
1-5-32**





# PARK ROAD ACRES HOUSING DISTRICT

Park Road Acres Housing District is phase two of a housing addition that has been mentioned in numerous City of Greensburg Comprehensive Plans. This housing project is located on a prime, undeveloped that is within walking distance of Greensburg’s historic Downtown, bowling alley, basketball and tennis courts, golf course, fairgrounds, and business class airport. Prior to the housing market crash in 2008, a developer purchased the property, annexed it into the City, and completed a site plan that calls for more than 350 middle-income homes to be built on this 115-acre property. Two phases of housing projects were planned for the site. Phase one of the project has been completed, but, unfortunately, only four homes in phase two have been built.

Recently, a local developer purchased the remaining lots in phase two and is interested in working with community leaders to build a single-family, mixed-style neighborhood. This READI project would expand utility infrastructure to the Park Road Acres Housing District to enable the developer’s vision to come to fruition. The completion of this long-standing community priority would be a significant addition to Greensburg’s housing stock and would contribute to the alleviation of the region’s housing shortage.

**LOCATION:** Greensburg

**TIMELINE:** 3-5 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** City of Greensburg, Economic Development Corporation of Greensburg/Decatur County

**FUNDING SOURCES:** City of Greensburg, Private Developer

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$32,000,000

- » READI Funds: \$1,000,000
- » Local Match: \$1,000,000
- » Private Match: \$30,000,000

**FUNDING RATIO**  
**1-1-30**



# NORTH WASHINGTON HOUSING

The City of Rushville is partnering with a local developer to build 35 single-family starter homes. The North Washington Housing project is located on property that connects an existing neighborhood with West 16th Street, a newly extended roadway that has been identified in the City of Rushville's Comprehensive Plan as a key corridor for housing development. The North Washington housing project is near two current Rushville housing projects that will soon add 40 market-rate apartments and 64 higher-end custom homes. Each of these housing projects are located within walking distance of two elementary schools, Rush County's middle school and high school, Memorial Park, the Rush County Boys and Girls Club, and the city's major retail outlets. This project's proximity to the county's school system and major quality of life amenities serves as a major incentive for young families to re-locate to the area.

In recent years, the City of Rushville and Rush County Schools have been on a mission to grow the community's population and public-school enrollment. The two organizations understand the importance of an attractive housing product to workforce attraction and have partnered on numerous efforts to bring additional housing

options to the community, including the creation of one of the first housing TIF districts in the state.

The North Washington Housing project is the latest example of this valuable partnership. The City of Rushville and Rush County Schools completed a land swap that enables the city to bring this housing project to fruition. The North Washington Housing project extends utility infrastructure to this property and enables the developer to expand the community's workforce housing options, providing an opportunity to expand the region's population and local public-school enrollment.

Requested READI funding will help support the utility infrastructure to deliver project.

**LOCATION:** Rushville

**TIMELINE:** 1-2 Years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** City of Rushville

**FUNDING SOURCES:** City of Rushville, Private Developer negotiations on-going

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$6,180,000

- » READI Funds: \$215,000
- » Local Match: \$215,000
- » Private Match: \$5,750,000

**FUNDING RATIO**  
**1-1-27**

# MILROY SCHOOL APARTMENTS

As community demographics and populations change, school corporations are often forced to consolidate or close school buildings, leaving structures, that were once vital to a community, sitting vacant, contributing to community blight, and negatively impacting surrounding neighborhoods. The unincorporated town of Milroy, Indiana, is a prime example. The community's elementary school closed over ten years ago and two absentee landlords have allowed the massive building to fall into disrepair and become a safety hazard for the community. The Milroy Economic Development Corporation (MEDC) has been diligently seeking solutions for reuse of the building.

Along with the MEDC, Rush County elected leaders are championing an effort to help obtain the property and remove a blighted former school. The community is in negotiations with a local developer to demolish the existing building and build four market-rate apartment buildings with eight one and two-bedroom apartments each. This READI project makes this project possible by alleviating the cost of demolishing the school and preparing the property for development.

This new partnership will be invaluable because currently there are no market rate apartments in Milroy. This housing development is located 10 Blocks from the current Milroy School, and eight miles from the City of Rushville. This project is specifically designed to activate development and create investment opportunity in one of the region's more rural communities. Helping bring population to the community of 628 residents will be a shot in the arm to the rural community whose population has remained flat during the last 10 years.

**LOCATION:** Rush County

**TIMELINE:** 2-3 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Rush County

**FUNDING SOURCES:** Rush County, KDC Investments

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$3,400,000

- » **READI Funds:** \$200,000
- » **Local Match:** \$200,000
- » **Private Match:** \$3,000,000

**FUNDING  
RATIO  
1-1-15**

# BLUE RIVER TRAILS HOUSING EXPANSION

The Town of Morristown is a rural community located in Shelby County, just a short drive from Indianapolis on US Highway 52. The community has an opportunity to leverage its proximity to Indianapolis to attract workforce to the region. Unfortunately, the community has not had a new housing development for decades, preventing it from offering a housing product that is attractive to potential residents.

The community understands that it needs to build on its existing assets to create housing development opportunities. Investing in infrastructure that enables new homes to be built in the community would allow Morristown to attract new residents to live, work and raise families in the community, increase enrollment in the local school corporation, and provide residents in the region with an option to live in a rural setting with easy access to jobs in Indianapolis and the ARI region.

The Blue River Trails Housing Expansion project would invest in road improvements and utility extensions for the 40-acre expansion of the Blue River Trails housing addition. This project would enable 100 new single-family homes to be built in Morristown, drastically improving the housing product available within the community and in the region. This long over-due investment would ensure that the Town of Morristown can participate in the growth and advancement that accompanies proximity to the state's capital.

This would represent a significant investment in the community of 1,205 residents and provide tremendous support to local schools and retail establishments. This is a strong example of how READI can help support growth and investment in rural Indiana.

**LOCATION:** Shelby County

**TIMELINE:** 1-3 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Shelby County, Shelby County Development Corporation, Private Developer

**FUNDING SOURCES:** Town of Morristown, Shelby County, Private Developer negotiations on-going

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**PROJECT COST:** \$24,250,000

- » READI Funds: \$1,600,000
- » Local Match: \$150,000
- » Private Match: \$22,500,000

**FUNDING  
RATIO  
1-0.1-14**

# HOUSING AT NORTHWEST CONSOLIDATED SCHOOLS

Triton Central High School, the high school for Northwestern Consolidated School District of Shelby County, is in a largely rural area between the City of Indianapolis and the City of Shelbyville. The school's campus is highly visible from Interstate 74, making it a key gateway to the ARI region. The school has performed exceptionally well from an academic and extra-curricular perspective, enabling an explosion of transfer students from Indianapolis and other communities seeking the high-quality educational programming it provides. Over 300 students (over 20%) of the student population transfers into the school daily.

Unfortunately, a lack of available housing units in the area prevents the community from recruiting these transfer families to live in the region. The Housing at Northwest Consolidated Schools project creates an opportunity expand the current housing stock in the

area. The proposed housing project on land adjacent to the school would leverage existing water infrastructure provided by Citizen's Energy Group with new road and sanitary sewers provided through Shelby County funding, private investment, and READI support. It would facilitate the development of approximately 130 new homes at an estimated private investment value of \$45.5 million.

The development would create a safe, walkable neighborhood that is integrated with the school campus. The new housing would provide opportunities for transfer families to move into the region and assist the school with organic growth to support its mission and programming. The new housing would also support employment growth at the Pleasant View Commerce Park, a major economic development asset located within the school district.

**LOCATION:** Shelby County

**TIMELINE:** 2-5 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Shelby County, Shelby County Development Corporation, Northwest Consolidated Schools, Private Developer

**FUNDING SOURCES:** Shelby County, Private Developer negotiations on-going

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

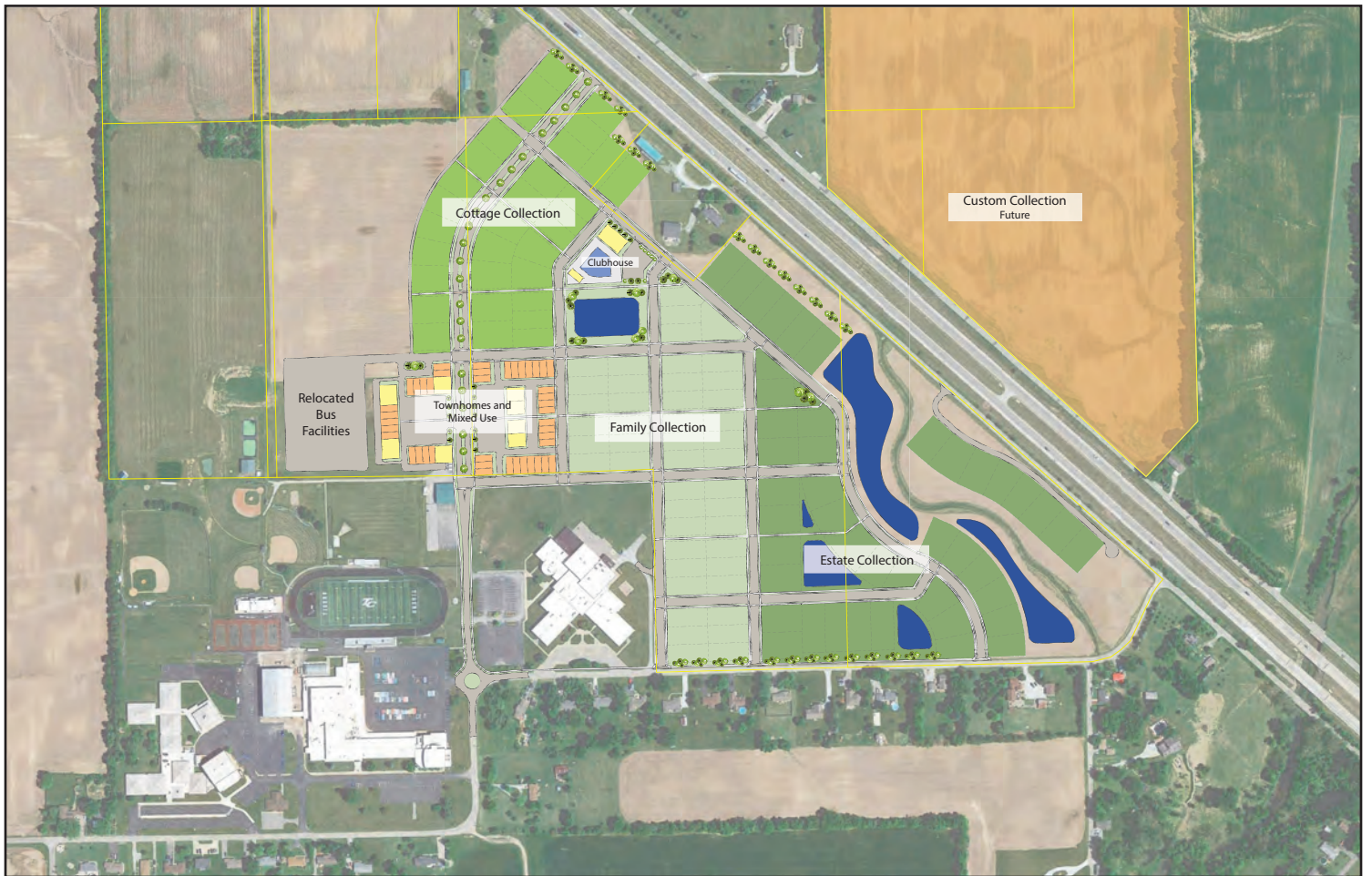
## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$53,750,000

- » READI Funds: \$3,750,000
- » Local Match: \$2,000,000
- » Private Match: \$48,000,000

**FUNDING RATIO**  
**1-0.5-13**





# BROADWAY ESTATES

The City of Greensburg, along with all ARI's member communities, desperately need additional housing to capitalize on the opportunity to recruit potential talent to the region. A local family with long ties to the Greensburg community recently sold a portion of their interstate frontage farm to the Greensburg Redevelopment Commission. The Redevelopment Commission views this property, with two lakes on site, as a prime asset that can be leveraged for a housing development to expand the region's housing product.

The Redevelopment Commission posted a Request for Proposals for developers to submit their plans for the lakefront property and made the decision to partner with a regional developer/builder to develop the property. The selected proposal calls for more than 70 middle-income homes to be built on the 25-acre property. This project would be the City of Greensburg's largest housing addition in more than 15 years, accomplishing a need that was identified in the city's 2018 housing study. READI investment in this project would extend utility infrastructure to the property to ensure that the development is feasible.

The City of Greensburg believes this project can drive talent to the region, because people want to live in this part of the city. The city continues to invest in this neighborhood's assets, completing a new retail, residential and service corridor dedicated to the community's veterans. Veteran's Parkway includes the first at grade trail crossing of State Road 3, linking our downtown to the far northwest retail corridor by foot or bicycle for the first time.

**LOCATION:** Greensburg

**TIMELINE:** Starting in 2023

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** City of Greensburg, City of Greensburg Redevelopment Commission

**FUNDING SOURCES:** Private Developer, City of Greensburg, City of Greensburg Redevelopment Commission

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$20,500,000

- » READI Funds: \$350,000
- » Local Match: \$1,350,000
- » Private Match: \$18,800,000

**FUNDING RATIO**  
**1-4-54**



# RUSHVILLE CONDOMINIUMS

The City of Rushville has partnered with KDC Investments to design and develop 20 single-family townhomes on a blighted property in the city that has been vacant for 20 years. KDC Investments has a strong history in Rushville, successfully opening phase 1 of the Rushville Villas earlier this year. All 24 market-rate units were leased before construction was complete. KDC will begin Phase 2 of the Rushville Villas development in the fall of 2022, adding 16 additional units.

This unique housing project would greatly diversify the local housing product by providing the first townhome style houses in the county. The townhomes would be built in clusters of four to give the development its own look and identity. This project targets two different demographics - younger adults just entering the housing market and older adults looking to age in place without the burden of maintaining a yard. The goal is to offer the townhomes with a value in the \$200,000 range.

Developing this property will be difficult without a public/private partnership. This property has sat vacant for years and requires site preparation before development can occur on the property. Buried rubble needs to be removed from the property and replaced with engineered fill to make the site ready for development, which drives up the cost of development to an unattractive level for private developers. Additional infrastructure, such as water, and sanitary sewer, is also needed to ensure that the developer can achieve a price point that makes the project feasible. READI investment makes this project possible and enables the City of Rushville to address a property that has been an underutilized priority for decades.

**LOCATION:** Rushville

**TIMELINE:** 1-2 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** KDC Investments

**FUNDING SOURCES:** KDC Investments, The City of Rushville

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$7,350,000

- » READI Funds: \$200,000
- » Local Match: \$150,000
- » Private Match: \$7,000,000

**FUNDING RATIO**  
**1-0.8-35**

# REGIONAL INFILL HOUSING

Infill housing and blight abatement were identified as a top housing priority by regional stakeholders during our regional development planning process. To address ARI's housing needs in a long-term and sustainable way, a regional infill housing fund (RIHF) will be created. This fund will offer a variety of funding alternatives to support targeted neighborhood redevelopment, blight abatement and infill housing projects. The RIHF is aimed at revitalizing communities within the ARI Region by providing low or no-interest loans, gap financing, and/or matching grants for infill housing development and blight abatement.

Regarding infill housing, funds may be used for a wide array of costs, including the purchase of property or structures, the demolition of structures, the development of infrastructure, environmental remediation, or the construction of housing. Infill housing should help preserve neighborhood pattern and character. New construction should coexist within the context of adjacent homes, blocks, and existing neighborhoods. Infill should respect the character and configuration of the existing neighborhood.

Regarding blight abatement, funds may be used for a wide array of costs, including the purchase of property or structures, the demolition of structures, and the potential land banking of property for redevelopment. The blight abatement program supports overall community growth by activating existing neighborhoods by removing blighted properties. This will help drive private sector neighborhood revitalization and reinvestment and improving the character and long-term viability of existing neighborhoods.

The seed money for this fund will be 50% local funds and 50% READI funds. This seed money will fund the RIHF for the first three years. From that point a mix of ongoing local investment, returns from interest earning loans and annual federal grant applications will keep the fund solvent in perpetuity.

**LOCATION:** Region-wide

**TIMELINE:** 2023

**READINESS:** Will be ready 1st quarter 2023

**LEAD ORGANIZATIONS:** Regional oversight committee/RDA

**FUNDING SOURCES:** Regional partner cities and communities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input checked="" type="checkbox"/>	Innovation
<input type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<input checked="" type="checkbox"/>	Population Growth
<input type="checkbox"/>	Education Increase
<input type="checkbox"/>	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**PROJECT COST:** \$1,000,000

- » READI Funds: \$500,000
- » Local Match: \$500,000
- » Private Match: \$0

**FUNDING  
RATIO  
1-1-0**

# ARI FIRST-TIME HOME BUYER PROGRAM

ARI understands that the up-front costs of a down payment and closing costs are barriers to home ownership for young adults. ARI's 1st Time Home Buyers Housing program is designed to help eliminate that barrier and incentivize the nation's top young talent to purchase a home in our region. Through this program, 1st time home buyers that are relocating to the ARI region from outside of the State of Indiana will qualify for \$5,000 to be put towards a down payment or closing closes associated with purchasing a home in the region.

This program pairs well with our regional development plan's wide array of housing projects, which construct an additional 800+ single-family housing units in the region. By providing an incentive for out-of-state talent to relocate to the region, we are incentivizing those homes to be filled with residents that contribute to the population growth of the region and the state. Given the region's average household size, this \$1 million program has the potential to attract 450+ additional residents to the region.

Across the region, regional employers expressed concerns about available workforce in the region. This program strikes at the heart of our regional workforce issues by directly incentivizing additional workforce to move to the region, expanding the workforce and ensuring that our region's anchor institutions have the workforce that they need to continue to thrive in the region for years to come.

**LOCATION:** Region-wide

**TIMELINE:** 2023

**READINESS:** Will be ready 1st quarter 2023

**LEAD ORGANIZATIONS:** Regional oversight committee/RDA

**FUNDING SOURCES:** Regional partner cities and communities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
<b>X</b>	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

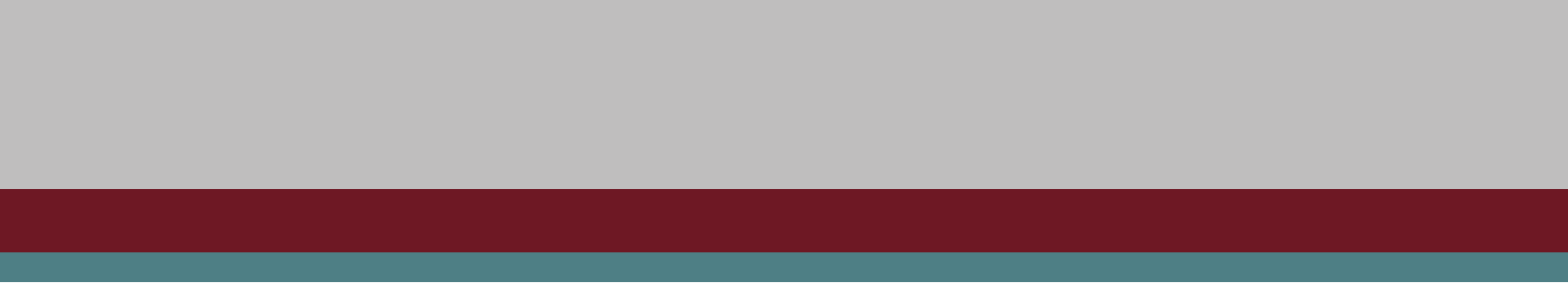
**PROJECT COST:** \$1,000,000

- » **READI Funds:** \$500,000
- » **Local Match:** \$500,000
- » **Private Match:** \$0

**FUNDING RATIO**  
**1-1-0**



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# *QUALITY OF LIFE*

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# *PROJECTS*

# KIDS DISCOVERY FACTORY

The mission behind the creation of Kids Discovery Factory (KDF) is to inspire young learners to innovate and create through exploration of Science, Technology, Engineering, Art, and Mathematics (STEAM). KDF will renovate a one-hundred-year-old three-story building into a permanent children’s discovery center/children’s museum to advance STEAM exploration in the region. The neighboring vacant lot will be used to expand the building to accommodate an elevator, new central staircase, and multi-level exhibit space, as well as an interactive outdoor exhibit courtyard. The building and lot were donated to KDF by Batesville Tool & Die, a Batesville community anchor institution for generations.

This unique regional tourism and field trip destination will feature world-class exhibits, engaging programs, and exciting STEAM learning labs. It is projected that this facility will attract over 30,000 visitors to the ARI region per year from across Indiana, Ohio, and Kentucky. Featured exhibits will highlight manufacturing, creative design, and construction. KDF aims to partner with The Smithsonian Institute to include a Spark! Lab invention studio and will provide rotating exhibits in the facility.

The Spark! Lab is where museum visitors become inventors. Young children learn about invention and innovation through exploration and experimentation activities. In addition to the future permanent space, KDF currently operates STEAM enrichment summer camps and a traveling school exhibit program, Kids Discovery Mobile Factory. These offerings will grow to include daytime, after school, and weekend programs for community members of all ages.

**LOCATION:** Batesville

**TIMELINE:** 2 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Kids Discovery Factory, Inc.

**FUNDING SOURCES:** City of Batesville, Rising Sun Regional Foundation, Friendship State Bank, Hillenbrand Inc., Batesville Tool & Die, Decatur County Community Foundation, Ripley County Community Foundation, Franklin County Community Foundation, United Way of Franklin County, Southeastern Indiana REMC, Duke Energy Foundation, Lilly Endowment, Indiana Arts Council/Indiana Destination Management, Private funding via annual giving program

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
<b>X</b>	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
<b>X</b>	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$5,000,000

- » **READI Funds:** \$1,000,000
- » **Local Match:** \$1,000,000
- » **Private Match:** \$3,000,000

**FUNDING RATIO**  
**1-1-3**



Artists' Rendering  
Batesville, IN - January 2021



# INDOOR SPORTS COMPLEX

The proposed athletic facility in the City of Shelbyville's Blue River Park will provide a safe, indoor, multi-purpose sports venue that can be utilized for a wide variety of sporting and community events. Hardcourt and turf sports, sports training, cooking demonstrations, tradeshow, concerts, and other events can be held in the complex year-round. A 2021 feasibility study by Synergy Sports – commissioned by the City of Shelbyville – shows that the regional market is underserved for this type of facility. The Indoor Sports Complex is expected to attract roughly 140,000 visitors to the ARI region annually, resulting in roughly 26,000 hotel room nights and contributing \$40 million during construction and \$30 million per year after the facility becomes operational to the regional economy.

Not only is this facility healthy for the local economy, but it is also healthy for regional youth. According to recent studies, one in three Hoosier children ages 10-17 are overweight or obese (33.9%). The proposed facility will allow children of all ages to participate in various activities designed to combat this alarming statistic. The proposed athletic facility will bring families and the community together through youth sports. According to

a June 2020 Aspen Institute/Utah State University Survey, 87.1% of parents surveyed said that they felt the benefits of playing sports were mental and physical health. Playing sports has a range of physical, emotional, and interpersonal benefits:

- Better vision. Children who spend time outdoors playing are less likely to develop vision problems.
- Healthy weight. Obesity is increasing in children, but data show that kids who are more active, especially after school, are more likely to be of normal weight.
- Motor skills development. Sports participation helps with coordination and learning new skills.
- Social skills development. Playing on a team means learning to work with others and support them.
- Self-confidence. Success as a team member and an athlete builds confidence.
- Sportsmanship. Learning the rules of the game, respect for coaches and referees, and how to stay positive even when losing are all valuable life lessons.
- Fun and enjoyment
- Friendship

**LOCATION:** Shelbyville/Shelby County

**TIMELINE:** 2-3 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Lauth, The City of Shelbyville, Synergy Sports

**FUNDING SOURCES:** The City of Shelbyville, Synergy Sports, Fundraising contributions

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

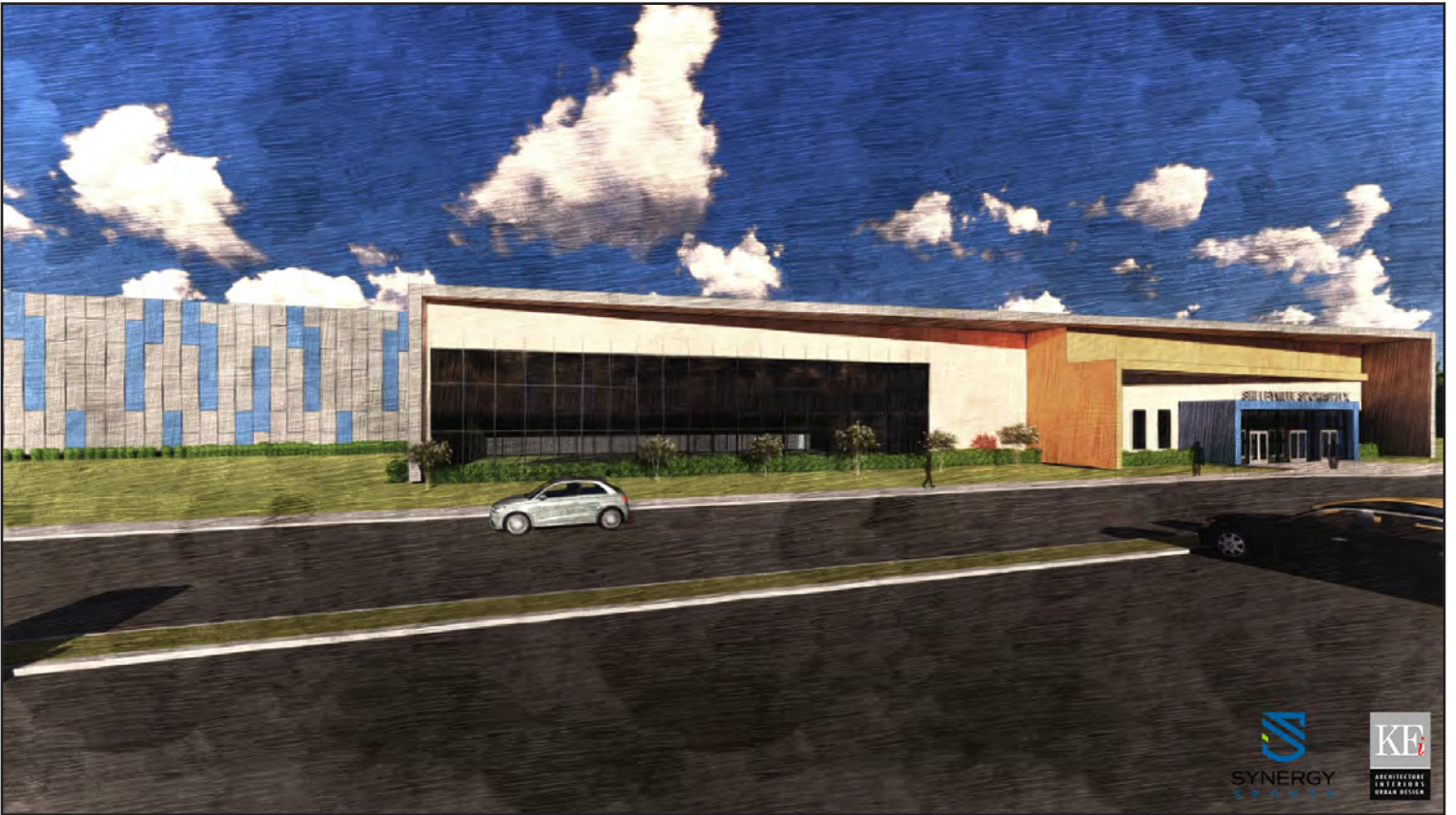
## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$21,000,000

- » **READI Funds:** \$2,500,000
- » **Local Match:** \$2,500,000
- » **Private Match:** \$16,000,000

**FUNDING RATIO**  
**1-1-6.4**



# COMMUNITY CENTER

For years, public feedback in Rush County has pointed to the need for a community center to address the economic, population, and health challenges currently being experienced by the county. The Rush County Community Foundation (RCCF) is working diligently on a community center concept that will support all ages and socioeconomic statuses in the community. RCCF's community center concept will redevelop a blighted and empty retail center into a service hub for Rush County, bringing numerous nonprofit and government-related service providers together under one roof. Additionally, it will provide a recreation destination for the region, establish a YMCA-affiliated fitness center and daycare facility and deliver a new gathering area for residents of the region.

The Community Center will utilize a collaborative approach to service provision, bringing together a wide variety of community organizations including the Rush County Economic & Community Development Corporation (E CDC), RCCF, the City of Rushville, Rush County, Rush Memorial Hospital, City of Rushville Public Library, The Open Resource, Rush County Senior Citizens Center, Meridian Health Services, The Rush County Community Assistance Food Pantry, YMCA, Whitewater Adult Education, WIC, Children's Bureau, Inc., and ICAP.

This project embraces numerous goals of the READI Program – innovation, quality of place, and talent attraction and development. This proposal prioritizes the overall well-being of all our citizens, current and future, by providing a local solution for social services, which in turn supports our community's well-being and viability. Funding from READI will bring our plans to fruition by alleviating a funding gap that currently exists for the project.

**LOCATION:** Rushville/Rush County

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Rush County Economic and Community Development Corporation

**FUNDING SOURCES:** Lilly Endowment Grant, New Market Tax Credits, Rushville Public Library bonding, TIF funding, Community Development Block Grant, City of Rushville, Rush County, Fundraising

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input checked="" type="checkbox"/>	Innovation
<input type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<input checked="" type="checkbox"/>	Population Growth
<input checked="" type="checkbox"/>	Education Increase
<input type="checkbox"/>	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**PROJECT COST:** \$23,780,000

- » READI Funds: \$8,000,000
- » Local Match: \$8,780,000
- » Private Match: \$7,000,000

**FUNDING RATIO**  
**1-1-0.9**





# BATESVILLE-OLDENBURG TRAIL

Batesville has been working to expand their trail network over the last several years. Trails currently in the works include (1) bridging Interstate 74 with a trail between downtown and Freedom Park and; (2) a trail connecting Liberty Park and Brum Woods, which already contain extensive walking paths. In addition to these trails, citizens have been asking for more regional connections for years. Oldenburg is a smaller town about three miles north of Batesville. Though smaller, this town shares a common history with Batesville, and both are steeped in German heritage.

Given this shared history and cultural amenities between both communities, a regional connecting trail has been a priority for years, but funding has consistently been an issue. Making this connection would not only provide the region with additional rural connectivity, but help celebrate the cultural history of the two communities. The City of Batesville has reviewed potential routes and identified three potential trail routes. Each route is between two and a half to three miles from Freedom Park in Batesville to Oldenburg Town Park. Once completed, downtown Batesville and downtown Oldenburg would both be connected via this pedestrian pathway and this connection would add a solid quality-of-life amenity to the region.

**LOCATION:** Batesville

**TIMELINE:** 1-3 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** City of Batesville

**FUNDING SOURCES:** City of Batesville

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

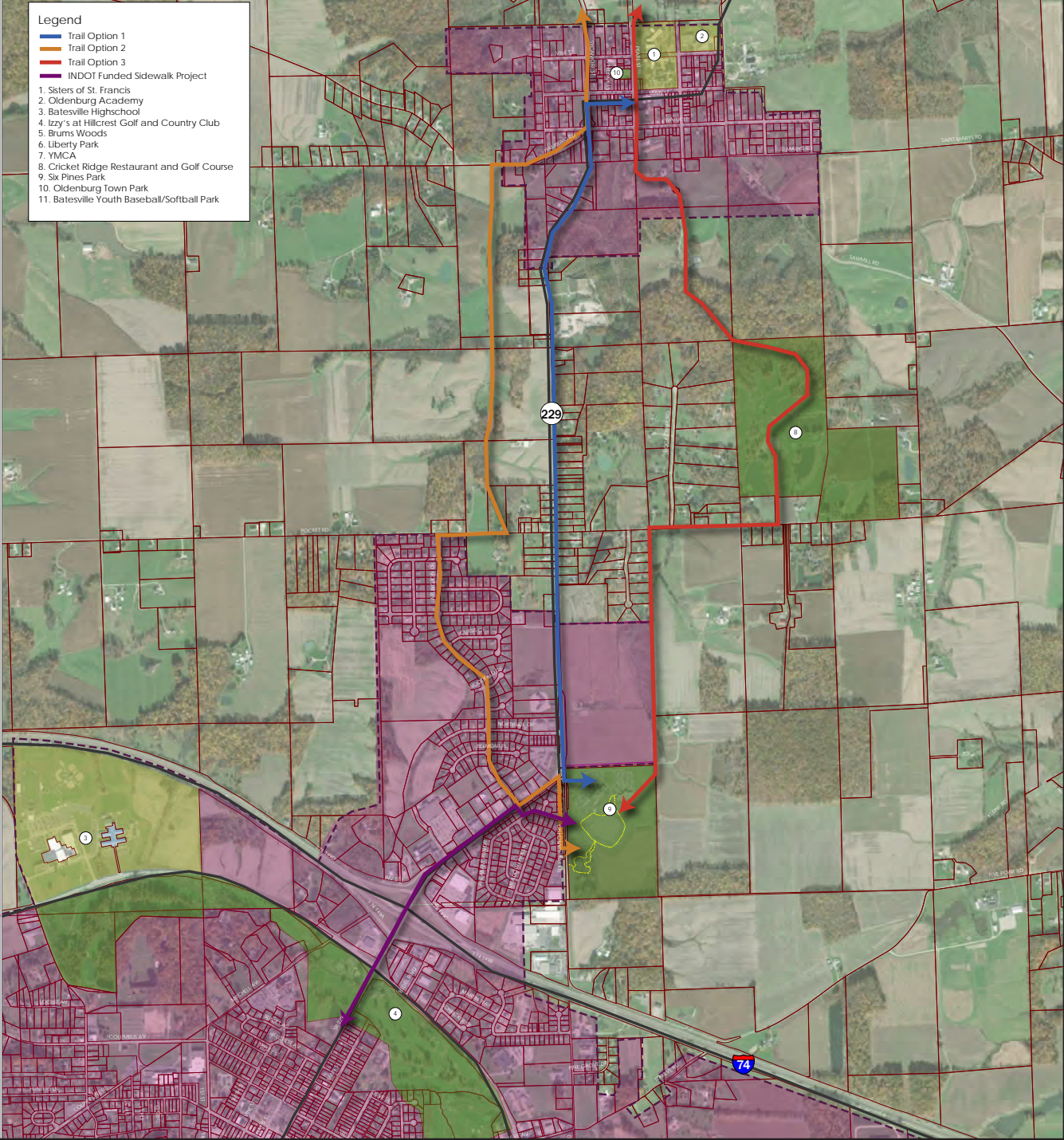
**PROJECT COST:** \$5,000,000

- » **READI Funds:** \$4,500,000
- » **Local Match:** \$500,000
- » **Private Match:** \$0

**FUNDING RATIO**  
**1-0.1-0**



# Batesville-Oldenburg: Trail Feasibility Study



# PARK ROAD AMENITIES UPGRADE

The Park Road Amenities Upgrade Project brings to life a 75-year-old vision to establish the Park Road area as a destination that can satisfy the recreational needs of Decatur County residents and bring in visitors to the region. Three main focal points make up these improvements:

1. The Allen Memorial Public Pool opened in the 1960's and remains the primary place to get cool in the summer. However, the facility is in dire need of upgrades, especially in the children's pool area, which does not meet current codes. With funds through the READI program, the City of Greensburg Parks Department will construct a multi-faceted, accessible water park feature, perfect for kids of all ages and abilities. This enhanced splash pad will bring new life to the long-time asset, increase the safety of pool amenities, and serve as yet another attraction for the ARI region.
2. The Decatur County Youth Sports Complex (DCYSC) has eight baseball and softball diamonds which host local youth leagues during the summer season and bring in numerous tournaments throughout the year. As the tournaments attract more teams from outside the region, the existing comfort facilities are

increasingly inadequate in accommodating the crowds that assemble. Thus, a new ADA-accessible restroom facility will be added to provide additional options for attendees and players. The conceptual building will house four toilets and two sinks, able to accommodate 180 visitors an hour, and virtually eliminate the need for portable toilets during large tournaments.

3. The Decatur County Fairgrounds are in the process of renovating existing facilities to ensure it remains the host of numerous livestock shows, receptions, dirt-track races, and the Decatur County Fair. A major part of these improvements includes the relocation of the race track out of a flood plain and the construction of new grandstand for fans. With funds raised through the READI process, the new multi-functional racetrack will be more accessible and designed to host races, tractor pulls, large concerts and other outdoor events that will attract visitors to the ARI region.

**LOCATION:** Greensburg

**TIMELINE:** 1-3 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Decatur County Parks and Recreation, Decatur County Tourism, Decatur County Commissioners

**FUNDING SOURCES:** Decatur County Parks and Recreation, Decatur County Commissioners, Decatur County Tourism, Decatur County Community Foundation, Private donations

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input type="checkbox"/>	Innovation
<input type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<input checked="" type="checkbox"/>	Population Growth
<input type="checkbox"/>	Education Increase
<input type="checkbox"/>	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**PROJECT COST:** \$3,500,000

- » READI Funds: \$1,500,000
- » Local Match: \$1,500,000
- » Private Match: \$500,000

**FUNDING RATIO**  
**1-1-0.3**





# EARLY LEARNING CENTER

In 2016, there was a partnership between a pediatrician, a doctor of early childhood development, various pre-k and kindergarten teachers and local governmental personnel formed to evaluate the quality of our daycare and preschool offerings within Shelby County. Early in the process, it became painfully clear that our local options for quality daycare and pre-school offerings were not adequate to meet the needs of our zero to five population. Inadequate access to childcare is a major hindrance to the attraction of talent to the region and, more importantly, prevents youth from reaching the educational start that they need to be successful in school, evident by 70% of Shelby County youth not being kindergarten ready when they progressed to that point in their educational journey.

As a result, Early Learning Shelby County (ELSC) was established and funded by both the city and county units of government to address daycare and preschool offerings in Shelby County. After years of preparation and background research, ELSC has developed a concept for a stand-alone childcare facility strategically located in Shelbyville's tech park. ELSC has entered into an agreement with Bright Horizons serve as the provider upon the completion of this facility. READI funding brings this concept to reality and enables the community to offer the quality childcare and preschool that is needed to attract and retain talent within the region.

**LOCATION:** Shelbyville/Shelby County

**TIMELINE:** 2+ years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Early Learning Shelby County

**FUNDING SOURCES:** The City of Shelbyville, Major Health Partners, Indiana Grand, Fundraising contributions

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$8,000,000

- » READI Funds: \$3,000,000
- » Local Match: \$3,000,000
- » Private Match: \$2,000,000

**FUNDING RATIO**  
**1-1-0.7**



SOUTH VIEW

**SHELBY COUNTY CHILD CARE CENTER**

FEBRUARY 12, 2020 - SHELBYVILLE, IN 46124  
PROJ #: 1951

HALSTEADarchitects



# PIRATE PARK

The 10-acre proposed Pirate Park site is located between the Greensburg Community High School and the Greensburg-Decatur County Public Library, adjacent to Rebekah Park. The entire area was a primary focus for Greensburg's 2017 Stellar Communities Designation Strategic Investment Plan, and though not awarded, provided the city with direction to complete a dog park, splash pad, amphitheater, and pickleball courts, to accompany the existing trails and multi-use paved walking path in the park. In 2020, Greensburg Community Schools donated the 10-acre location for the park to the City of Greensburg. In doing so, the location was to be owned by the city in perpetuity, remain a community green space that is open to the public, and be called Pirate Park, in a nod to the school mascot.

As the City of Greensburg made plans for the development of the property, the Decatur County Youth Soccer League has developed a plan to create soccer fields for local games and large regional tournaments for both youth and adults. Collaboration has already been discussed with soccer leagues in Shelbyville and Batesville to coordinate multi-level tournaments in

Southeast Indiana, providing yet another opportunity drive visitors to the ARI region.

READI funding will be used to:

1. Construct walking paths that connect soccer fields at the facility, joining with the existing and future paths; and
2. Construct a central pavilion, providing locker rooms, a concessions area, public restrooms, and storage space.

The Pirate Park Project stands to not only meet a need through unlocking the benefits of sports tourism in the ARI region, but it also provides yet another quality-of-life attraction to drive potential residents to live, work, and play in the ARI region.

**LOCATION:** Greensburg

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** City of Greensburg, Decatur County Visitors Bureau, Greensburg Community Schools, Decatur County Parks and Recreation

**FUNDING SOURCES:** City of Greensburg, Decatur County Commissioners, Decatur County Visitors Bureau, Greensburg Youth Soccer League

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$1,350,000

- » READI Funds: \$500,000
- » Local Match: \$500,000
- » Private Match: \$350,000

**FUNDING RATIO**  
**1-1-0.7**



# SKATE PARK

Batesville Area Skatepark Advocacy (BASA) is a local, grass-roots organization that formed to advocate for a skatepark in Batesville. The group views a public skatepark as a positive addition to the community that eliminates the barriers of time and cost associated with traveling to neighboring communities to visit skateparks, serves a wide range of ages, and is a social outdoor activity. BASA is partnering with the City of Batesville and Batesville Parks and Recreation to bring a skatepark to Batesville. The mission and purpose of the Batesville Skatepark Project are to encourage physical activity and by offering a cost-free opportunity within our community for people of all ages and skill levels.

The proposed skatepark is located adjacent to the Batesville Baseball Plex and Bill Gillespie Soccer Park, providing families with entertainment while visiting the area during soccer and baseball games and tournaments and providing an alternative activity for teens who don't play organized sports. The planned size of the skatepark will be 10,000 square feet. This size is large enough to hold skating competitions which will drive visitors to the ARI region.

**LOCATION:** Batesville

**TIMELINE:** 1 year

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Batesville Skate Park Advocacy

**FUNDING SOURCES:** IHEDA matching funds through the Patronicity Grant , Crowdfunding through Patronicity Grant, City of Batesville, Belterra Funding through the City of Batesville, Duke Energy, Rising Sun Regional Foundation, John A Hillenbrand Foundation, Batesville Tool & Die, William and Martha Hillenbrand Foundation

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$500,000

- » **READI Funds:** \$50,000
- » **Local Match:** \$50,000
- » **Private Match:** \$400,000

**FUNDING RATIO**  
**1-1-8**





**PROPOSED SKATEPARK MASTER PLAN**



**2 PUMP TRACK**

Pump track for bikes, skateboards and scooters to add to the outdoor exercise experience.



**3 OUTDOOR BOULDERING**

Bouldering is a challenging way to enjoy the outdoors.



**4 MUSIC STATION**

Outdoor music stations provide entertainment for all ages and abilities at locations along the trails.

# PRESERVING MAIN STREET

The purpose of the Preserving Main Street project is to protect and enhance downtown Greensburg. This project makes several improvements to the east side of the city square, which surrounds the community's historic courthouse tree tower, by leveraging READI funds with private and public investment to address:

1. The renovation and re-use of a condemned 3-story structure known as the Odd Fellows building. This historic building is one of the most architecturally unique structures in downtown Greensburg and offers opportunities for both retail the main floor and housing on the second/third stories of the building.
2. Add parking and streetscape improvements to the Franklin Street block, replacing trees and landscaping, and providing safer pedestrian crossings to better service businesses and social gatherings.
3. Redesign and enhance the eastern portion of the Decatur County Courthouse property, creating a more effective and functional community event space which will provide a permanent, more accessible home for the summer Farmers' Market.

This project capitalizes on the assets that makes Greensburg and Decatur County unique and will highlight the collective character that visitors and residents alike will experience in the ARI region. This project is rooted in the belief that Greensburg's downtown district is the heart of our community. With investments such as the Preserving Main Street project, our community can offer the greatest impact toward attracting visitors, new residents, and instilling a sense of community pride in current residents.

**LOCATION:** Greensburg

**TIMELINE:** 1-3 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Main Street Greensburg, City of Greensburg, Decatur County Commissioners

**FUNDING SOURCES:** Private Building Owner, Main Street Greensburg, Indiana Landmarks, City of Greensburg, Decatur County Commissioners

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$2,000,000

- » READI Funds: \$1,500,000
- » Local Match: \$500,000
- » Private Match: \$0

**FUNDING RATIO**  
**I-0.3-0**



# FAIRGROUND LIGHTING

For generations, the Shelby County Fairgrounds has been a staple of the community, offering numerous entertainment opportunities for residents of the community and the region throughout the year. New lighting at the Shelby County Fairgrounds would enhance the entertainment capacity of the fairgrounds by enabling events to occur at night. Currently, the fairgrounds host horse racing, tractor pulling events, midget car racing, and demolition derby events at its new, covered grandstand. With new lighting, the fairground's operating season would be expanded and enable events to be held throughout the year, ensuring that the community can fully capitalize on this community asset.

Lighting would also be an enhancement to the walking and bicycle path that passes through the fairgrounds, creating synergy between community quality of life amenities and solidifying the fairgrounds as a community destination. The lighting would also help the livestock area which has plans for more shows to be held outside of the fair week to drive visitors from across the country to the ARI region. The Shelby County Fair Association, Shelby County Tourism Board, and Blue River Foundation are firm supporters and advocates for this project.

**LOCATION:** Shelby County

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Shelby County, Shelby County Fair Association, Shelby County 4-H, Shelby County Tourism Board, Blue River Foundation

**FUNDING SOURCES:** Shelby County Fair Association, Shelby County Tourism Board, Blue River Foundation

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

READI PRIORITIES ADDRESSED:	
X	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
	Talent Attraction and Development
PLAN METRICS ADDRESSED:	
	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$350,000

- » READI Funds: \$250,000
- » Local Match: \$50,000
- » Private Match: \$50,000

**FUNDING RATIO**  
**1-0.2-.0.2**

# INSPIRATION PARK

Batesville Main Street is looking to complete three outdoor gathering spaces in our downtown district. One of these outdoor gathering spaces, Inspiration Park, is inspired by the 100th anniversary of the women's suffrage movement. This innovative park will honor five women who have been significant contributors to the Batesville Community: Margaret Hillenbrand and Mary Mitchell, founders of Margaret Mary Hospital; Jane Yorn, Founder of Safe Passage; Jolene Rockwood, Founder of Batesville Area Arts Council; and Roberta Cook, Founder of Amack's Well. These women were key drivers who envisioned, started, and shaped community-centered non-profits that continue to serve the Batesville community today.

This space will feature shade trees, a shade structure, ample seating, and an illuminated 3D metal sculpture. To create a balanced aesthetic for the streetscape on George Street, bump-outs will also be added on the corner of Main and Sycamore and George Streets and George and Sycamore Streets.

All three new outdoor spaces will be ADA-compliant outdoor seating areas that provide shade and seating and will drive visitors to downtown Batesville. In 2017, Batesville Main Street started with a pop-up park to help community members envision the benefit of outdoor seating spaces. Several grants have been written to secure funding for this \$300,000+ project, including a patronicity campaign that allowed \$50,000 in community funds to be matched by the Indiana Housing and Community Development Authority.

**LOCATION:** Batesville

**TIMELINE:** 1 year

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Batesville Main Street

**FUNDING SOURCES:** City of Batesville, John A. Hillenbrand Foundation, Lionshead, Rockwood Foundation, William A. & Martha H. Hillenbrand Foundation, Wood – Mizer, Ripley County Community Foundation, Joan & John Hillenbrand, Anne & Joe Raver, Rhonda & Lance Green, IHEDA matching funds through the Patronicity Grant, Crowdfunding through Patronicity Grant, Context Design – In-Kind, OLCO – In-Kind

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$190,000

- » READI Funds: \$50,000
- » Local Match: \$55,000
- » Private Match: \$85,000

**FUNDING RATIO**  
**1-1.1-1.7**



### Creating Places - Three Downtown Gathering Spaces

Concept Rendering | October 2020



# WILLKIE PARK

The City of Rushville is leading efforts to completely overhaul a pocket-park in downtown Rushville that was built in the 1980's to honor Wendell Willkie, the 1940 Republican candidate for President whose campaign headquarters was in the historic Durbin Hotel in downtown Rushville. Unfortunately, years of weather and usage has caused the park to deteriorate, leading to key features in the park, including a gazebo and a brick walkway, to begin to fail.

Due to the unsafe conditions in the park, the city realized that the timing was right to begin an effort to update the park with some needed green space. City leaders hope to build upon the successes of its Stellar projects and the Framers Market to reinvent the park, create an opportunity for modern uses, broaden the City's art programing, and continue to honor Wendell Willkie and his historic foundations in Rush County.

The City of Rushville has already designed a new concept for the park which will feature an area for live entertainment, relaxing and aesthetically pleasing seating, educational information about Willkie's historic presidential campaign, and a large interactive water feature to entice passing traffic to stop for a visit. The park's improvements will also connect the park with the new Farmers Market, Morgan Street corridor and Perkins Street, providing a walking path which connects all four community assets.

**LOCATION:** Rushville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** The City of Rushville

**FUNDING SOURCES:** The City of Rushville

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
	Education Increase
	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$450,000

- » READI Funds: \$300,000
- » Local Match: \$150,000
- » Private Match: \$0

**FUNDING RATIO**  
**1-0.5-0**







# DECATUR COUNTY INCLUSION PARK

The Decatur County Inclusion Park will be in Rebekah Park on the east side of Greensburg and will include equipment made for children of all ages and all abilities. With the growing need to be welcoming to, and accommodating of, all families, this project represents a universally designed, sensory-rich environment that will enable all children to develop physically, socially, and emotionally. Children playing in the Inclusion Park will be able to do what all kids love to do – play and interact with one another. Adults can also take part in playtime with their children on the equipment, making it an enjoyable afternoon for the whole family and an attraction for residents and visitors alike.

A task force has been assembled to work with experts in the field to design the park according to the topography of the area. Focus will be placed on the physical accommodations, such as meeting ADA accessibility requirements; engagement of the senses so kids can explore the various opportunities of the space; and integration with other park features, so the kids playing in the Inclusion Park do not feel separated from other children. This park will be a community gathering space, where kids learn, play, explore together.

By being integrated with the existing amenities of Rebekah Park, the Inclusion Park will be able to capitalize the existing splash pad, amphitheater, picnic pavilions, dog park and paved walking trail featured at the popular location. This saves on infrastructure costs that normally would be incurred in the construction of a new park, while adding to the community recreational asset Rebekah Park has become.

**LOCATION:** Decatur County

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Inclusion Park Task Force, City of Greensburg, Decatur County Parks and Recreation

**FUNDING SOURCES:** Decatur County Community Foundation, City of Greensburg, Decatur County Parks and Recreation, private fundraising

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input type="checkbox"/>	Innovation
<input type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<input checked="" type="checkbox"/>	Population Growth
<input type="checkbox"/>	Education Increase
<input type="checkbox"/>	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

- » **PROJECT COST:** \$800,000
- » **READI Funds:** \$250,000
- » **Local Match:** \$250,000
- » **Private Match:** \$300,000

**FUNDING RATIO**  
**1-1-1.2**



# REGIONAL CHILD CARE STUDY

Childcare was identified by stakeholders, particularly employers, as a barrier to workforce attraction and retention across the region. Availability of licensed childcare is particularly difficult for residents that work outside of a 'normal' 8am-5pm schedule, which is quite popular for regional manufacturing employment opportunities. The cost burden of childcare was also causing many in the region to forgo entering the workforce in order to care for their children themselves.

Our regional development plan outlines two projects that help move the needle of childcare in the region. First, the Shelby County Early Learning Center project would invest in a stand-alone childcare facility located in Shelby County's technology park. Second, the Rush County Community Center project would invest in the rehabilitation of an existing building into a childcare center. Both of these projects provide much needed childcare services for their two respective counties.

These two projects, while regionally significant, will not solve our region's childcare demands on their own. It is proposed that ARI form a regional childcare task force for the purpose of learning about the actual needs of the region, before launching any additional initiatives. The goal of this task force is two-fold: (1) ensure that all children

in the ARI region are ready to succeed in school and life, and (2) create a collaborative, affordable and high-quality early childhood education system that supports the development and early education of the region's children ages 0-5.

In order to accomplish this, a regional childcare study must be completed with the assistance of an outside consultant. This study would include two primary components: (1) a regional needs assessment, and (2) a strategic plan to address the regional needs. The needs assessment will collect data to understand the current condition of each county within the region, as well as the region as a whole, including such information as childcare enrollment and costs.

The strategic plan will focus on strategic programming, investments and partnerships that will improve regional outcomes. It will also identify sources of funding and strategies for early learning/childcare solutions for the region. In order to help facilitate the implementation of the plan, an Early Childhood Coalition will be established and will provide a comprehensive and coordinated network of services that will work in the region to enhance outcomes for children, families, employers and providers.

**LOCATION:** Region-wide

**TIMELINE:** 1-2 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Regional oversight committee/RDA

**FUNDING SOURCES:** Regional partner cities and communities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input type="checkbox"/>	Innovation
<input type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<input checked="" type="checkbox"/>	Population Growth
<input type="checkbox"/>	Education Increase
<input checked="" type="checkbox"/>	Income Growth
<input type="checkbox"/>	Gross Assessed Value Increase

**PROJECT COST:** \$200,000

- » READI Funds: \$100,000
- » Local Match: \$100,000
- » Private Match: \$0

**FUNDING RATIO**  
**1-1-0**

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# ***WORKFORCE DEVELOPMENT PROJECTS***

# LAUNCH CENTER

The Rushville Launch Center, situated the heart of our downtown corridor, was envisioned with the mission of creating inspiring spaces where solo professionals, satellite teams, growing businesses, and established enterprises can thrive. The launch center will be the final piece of an economic entrepreneurial hub, connecting the Rush County Chamber of Commerce, the Rush to Work Job Center, the Rush County Economic and Community Development Corporation, the Heart of Rushville (Rushville’s Main Street organization), and the City of Rushville on one single city block. The Launch Center will be located directly above a hip, new brewery which was a key aspect of the City of Rushville’s 2016 Stellar Communities Designation.

The success of the launch center will be reflected in the success of its member partners. The center has the simple goal of supporting its members so that they may grow and flourish. The Launch Center will support local talent and entrepreneurship by building shared intellectual and physical spaces and shared resources among professionals.

**Objectives:**

- Promote focused collaboration and co-innovation in technology, arts, and other sectors.
- Provide affordable access to office spaces for remote workers and self-employed individuals.
- Identify and support opportunities for collaboration between Launch Center members and other co-working spaces in the region.
- Create a community of innovative and diverse talent who inspire and engage with each other.
- Leverage the Launch Center to recruit remote employees and entrepreneurs to the ARI region who are looking for a smaller community with big-city technology and an arts community.
- Greater attractiveness to “Millennials” seeking economic opportunities that highlight values of sustainability, innovation, and inclusiveness and opportunities to connect with national and global markets.
- The facility will partner with state and regional business support agencies to provide small business programing support.

**LOCATION:** Rushville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** The City of Rushville, Rush County Economic and Community Development Corporation

**FUNDING SOURCES:** The City of Rushville, Fish Moon Brewery

**REGIONAL PRIORITIES ADDRESSED:**



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

<b>READI PRIORITIES ADDRESSED:</b>	
	Quality of Place / Quality of Life
<b>X</b>	Innovation
<b>X</b>	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$1,700,000

- » **READI Funds:** \$550,000
- » **Local Match:** \$850,000
- » **Private Match:** \$300,000

**FUNDING RATIO**  
**1-1.5-0.5**

# CHASE BUILDING

The Chase Building, located at 49 Public Square, is a historic icon in the heart of downtown Shelbyville. This building was constructed in the 1850's and has served a multitude of uses before becoming vacant approximately seven years ago. Like so many older downtown buildings, it has been slowly eroding since it became vacant. Realizing its value to the community and the importance of keeping it intact, the City of Shelbyville purchased the property to find a use for the building that would be complementary to the environment created by the recent public square renovations and invest in the building's revival.

The 7,000 square foot structure will be converted into an innovative office and incubator space to drive talent development and advance economic opportunity in the ARI region. On the ground floor, a communal office and incubator space will provide an opportunity for new and emerging business to share resources and engage in mutually beneficial collaboration. The second and third floors will be home to more traditional office space, complete with a state-of-the-art training facility. The

building's first tenant, the Shelby County Development Corporation, will have the opportunity to showcase the facility to potential businesses and developers during site selection visits, showcasing the innovativeness and entrepreneurial support of the region.

The Chase Building will feature fiber optic connectivity, creating an office environment that is perfect for remote telecommuters desiring a more business-like atmosphere. Currently, the project is in design phase, awaiting cost estimates to return the building to working form and equip the building with fiber optic connectivity for all tenants to use. Once completed, this building will demonstrate the region's commitment to thriving downtown historic districts and will provide the region with a tremendous opportunity to recruit remote workers to the region.

**LOCATION:** Shelbyville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Shelbyville Redevelopment Commission

**FUNDING SOURCES:** TIF dollars

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
<b>X</b>	Innovation
<b>X</b>	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$1,000,000

- » **READI Funds:** \$500,000
- » **Local Match:** \$500,000
- » **Private Match:** \$0

**FUNDING RATIO**  
**1-1-0**

# POST-SECONDARY PRESENCE/TRADE SCHOOL

Currently, the ARI Region is represented by four different Ivy Tech Community College regions: the Central/Indianapolis Region (Shelby County), the Connersville/Richmond Region (Rush County), the Columbus Region (Decatur County), and the Lawrenceburg/Madison Region (Batesville). Because of this distribution, collaboration between ARI's member communities on workforce development programs has been difficult. As a result, our region has lacked targeted investment in workforce development infrastructure, despite the region's strongly linked economy.

We understand the importance of coordinating regional workforce development opportunities to ensure that our regional labor force is equipped with the skills demanded by regional employers. To advance our region's goal of increasing educational attainment and skills certifications, our region has prioritized the advancement of a region-wide post-secondary presence. While Ivy Tech already has a presence in each of ARI's communities, the structure of Ivy Tech's system, unfortunately, means that Ivy Tech's campuses in ARI communities are "general learning sites," offering only some specific classes, excluding Batesville. For full

certifications and degrees, students/employees will have to commute outside of the region to the central campuses. This inconvenience creates a barrier for local students to earn additional degrees and certifications.

Based on requests from the area's larger employers, Greensburg and Decatur County have focused on the development of an advanced postsecondary center in the region. Conversations with existing providers (Ivy Tech) as well as new providers (Vincennes University) were started in 2017 out of the Stellar Communities Designation process. Since those initial conversations, shifts in industrial technology in that short period have multiplied the need for a more skilled workforce that is trained in the next level of advanced manufacturing. A centralized, multi-faceted post-secondary trade school facility, easily accessible to the region by Interstate 74, will allow our region to knock down the workforce development barriers that exist in the region and provide the opportunity to strengthen our regional educational attainment.

**LOCATION:** Decatur County

**TIMELINE:** 4-5 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Economic Development Corporation of Greensburg/Decatur County, Shelby County Development Corporation, Rush County Economic and Community Development Corporation, City of Batesville Economic Development

**FUNDING SOURCES:** Commitments from local employers, Decatur County Redevelopment Commission, City of Greensburg Redevelopment Commission

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
<b>X</b>	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$4,600,000

- » **READI Funds:** \$2,000,000
- » **Local Match:** \$600,000
- » **Private Match:** \$2,000,000

**FUNDING RATIO**  
**1-0.3-1**

# IVY TECH DUAL CREDIT PROGRAM

Successful completion of dual credit courses allows current high school students to earn both high school and college credit for taking college-level classes in participating high schools. Batesville High School offers dual credit and dual enrollment opportunities for high school students ready to begin college-level work. These are accredited Ivy Tech college courses taught at Batesville High School, through equivalent high school courses sanctioned by the Indiana Department of Education. These classes are taught by highly qualified high school teachers who meet the same credentialing standards as those required of on-campus Ivy Tech faculty.

There is no tuition charged for Ivy Tech's high school-based dual credit courses, allowing high school students to earn college credits without earning college-level debt. Often, students will graduate high school with nearly a year's worth of college-level credits to begin their college careers. This huge head-start puts students on the fast track to earn a college degree.

Our region understands the importance of providing students with access to dual credit courses. This READI project provides funding to expand Batesville High School's dual credit offering, building upon Batesville's already successful dual credit program. By continuing to invest in dual credit courses, our region can incentivize students in the region who choose to pursue a college degree, strengthening the region's educational attainment rates and providing increased economic opportunity for students in the region.

**LOCATION:** Batesville

**TIMELINE:** 1 -2 years (funding needed by start of 2022-2023 school year)

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** City of Batesville, Ivy Tech Community College, Batesville Community School Corporation

**FUNDING SOURCES:** City of Batesville, Ivy Tech Community College, Batesville Community School Corporation

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
<b>X</b>	Innovation
<b>X</b>	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$1,000,000

- » READI Funds: \$500,000
- » Local Match: \$500,000
- » Private Match: \$0

**FUNDING RATIO**  
**1-1-0**



# WELDING PROGRAM

In Southeastern Indiana, the demand for certified welders is strong. The outlook for welders, cutters, solderers, and brazers is a “4 Flame” occupation with over 50 new openings available annually within the region and over 1,700 new openings per year in the state. Welding is part of the Industrial Technology program at Ivy Tech. Within this program, there are three degrees available that focus on welding. The first is the Welding Certification (CT) that is comprised of seven courses. These courses start with an overview of welding and then continue to expose students to the basics of welding and three main welding processes: gas metal arc welding (GMAW), gas tungsten arc welding (GTAW), and shielded metal arc welding (SMAW). The certificate is expanded on with an additional five courses for the Welding Technical Certificate (TC).

During this program, students are exposed to the pipe welding process, blueprint reading for welders and an introduction to soft skills needed in technology. The final certification is the Associate of Applied Science (AAS) degree in Industrial Technology. This degree will expose students to a few general education courses and more project-based courses to apply their welding skills.

Student will complete fabrication courses, a teamwork course, and a final capstone course. When a student completes the whole program, they will have earned four certificates from the American Welding Society (AWS), OSHA 10 certification and have the soft skills that all employers desire. This program is delivered in eight-week terms. The courses are planned in each term to provide the maximum hands-on training and students will focus on one welding course at a time with four week sub-terms used to maximize learning.

The ARI regional development plan would create a welding program in conjunction with Batesville’s Ivy Tech Community College campus. This project would allow the region to purchase welding equipment and fund faculty members to teach welding courses in Batesville. Upon completion of this welding program, ARI students would be prepared to meet the growing demand for these quality occupations, supporting regional businesses and creating opportunities for the expansion of manufacturing-related enterprises in the region.

**LOCATION:** Batesville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Batesville Community School Corporation, Ivy Tech Community College

**FUNDING SOURCES:** City of Batesville, Ivy Tech Community College

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
<b>X</b>	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$1,500,000

- » **READI Funds:** \$500,000
- » **Local Match:** \$500,000
- » **Private Match:** \$500,000

**FUNDING RATIO**  
| - | - |

# ADVANTAGE ARI

Increasing educational attainment is a top priority for the region. A higher level of educational attainment increases the job and wage advancement opportunities that are available to residents of the region, ensures that our regional workforce can meet the skills demands of regional employers, and enables our region to attract high-skilled, high-wage jobs. Unfortunately, the cost of college can often prevent a regional resident from pursuing a college degree.

Advantage ARI is designed to eliminate the cost burden of earning an education by providing full tuition assistance for residents of the region, regardless of household income, to earn an associate degree from Ivy Tech Community College. The Advantage ARI program will build upon the successful growth seen in Advantage Shelby County, an existing program that provides full-tuition assistance to Ivy Tech Community College for Shelby County residents. In the six years that this program has been in existence, Shelby County has witnessed a nine percent increase in post-secondary educational attainment rates. Based upon the success of the Advantage Shelby County program, we believe that this program can be scaled for the benefit of our

region. Additionally, many of the students enrolled in the program are first generation college attendees.

The basic structure of the Advantage program involves partnerships with local school corporations, IVY Tech and local employers. Representatives of those respective groups serve as the oversight committee in order to allow real-time adjustments to the curriculum offerings in response to the ever-evolving needs of regional businesses.

The proposed structure for Advantage ARI would be to replicate the structure of the already successful and long-standing program in Shelby County by creating formal relationships with the same groups indicated previously in other areas in our region. Shelby County would serve as the template that could provide structure for the same type of success regionally. This program makes higher education attainable for ARI residents and prepares students in the region to enter into the workforce.

**LOCATION:** Region-wide

**TIMELINE:** 1-2 years

**READINESS:** Shovel Worthy

**LEAD ORGANIZATIONS:** Regional oversight committee/RDA

**FUNDING SOURCES:** Regional partner cities and communities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$1,750,000

- » **READI Funds:** \$875,000
- » **Local Match:** \$875,000
- » **Private Match:** \$0

**FUNDING RATIO**  
**1-1-0**

# MICRO-BUSINESS PARK

The Micro Business Park stands as an available solution to an expressed need for a creator-space to help inventive entrepreneurs and launch small businesses. This structure, conceived of and powered by local entrepreneur Shawn Green, will provide affordable industrial/office space where aspiring entrepreneurs can test and execute all levels of the small business process. From proof-of-concept, to expansion into sales and marketing, the Micro Business Park will provide the space and support network to help launch the region's next generation of entrepreneurs.

The roughly 12,000 square foot building will be constructed in 3 phases, offering 10 or more spaces perfect for housing desks, workbenches, computers, or heavy machinery. The goals of the endeavor will be to:

- Increase entrepreneurial opportunities and diversify employment options for the region.
- Grow the service sector of the community and keep dollars in the local economy.
- Keep and nurture talent and knowledge in the region by attracting and retaining youth and experienced adults interested in opening businesses.

Building site and construction costs will be covered by the private investor. His investments will be matched accordingly through a five-year real property tax abatement awarded to the project by the City of Greensburg. READI funds will be used to expand utilities to the property and for additional build-out as required by the leasing entity, to offer additional help in launching new entrepreneurs in the region.

**LOCATION:** Greensburg

**TIMELINE:** 1-3 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** Shawn Green/Green Sign Company, Economic Development Corporation of Greensburg/Decatur County, City of Greensburg, Indiana Small Business Development Center

**FUNDING SOURCES:** Shawn Green/Green Sign Company, City of Greensburg

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
<b>X</b>	Innovation
<b>X</b>	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$650,000

- » **READI Funds:** \$50,000
- » **Local Match:** \$50,000
- » **Private Match:** \$550,000

**FUNDING RATIO**  
| - | - | |

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# ***INFRASTRUCTURE PROJECTS***

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# PLEASANTVIEW COMMERCE PARK

The Pleasant View Commerce Park has been designated a high priority industrial growth area within the Shelby County Comprehensive Plan due to its close proximity to Marion County, the state's commerce epicenter. As the western gateway into the ARI region, the Pleasant View Commerce Park has been grabbing the attention of investors and developers for its prime location. Five Below recently announced a \$105,000,000 investment in the park with the promise of creating over 400 new jobs. HIS Constructors is under construction with a \$10,000,000 new headquarters project and Blue Star RediMix is under construction with a \$4,000,000 concrete production facility. Central Crane has rezoned property to develop a new rental and maintenance facility in the area.

Recent investment in the area is only the start of the economic development potential that exists in the area. In all, over 450-acres are under developer control within the Pleasant View Area and Shelby County is working to leverage current momentum to invest in new infrastructure to support further development of the park. With the proposed road, water, sanitary, and broadband improvements that the READI grant can

provide, we would anticipate the available acreage could support an additional 5,000,000 to 6,000,000-SF of new industrial space, at a private investment value of \$375,000,000 to \$450,000,000.

A READI investment in the Pleasant View Commerce Park will have an immediate return on investment. The promise of new roads, water, and sanitary sewer service has led Browning Investments to consider an investment of approximately \$50,000,000 in a spec building and other developers are currently considering investments of similar magnitude. By investing in critical infrastructure to open up the full development potential of the Pleasant View Commerce Park, our region can leverage the park's location to create hundreds of jobs, driving new residents to the region and accomplishing our goal of being the premier destination for investment in the State of Indiana.

**LOCATION:** Shelby County

**TIMELINE:** 5+ years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Shelby County, Shelby County Development Corporation, Shelby County Redevelopment Commission

**FUNDING SOURCES:** Five Below, Browning Investments, Runnebohm Construction, HIS Contractors, Blue Star Ready Mix, Lauth, Shelby County, Shelby County Development Corporation, Shelby County Redevelopment Commission

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

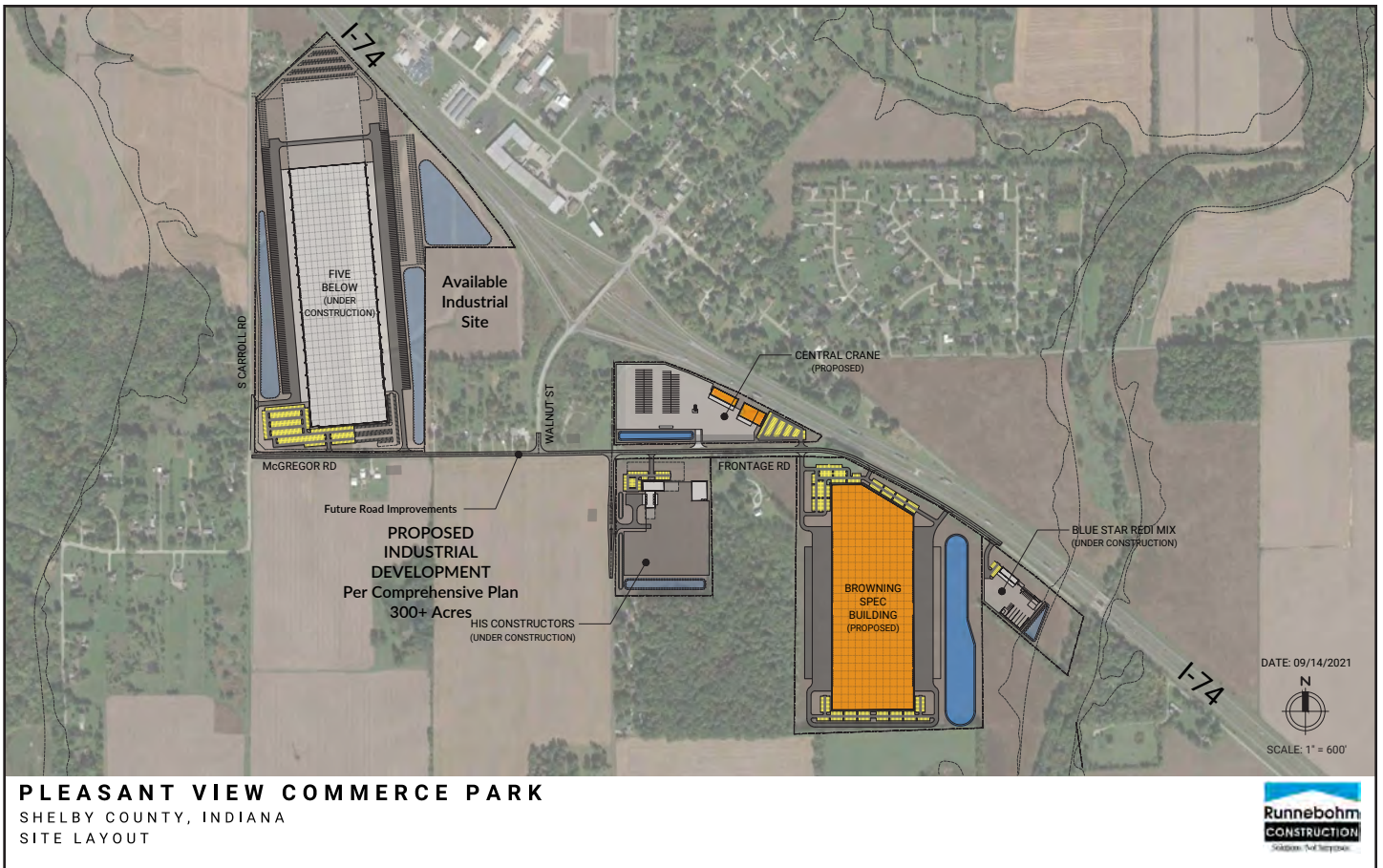
## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$114,000,000

- » READI Funds: \$2,000,000
- » Local Match: \$12,000,000
- » Private Match: \$100,000,000

**FUNDING RATIO**  
**1-6-50**



**PLEASANT VIEW COMMERCE PARK**  
 SHELBY COUNTY, INDIANA  
 SITE LAYOUT

DATE: 09/14/2021  
 N  
 SCALE: 1" = 600'



# UTILITIES EXTENSION TO BUSINESS ENTERPRISE PARK

The Business Enterprise Park (BEP) consists of approximately 550 acres of property directly across Interstate 74 from Honda's Indiana Auto Plant in Greensburg. This site is one of the region's most promising economic development opportunities. Because of its proximity to the automaker, the site benefits from significant electric infrastructure running through the parcels, offering significant power capabilities not available in many sites of its size. This offers tremendous opportunities for multiple industrial uses, including data centers.

Through a partnership with Hoosier Energy, the site has been highlighted for its potential as a location for a data center and scored well for both a hyper-center and/or a series of smaller enterprise centers. This evaluation was bolstered by the state's high-speed transmission fiber that is accessible to the site from Interstate 74. High speed fiber, combined with the site's abundant power capacity, lead to the BEP being listed as one of the top data center sites in the Hoosier Energy service area.

Due to significant investments made to its water and wastewater facilities, the city can supply the necessary demands of most large manufacturing, food production or data center projects. However, these utilities will need to be extended from their various connection points at Honda to the BEP on the opposite side of the interstate. Utility sleeves are already in place, allowing for an easy transversal. The bulk of the project lies in the costs associated with the actual construction of the necessary force mains.

The construction engineering for the project has been completed, allowing for an immediate start to the project if funding is awarded.

Interest in the site has increased significantly through a marketing partnership with Hoosier Energy. Allowing for all utilities to be on-site will offer an attractive, expedited construction timeline that will undoubtedly heighten the site's appeal. The BEP offers a true opportunity to help grow and diversify our region's economy, and the utility extension project sets it on a path for success.

**LOCATION:** Greensburg

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** City of Greensburg, Economic Development Corporation of Greensburg/Decatur County

**FUNDING SOURCES:** City of Greensburg, Economic Development Corporation of Greensburg/Decatur County, Decatur County Redevelopment Commission, City of Greensburg Redevelopment Commission, City of Greensburg Utilities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$5,000,000

- » **READI Funds:** \$2,500,000
- » **Local Match:** \$2,500,000
- » **Private Match:** \$0

**FUNDING RATIO**  
**1-1-0**







# TOM HESSION DRIVE EXTENSION

During the 2001 Comprehensive Planning process, Shelby County leaders realized that Tom Hession Drive would be necessary to facilitate future growth in their industrial park. In the decade following those planning efforts, Shelby County saw the expansion of several existing industries as well as significant new investment by new industrial partners. Due to that success, the City of Shelbyville purchased a right-of-way that would link the industrial park's primary access to County Road 400 North, creating direct access to Interstate 74 and a resulting corridor for future growth.

The city installed new sanitary sewer along that right of way for the purpose of serving the anticipated growth of the newly open area. Shortly after the construction of the aforementioned sewer, the first phase of Tom Hession Drive was constructed using the state's first "swap" dollars, switching federal aid funding for INDOT funding to build the project. The first phase of the road hadn't been completed before interest was shown by numerous new industrial prospects. Within three years of completion, POET Biofuels committed to a \$45 million

dollar project with approximately 45 high wage jobs. This in turn prompted the installation of a water main by Indiana American Water to serve that area for the immediate and future anticipated growth.

Significant interest now exists in those parcels of land available in the areas that would be served by phases two and three; however, there are numerous obstacles to development that make the road cost prohibitive at this time. The crossing of the railroad as well as two legal county drains have made this construction improbable in the near future. Because of the uncertainty surrounding the road's completion timeline, Shelby County is eliminated from consideration when developers visit the area.

READI allows this much-needed infrastructure project to move forward and creates an opportunity to capture the economic development potential – and the resulting population growth potential – of this highly sought after economic corridor in the region.

**LOCATION:** Shelbyville/Shelby County

**TIMELINE:** Phase 2 - 2022 / Phase 3 - 2023

**READINESS:** Shovel ready

**LEAD ORGANIZATIONS:** The City of Shelbyville, Shelbyville Redevelopment Commission

**FUNDING SOURCES:** TIF dollars

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

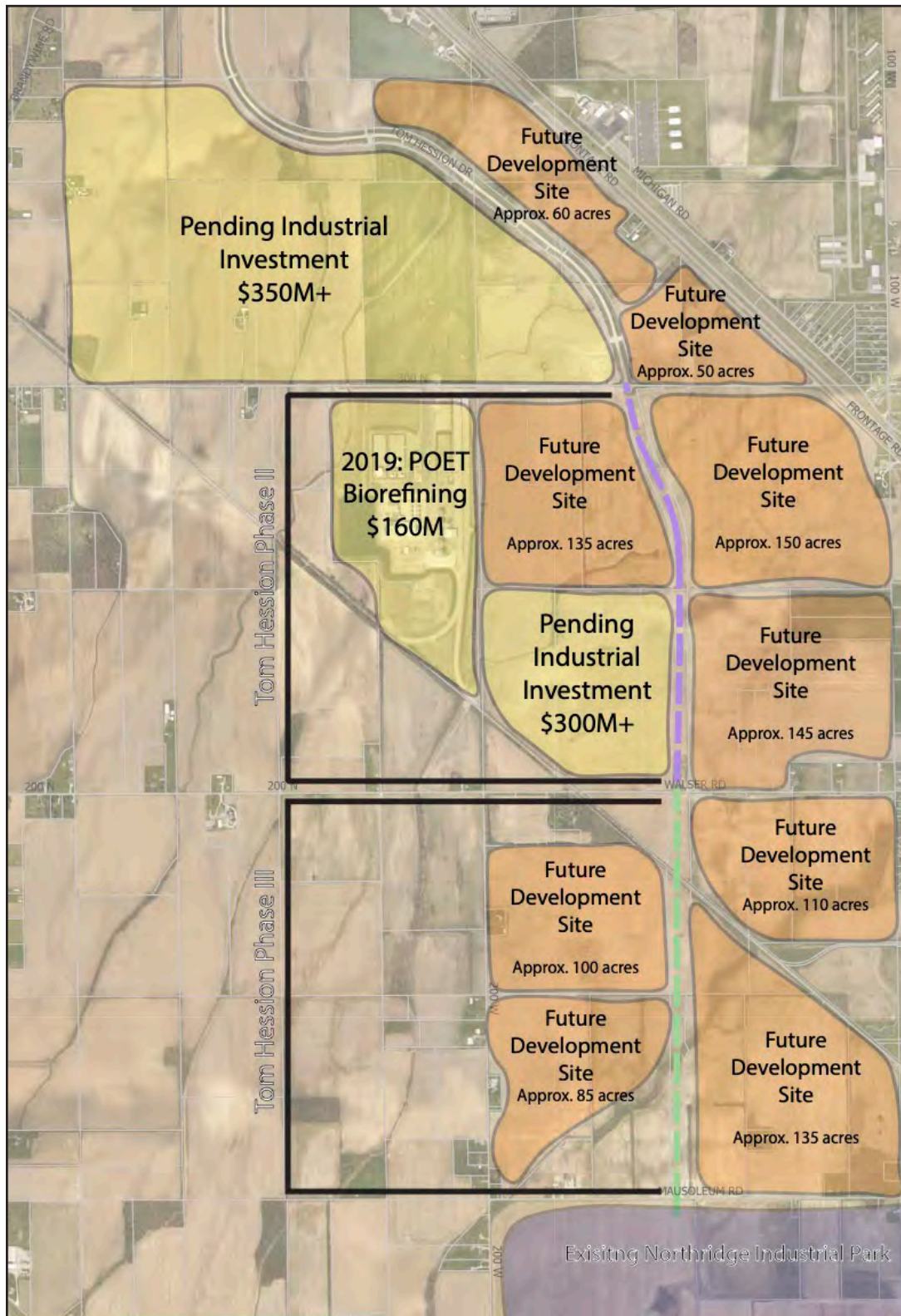
## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$364,000,000

- » READI Funds: \$7,000,000
- » Local Match: \$7,000,000
- » Private Match: \$350,000,000

**FUNDING RATIO**  
**1-1-50**



# ST. PAUL INFRASTRUCTURE STUDY

The Town of St. Paul is in dire need of wastewater and water infrastructure upgrades. Currently, St. Paul is operating on a lagoon wastewater system and has no additional capacity. St. Paul is strategically placed between the cities of Shelbyville and Greensburg on its own designated Interstate 74 interchange. The St. Paul exit sits on the borders of Shelby, Decatur and Rush County lines and features over 800 acres of potential development-- perfect for industry, commercial, mixed-use, and/or residential investment, but a lack of available infrastructure has limited the possibility of any development coming to fruition. If our region wishes to realize this development potential, the infrastructure servicing this area must be upgraded.

Our region understands the potential that exists in this part of the region, and we have made it a top priority to upgrade the water and wastewater infrastructure around St. Paul, but finding a solution to this issue was not feasible in the application window. There are two complexities that arise from the town's location.

First, the town is located at the junction of three different counties. Second, the town is located more than one mile south of Interstate 74 and a large portion of the developable land is on the north side of Interstate 74, creating the need for a solution to get service across the interstate.

Our regional development plan is proposing a study to explore the possible alternatives that exist to upgrade St. Paul's wastewater infrastructure and expand service in the area. The study will investigate the following - the creation of a regional sewer district to break down jurisdictional red-tape, possible locations for the new wastewater facility and potential routes of service to ensure cost efficiency. Once the study is complete, our region will be prepared to invest in the plan to develop this prime site.

**LOCATION:** Rush, Decatur, Shelby Counties

**TIMELINE:** 3-5 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** St. Paul, Decatur County, Rush County, Shelby County

**FUNDING SOURCES:** St. Paul, Decatur County, Rush County, Shelby County

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$300,000

- » READI Funds: \$150,000
- » Local Match: \$150,000
- » Private Match: \$0

**FUNDING RATIO**  
**1-1-0**

# REGIONAL BROADBAND STUDY

During community workshops across the region, participants made it very clear that broadband access in the region was a major barrier to workforce attraction and retention. 21.6% of the region does not have access to internet of any speeds while 31.4% of the region does not have access to internet with download speeds of at least 100 mbps. Our region recognizes the importance reducing these statistics as much as possible, because without access to high-speed internet, our region's residents will not be able to thrive in today's remote-work and e-learning environments.

Our region's leaders have been working tirelessly to find solutions that deploy broadband across the region, and in some regards, can be considered trailblazers in broadband planning. Rush, Shelby, and Decatur Counties have all participated in Digital Inclusion Planning with the Purdue Center for Regional Development, developing action items to close the digital divide within each of these communities. Rush County was the first county in the nation to adopt a digital inclusion plan.

As a result of our planning efforts, we understand the needs that are facing our region. Next, we must make the leap from planning to executing. Rush County has recently issued a Request for Proposals (RFP) for broadband implementation in the county. Unfortunately, responses to the RFP will not be made available before our regional development plan is submitted for READI funding.

Our region is proposing a region-wide feasibility study to better understand the strategies and costs associated with approaching broadband from a regional perspective. Our region would then leverage our individual digital inclusion plans and our regional feasibility study, potentially utilizing Rush County's RFP approach as a model for the region, to implement solutions that ensure that our region's current and future residents have exceptional internet service for all educational, professional, and personal needs.

**LOCATION:** Region-wide

**TIMELINE:** 1-2 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Regional oversight committee/RDA

**FUNDING SOURCES:** Regional partner cities and communities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<b>X</b>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**PROJECT COST:** \$200,000

- » READI Funds: \$100,000
- » Local Match: \$100,000
- » Private Match: \$0

**FUNDING RATIO**  
**1-1-0**

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# REGIONAL MARKETING PLAN

Due to the global pandemic, the number of remote workers has skyrocketed from 5 million to 60 million since March of 2020. As the pandemic subsides, it is expected that over 25 million of these workers will continue to work remotely, creating an opportunity for our region to recruit remote workers to live in the region. Through our Regional Marketing Plan, our region will begin directly recruiting to talent across the country that might be searching for an opportunity to remain working remotely yet live a lifestyle that can be found within our region.

Our region will specifically market to remote workers because they bring their jobs with them. In economic development terms, they are a “two-for.” They add a person to the population, and they add a job to the overall job base. In essence, the economic value — and therefore the power — of the job they hold has shifted from their employer to themselves. The worker controls where that job goes.

Our region would partner with TMap which uses data and state-of-the-art consumer marketing to target, engage and recruit top talent to ARI communities. TMap has accumulated a database of more than 80,000,000 U.S. professionals. TMap has been able to identify the career path patterns and life event triggers that indicate when candidates are likely to make a move. We will target the estimated 3,200 high school graduates from Eastern, Central and Southeastern Indiana that leave the state every year after graduating to capitalize on this group's affinity for our region.

**LOCATION:** Region-wide

**TIMELINE:** 1-2 years

**READINESS:** Shovel worthy

**LEAD ORGANIZATIONS:** Regional oversight committee/RDA

**FUNDING SOURCES:** Regional partner cities and communities

## REGIONAL PRIORITIES ADDRESSED:



HOUSING



QUALITY OF LIFE



WORKFORCE DEVELOPMENT



INFRASTRUCTURE



REGIONAL MARKETING

## READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
<b>X</b>	Entrepreneurship
<b>X</b>	Talent Attraction and Development

## PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
<b>X</b>	Education Increase
<b>X</b>	Income Growth
<b>X</b>	Gross Assessed Value Increase

**PROJECT COST:** \$350,000

- » READI Funds: \$175,000
- » Local Match: \$175,000
- » Private Match: \$0

**FUNDING RATIO**  
**1-1-0**





# ***ADDITIONAL PRIORITIES***

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## ADDITIONAL PRIORITY PROJECTS AND PROGRAMS

From the onset of the READI program, IEDC challenged regions across the State of Indiana to think big. Accepting this challenge, the ARI region focused its planning process on developing the most innovative and transformational projects and programs the region has to offer. Because the region took this approach, the ARI region's priority projects and programs are not bound by an exact dollar figure. However, for the purpose of this plan, and the region's READI application, an approximate \$50 million threshold was set. The projects and programs in the previous section demonstrate a curated selection for which the region wishes to utilize \$50 million of READI funding. The projects in the following section detail how the region would make use of additional funding if it were available. The projects in this section were held to the same level of scrutiny as the approximately \$50 million READI projects and represent the region's intense focus on driving population growth by making investments in quality of place, education and workforce development, housing, and quality of opportunity. The projects and programs in this section are targeted in their approach to attracting, retaining, and developing talent.

## LIST OF ADDITIONAL PRIORITIES

PROJECT NAME		LOCATION	STATUS	TOTAL BUDGET	GAP	PUBLIC	PRIVATE
<b>WORKFORCE DEVELOPMENT</b>							
1	Small Business Revolving Loan Fund	Region-Wide	Worthy	\$1,000,000	\$500,000	\$500,000	-
2	Industrial Park Flex Buildings	Rushville	Ready	\$1,573,000	\$140,000	\$100,000	\$1,333,000
3	Launch Space Phase II	Rushville	Worthy	\$350,000	\$200,000	\$75,000	\$75,000
<b>HOUSING</b>							
4	Haven Housing	Rushville	Ready	\$839,000	\$200,000	\$39,000	\$600,000
5	Range Road Apartments	Shelbyville	Ready	\$30,000,000	\$250,000	\$750,000	\$29,000,000
6	Housing at St. Paul I-74 Exit	Rush County	Worthy	\$35,600,000	\$8,000,000	\$8,000,000	\$19,600,000
<b>INFRASTRUCTURE</b>							
7	New Wastewater Treatment Plant at St. Paul	Decatur County	Worthy	\$11,000,000	\$6,000,000	\$5,000,000	-
8	Mixed Use Development on SR 44	Shelbyville	Ready	\$61,315,000	\$4,000,000	\$315,000	\$57,000,000
9	Project Chief Lane Improvements	Rushville	Ready	\$222,500,000	\$1,000,000	\$1,500,000	\$220,000,000
<b>MARKETING</b>							
10	I-74 Exit Ramp Signage	Batesville	Worthy	\$500,000	\$250,000	\$250,000	-
<b>QUALITY OF LIFE</b>							
11	217 N. Main Renovations	Rushville	Ready	\$2,500,000	\$800,000	\$200,000	\$1,500,000
12	Hillrom Architectural Building Adaptive Reuse	Batesville	Worthy	\$200,000	\$100,000	\$100,000	-
13	Walnut Street Project	Batesville	Worthy	\$2,000,000	\$100,000	\$100,000	\$1,800,000
14	Outdoor Recreation Area at YMCA	Batesville	Ready	\$300,000	\$50,000	\$50,000	\$200,000
15	Morrison Park Improvements	Shelby County	Ready	\$100,000	\$50,000	\$40,000	\$10,000
16	Mental Health and Substance Abuse Facility	Shelbyville	Ready	\$21,700,000	\$5,000,000	\$8,350,000	\$8,350,000
17	Amphitheater	Shelby County	Ready	\$525,000	\$400,000	\$125,000	-
18	Lake McCoy Revitalization	Decatur County	Worthy	\$2,200,000	\$2,000,000	\$200,000	-
19	Agricultural Museum and Conference Center	Greensburg	Worthy	\$7,000,000	\$3,000,000	\$2,000,000	\$2,000,000
Project Totals				\$401,202,000	\$32,040,000	\$27,694,000	\$341,468,000



## I. REVOLVING LOAN FUND

Through public engagement, our region’s entrepreneurs expressed concern about accessing local financing due to reluctance of local lenders to participate in higher risk ventures with start-up and small businesses. Access to working capital is the primary problem that entrepreneurs, start-up, and emerging businesses face, especially when looking to diversify into new products or to invest to strengthen their positioning. To address this issue and financially assist regional entrepreneurs, a Regional Revolving Loan Fund (RRLF) will be established.

Through this program, local businesses will have access to low interest loans for operating capital and equipment purchases to assist in diversifying or strengthening the products or services of the business. The revolving loan fund program is designed to assist regional entrepreneurs with access to long-term financing as well as lower interest rates. The RRLF will coordinate with local lenders to improve the availability of financing to start-up businesses, entrepreneurs, and emerging businesses. The RRLF will also be coordinated with the resources of the Indiana Small Business Development Center to best deliver results for loan recipients.

The RRLF will be marketed to entrepreneurs, small businesses, and emerging businesses within the region. The businesses and entrepreneurs that are targeted to utilize the RRLF will be those that will pay higher wages and provide benefits to eliminate, as much as possible, not only long-term unemployment and under-employed residents, but also increase median-family income and overall wage rate within the region. The RRLF will be managed by the ARI Regional Advisory Committee.

## 2. INDUSTRIAL PARK FLEX BUILDINGS

The goal of this project is to provide 4 flex buildings in the Commerce Park @ Rushville. Each of the four buildings would be a total of 3,600 sq. ft. The buildings would sell in a condominium type structure that would allow a potential buyer to purchase all or half of the building. The price for the full building would be \$350K, and \$175K for half.

These flex buildings would provide space for office, warehouse and retail development. Each building is 30 x 60, with a ceiling height of 14', a 12' x 12' garage door, a service door and a restroom. They are fully heated and come with 4 parking spaces. As part of a planned commercial development, landscaping, parking lot maintenance and snow removal will be provided by development owners association.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
X	Innovation
	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Region-wide

**TIMELINE:** 3-5 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$1,000,000

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
X	Innovation
X	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
X	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Rushville/Rush County

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$1,573,000

### 3. LAUNCH SPACE PHASE II

This project would be an expansion of Rushville’s Launch Center project. The expansion of the launch space into the upstairs of a neighboring building, 305 N. Main, would allow the launch center to utilize this new area for larger scale offices for move-up businesses that have been successful in the launch center and require a larger, more structured office space. Launch center members that expand to this facility that would still be able to use the shared community resources that are provided in a launch space membership. The upstairs portion of this building would provide an additional 3,000 sq. ft. and would also provide additional ingress/egress for both spaces.

#### REGIONAL PRIORITIES ADDRESSED:



#### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
X	Innovation
X	Entrepreneurship
X	Talent Attraction and Development

#### PLAN METRICS ADDRESSED:

	Population Growth
	Education Increase
X	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Rushville

**TIMELINE:** 2-3 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$350,000



#### 4. HAVEN HOUSING

The City of Rushville has partnered with the Southern Indiana Housing and Community Development Corporation (SIHCDC) to convert the historic Haven’s School building, which has been vacant and blighted for a number of years, into 10 affordable apartments. This will add to an impressive list of adaptive reuse projects that have occurred in Rushville’s historic downtown district. SIHCDC has already invested nearly 10 million dollars downtown into three large-scale historic building renovations, adding 33 new housing units to our downtown. These projects have added valuable foot traffic and activity to our downtown and drastically improved the aesthetics along the way.

The Haven Housing project is income based, but not age limited and will provide additional opportunities for workforce housing conveniently located downtown. These types of infill projects are extremely valuable because they turn an underutilized and blighted property into a positive asset and source of pride for the community. These smaller wins stacked on top of each other are huge for small town community development. READI funds will be used to help support the redevelopment costs of the building.

#### REGIONAL PRIORITIES ADDRESSED:



#### READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development

#### PLAN METRICS ADDRESSED:

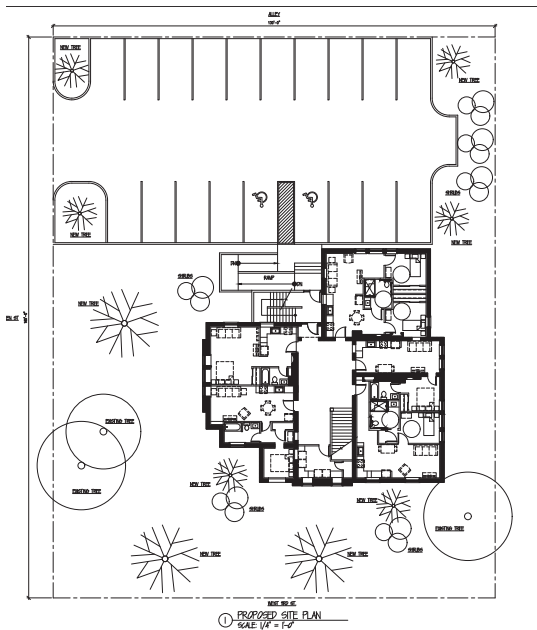
X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Rushville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$839,000





## 5. RANGE ROAD APARTMENTS

Range Road Apartments would construct 160 new workforce housing units on the east side of Shelbyville. The area where this project is being proposed should prove to be attractive to future residents. The location is surrounded by commercial development, and a recent announcement by Greenleaf Foods will soon bring high paying food production jobs to the area. Aside from the commercial and industrial developments near Range Road Apartments, this project will also provide residents with easy access to the miles of trails that run along the Blue River, which borders this property to the north.

With the recent influx of workers into the area, it has become even more crucial that the region offer a wide variety of housing options to ensure that the regional workforce has the chance to live in our region. In total, this project is anticipated to account for approximately \$30M in private investment. This housing development would create an opportunity for hundreds of potential residents to move into the region and take advantage of the job opportunities and quality of life amenities in the area surrounding the development. READI funding would help support the infrastructure development costs of the project.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Shelbyville

**TIMELINE:** Groundbreaking spring 2022

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$30,000,000

## 6. HOUSING AT ST. PAUL INTERSTATE 74 EXIT

Rush County's sole interchange with Interstate 74 exists at St. Paul. This is the county's greatest opportunity to leverage the tremendous asset of Interstate 74 for gains in residential, commercial, and economic development. Currently, the portion of Rush County that is closest to Interstate 74 is not serviced by wastewater or water infrastructure. This major barrier to development has prevented the location from benefiting from proximity to the interstate.

This project calls for the extension of gravity and forcemain sanitary and water infrastructure from the northern edge of St. Paul to Rush County. Due to St. Paul and Rush County being located on opposite sides of Interstate 74, this extension would require boring under the interstate.

Service to this area of Rush County would open over 150 acres for a housing development and future commercial and economic development opportunities. This project would develop this location into 90 single-family residences.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Rush and Decatur Counties

**TIMELINE:** 5+ years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$35,600,000

## 7. WASTEWATER TREATMENT PLANT AT ST. PAUL

There is current interest in property around the Interstate 74 exit, but the existing wastewater utilities in St. Paul are barely able to meet the need of the growing community, let alone significant new development. This has halted private investment in the area in the past and will continue to do so in the future if upgrades are not made. The project calls for a new 500,000 gpd wastewater treatment plant to be constructed, allocating 250,000 gpd for St. Paul's current needs and some growth, as well as 250,000 gpd capacity for the Interstate 74 exit properties. The treatment facility will be designed for expansion to allow for additional future capacity.

In addition to the new wastewater treatment center, the town's force mains will also be upgraded, expanded, and redirected, allowing for greater efficiency and capacity while serving new high-potential sites. This investment represents the essential infrastructure required to attract and sustain growth. Furthermore, the project is a truly a regional endeavor, with Shelby, Decatur and Rush counties all set to benefit. Implemented, it lays the groundwork for the St. Paul region to take full advantage of its location and provide yet another option for industry, retail, and residents to locate in the ARI region.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Rush, Decatur and Shelby Counties

**TIMELINE:** 3-5 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$11,000,000

## 8. MIXED USE DEVELOPMENT ON S.R. 44

The intersection of State Road 44 and McKay Road is a major thoroughfare for residential, school, and business traffic. It is also the location of a minor industrial park for six local manufacturers. This area has been identified as an underserved area that would be prime for commercial, residential, and economic growth. Unfortunately, a lack of public infrastructure has prevented this area from realizing its fullest potential. For decades, the City of Shelbyville has been searching for a way to provide much needed infrastructure to capitalize on the development potential of this community asset.

The area needs storm and sanitary facilities that would serve residential and commercial development. In addition, the area to the west of the development areas is an existing residential development known as Sunny Acres that is poorly drained and experiences seasonal flooding to the extent that a number of the residents are unable to utilize their restrooms and laundry facilities until such time as the water has receded. The storm portion of this project would allow for a regional storm project that would address this problem and potentially increase the values of these properties as well as alleviate a potentially unsanitary situation.

By completing the infrastructure build-out, acreage with the capacity for as many as 662 new homes with a value of \$132 million could be developed, allowing this underserved area to contribute to the growth of the City of Shelbyville and the ARI region

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Shelbyville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$61,315,000



## 9. PROJECT CHIEF LANE IMPROVEMENTS

The City of Rushville has been negotiating with Project Chief (422846), a food processing manufacturer, since June of 2021. Project Chief will create 170 good-paying jobs with a robust benefits package and make a capital investment of approximately \$220 Million in a 500,000 square foot manufacturing facility and a 200,000 square foot warehousing and distribution facility. If Rushville is selected for the location of Project Chief, it will be the first significant new industry in Rush County in the past two decades.

The City of Rushville has strived to be as innovative as possible in their approach to project incentivization. Beyond the traditional tax increment financing incentive for site improvements, the city has included: grant funding for job training and job screening and \$1 million commitment from the city in the name of Project Chief to the new Rushville Community Center (see READI project #16).

Project Chief will add more than 75 additional semi-trucks to Indiana Highway 3 daily. Due to the increased traffic flow, a center turn lane and acceleration and deceleration lanes are needed to enhance traffic flow and ensure safety through the area. READI funding for this project would help install these much-needed lanes.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
	Income Growth
X	Gross Assessed Value Increase

**LOCATION:** Rush County

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$222,500,000

## 10. INTERSTATE 74 EXIT RAMP SIGNAGE

The City of Batesville is located near the Indiana and Ohio state line. As the first city in Indiana for west-bound travelers and the final Indiana city for eastbound travelers through the ARI region, Batesville has an opportunity to create a lasting impression on travelers and visitors to the region. To capitalize on this opportunity, the City of Batesville would like to install creative signage on the exit/entrance ramps of I-74 to welcome travelers to the region. Soon, signage will be installed on the railing of the overpass that enters Batesville as a part of an on-going trail project in the community. This signage will feature the city's name and additional designs elements. The proposed entry/exit ramp signage will match the overpass signage and create a unique branding opportunity, allowing the city to highlight existing Batesville assets. The hope is that similar signage could be installed in the future at Interstate 74 interchanges through the region to help market, identify and brand the region.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
X	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**LOCATION:** Batesville

**TIMELINE:** 2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$500,000

## 11. 217 N. MAIN - MIXED USE DOWNTOWN RESTORATION

The 217 building, often referred to as the “Old Deprez Scott” building, is one of the oldest and largest buildings in downtown Rushville. For generations, the three-story tall building has been admired as one of the most beautiful buildings in the community. Since it was built in 1883, the 217 building has been well-documented in historic photos and several aerial photos taken from the Courthouse Tower.

This building has been largely vacant and neglected for many years. Fortunately, in 2016, the county gained possession of the building due to back taxes and relinquished the property to the City of Rushville. The city spent months clearing out the building and secured its future by investing in new roofing on three different sections of the building, giving the city time to figure out its next use. The goal for this building is a complete exterior and interior restorations, converting the lower-level to retail space and the second and third floor to housing.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input checked="" type="checkbox"/>	Innovation
<input checked="" type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

<input checked="" type="checkbox"/>	Population Growth
	Education Increase
	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**LOCATION:** Rushville

**TIMELINE:** 1-3 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$2,500,000

## 12. HILLROM ARCHITECTURAL BUILDING ADAPTIVE REUSE

The Hillrom Architectural Building is a large, vacant building prominently found on the corner of Walnut Street and Pearl Street in downtown Batesville. Finding an alternative use for the building has been a community priority for years. In the past, a mixed-use solution was proposed which would have created retail space on the first floor and market-rate housing on the second floor. Demolishing the building to create green space downtown has also been proposed.

Many discussions have taken place over the years, but no conclusion regarding the fate of the building has been reached. Hillrom currently owns the property and has expressed its willingness to donate the property to the city if an appropriate end-use can be agreed upon by the community. At this time, a feasibility study is needed to determine the best use of this property. This process would involve significant public engagement to determine the best reuse of this downtown building.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input checked="" type="checkbox"/>	Innovation
	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

<input checked="" type="checkbox"/>	Population Growth
	Education Increase
	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**LOCATION:** Batesville

**TIMELINE:** 2 years

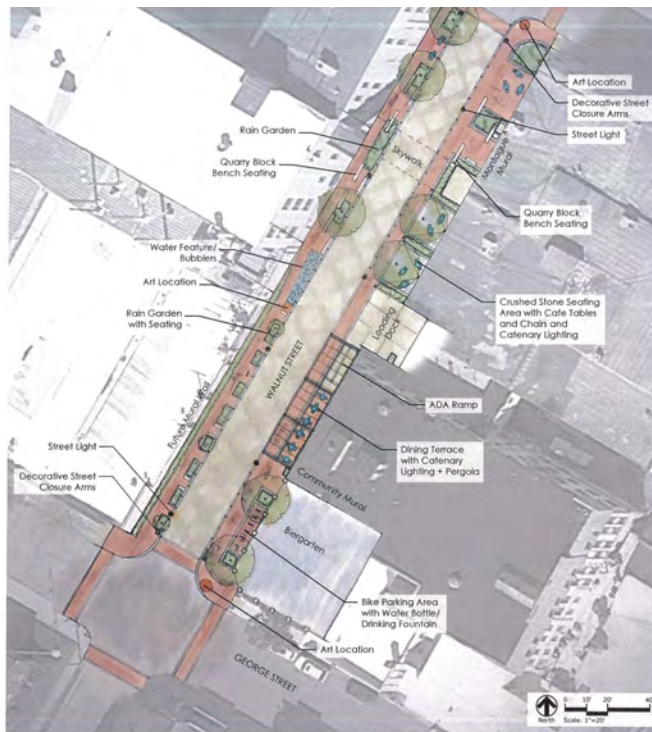
**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$200,000

### 13. WALNUT STREET PROJECT

This project involves repurposing an area close to our downtown Batesville for festivals and various events. One block off the downtown is a section of Walnut Street that is bound by Pearl Street on the north and George Street on the south. The east and west side are bordered by factory walls and an abandoned loading dock. The street is connected from above by an abandoned skywalk to the Hillrom Architectural Products building. Currently, this section of Walnut Street is unattractive and is used for two-way parking, driving, and pedestrian traffic. The project involves closing off this section of the street to create an area for people to gather and house standing community art.

Preliminary plans include decorative street closure arms; covers for vendors that have electrical needs; catenary lights for evening events, festivals, and safety; awnings over factory doors; highlighting the northwest corner entrance for easy access to The Sherman Biergarten; planters and large planting areas to soften the space; a large space to accommodate flexible programming (markets, Oktoberfest, etc.); sculpture or sculpture pads for future pieces throughout; converting the Skywalk to overlook. Additionally, private sector donations will be sought for benches, trees, and pavers.



Batesville Walnut Street | Concept A | June 2020



### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

X	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**LOCATION:** Batesville

**TIMELINE:** 2-3 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$2,000,000

## 14. OUTDOOR RECREATIONAL AREA AT YMCA

Currently, there is an open area of land located on the site of the Southeastern Indiana YMCA in Batesville. This proposed project would utilize this open area to create an outdoor recreational area that is free and open to the community. The initial phase of the project includes a pickleball courts, half-court basketball courts, a shelter with art murals that double as a windbreak to the court, fencing to identify designated areas, and lighting for the entire area. This area would be designated as the trailhead for the trail that encompasses the entire area. The trailhead would feature covered seating, covered bike parking and a bike repair station connecting you to downtown and selected areas.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

X	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**LOCATION:** Batesville

**TIMELINE:** 2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$300,000





## 15. MORRISON PARK IMPROVEMENTS

Morrison Park is the oldest park in the City of Shelbyville. Morrison Park features a World War 1 memorial and is located next to the Shelbyville Boy's and Girl's Club and Girls Inc. The park is a source of outdoor entertainment for the well-established neighborhood that surrounds the park. This project would upgrade the park by installing six new Pickleball courts, new playground equipment and landscaping. The upgrade will add to the outdoor entertainment options offered by the park, helping attract young families to the area.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
<input checked="" type="checkbox"/>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**LOCATION:** Shelbyville

**TIMELINE:** 1 year

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$100,000

## 16. MENTAL HEALTH AND SUBSTANCE ABUSE FACILITY

As with many communities across the country, the ARI region has seen an increase in the use and abuse of substances and an increase in the number of individuals suffering from various mental illnesses in recent years. In many cases, victims of substance abuse and mental illness often find themselves in our region's jails. In fact, recent studies have shown about 80 percent of incarcerated offenders have drug or alcohol addictions or other mental health problems. Very often, those individuals also have no one to assist them in finding appropriate mental health or addictions treatment; therefore, they are caught in a cycle of use, arrest, and release.

The intent of this facility and its strategic partnerships is to establish a regional mental health and substance abuse facility that would be available assist in the treatment and care of individuals who find themselves caught in this never-ending cycle of abuse, instability and often homelessness. It is anticipated that this facility would create 50 new jobs that would consist of CMA/s, nurses, psychologists, a psychiatrist and assorted administrative assistants.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development
<b>PLAN METRICS ADDRESSED:</b>	
	Population Growth
	Education Increase
	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**LOCATION:** Shelbyville

**TIMELINE:** 2023

**READINESS:** Shove ready

**TOTAL BUDGET:** \$21,700,000



## 17. AMPHITHEATER

During public input sessions for The City of Shelbyville Parks Department 2017 Master Plan, Shelbyville residents expressed a desire for live entertainment in our parks. The discussion specifically referenced an outdoor amphitheater venue. Following the master plan, a professional grade cross country course was built in the same proximity as the planned outdoor theater. This cross-country course is one of the best in the country and has recently hosted the Big 10 Athletic Conference's men's and women's cross-country finals. The course is also the home course for NCAA Division 3 Franklin and Earlham colleges and hosts many high school and middle school events, drawing over ten thousand athletes and supporters to Shelby County annually.

The construction of a viewing/seating mound has already been completed. This mound will serve as seating for an outdoor concert performance and for spectators of a cross country event. The infrastructure to serve an amphitheater is located within a short distance of the proposed location, making the costs negligible.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

<b>X</b>	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
<b>X</b>	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

<b>X</b>	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**LOCATION:** Shelbyville

**TIMELINE:** 1-2 years

**READINESS:** Shovel ready

**TOTAL BUDGET:** \$525,000



## 18. LAKE McCOY REVITALIZATION

Located along Highway 46 between the Cities of Greensburg and Batesville, Lake McCoy was a premier attraction for the region in the early 1900's. Fast-forward to 2021, and the once-great regional asset has fallen into disrepair. The area has been divided into over 100 individual lots. Often times, many of the property owners fail to abide by the property lines, care for roadways, follow public health/building codes, or pay property taxes. To make matters worse, the 10-acre mobile home park at Lake McCoy is in frequent violation of wastewater regulations by IDEM.

It is Decatur County's desire to improve this property to its former glory and take back one of the region's natural assets. To do this effectively, an in-depth study and assessment of the area's environmental and general market position has been initiated a pathway toward its revitalization as a residential district, park, or other use. Additional funds will be used for environmental remediation, blight abatement and property acquisition, and the improvement of utilities as determined by the comprehensive study.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

X	Quality of Place / Quality of Life
	Innovation
	Entrepreneurship
X	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

X	Population Growth
	Education Increase
	Income Growth
	Gross Assessed Value Increase

**LOCATION:** Decatur County

**TIMELINE:** 4-5 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$2,200,000



## 19. AGRICULTURAL MUSEUM AND CONFERENCE CENTER

A 2015 feasibility study found that Decatur County would be a prime location for a conference center. Xperience Ag, a leading ag-technology company in the community, will lead a project to bring a conference to life within the community. They have purchased 20 acres on Veterans Way in Greensburg, a site that is both easily accessible and visible to Interstate 74. The project will have two phases, with Phase 1 representing their new business headquarters building, and Phase 2 being a separate structure housing not only the 1,000-person Conference Center, but an Agriculture Museum as well.

The Conference Center will be able to be divided into multiple spaces to accommodate more than one event. An outdoor plaza area will overlook a water feature, perfect for outdoors events and photos. The Agriculture Museum will be the first of its kind in the region, capitalizing on donations of ag equipment/tractors/accessories from the community toward celebrating the area’s ag heritage and educating visitors on the past, present, and future of farming. It will be a highly interactive experience guided by partnerships with the FFA, Purdue Extension, and Farm Bureau among others.

### REGIONAL PRIORITIES ADDRESSED:



### READI PRIORITIES ADDRESSED:

<input checked="" type="checkbox"/>	Quality of Place / Quality of Life
<input type="checkbox"/>	Innovation
<input type="checkbox"/>	Entrepreneurship
<input checked="" type="checkbox"/>	Talent Attraction and Development

### PLAN METRICS ADDRESSED:

<input type="checkbox"/>	Population Growth
<input type="checkbox"/>	Education Increase
<input type="checkbox"/>	Income Growth
<input checked="" type="checkbox"/>	Gross Assessed Value Increase

**LOCATION:** Greensburg

**TIMELINE:** 3-5 years

**READINESS:** Shovel worthy

**TOTAL BUDGET:** \$7,000,000







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