

CORYDON, INDIANA

Where Generations Grow, Live & Thrive



Dear Stellar Partners –

As the State's first Capital, home to the first and 47th governors, and birthplace of the state constitution, Corydon has a Celebrated History. What our forefathers accomplished set the standard for our state today. While we have an amazing history, we can't rest on that past. In order to play a relevant role in the future, we have to be as visionary and brave as our ancestors were in laying the foundation of our statehood to secure a bright and bold tomorrow for Corydon. 2016 is a historic milestone as we celebrate the State's Bicentennial. It also marks a year of significant investment that lays the groundwork to position Corydon as a leader in the 21st century! As we lay out our plan and show you the importance of our projects, we believe, and we think you will too, that Corydon has a Celebrated Past and a Stellar Future. The elements of this plan layout a clear road map that will allow all generations to grow, live, and thrive.

Stellar Outcomes, Relevance & Metrics

While a small part of the Stellar Communities Program is about projects, we believe it's more about what outcomes will result from a Stellar Designation; what our community can leverage from investment, growth, and relevance. What is success? For us, part of the process is developing a number of metrics to measure where we are today and use those metrics to measure ourselves in the future to assess our success. By 2020, we will be able to measure the community's progress through new census data (population, income, school enrollment, educational attainment, poverty rate, etc.), number of new businesses, increased tax revenue (property, sales, income), and increased tourism. As Stephen Covey taught us with his book, "7 Habits of Highly Effective People," let us begin with the end in mind. With the projects we have selected, we will directly or indirectly:

- 🏠 Increase our Assessed Value
- 👤 Increase our Population
- 💰 Increase Resident Income
- 🎓 Increase Educational Attainment
- 📖 Increase School Enrollment

Our stellar projects will increase population through new housing developments (Keller Site Mixed-Use Development, Conrad Furniture Building Historic Preservation & Stonecipher Building Historic Preservation) that will be marketed towards Millennials, young professionals and seniors, as well as increase educational attainment through partner programs such as the Hands Up Scholarships or Education Matters Initiative. We believe that the quality of life in Corydon will be greatly impacted if designated as a Stellar Community and this will also attract new residents from the Louisville Metro region and in turn increase school enrollment. Additionally, the projects will spur a renaissance in Corydon for additional private redevelopment and investment that will increase our overall assessed value of the community.

Our vision isn't to just be a better community; it's to be the leading community of our size in the state through these transformative projects. Our community is moving forward with or without the Stellar Designation. For Corydon, the designation will mean a stronger and more prosperous downtown and community. Stellar Communities is a catalytic tool in creating economic momentum that will benefit our entire community with housing options, new businesses and increased tourism. This combined with the well maintained historical sites will boost Corydon's reputation beyond being a regional designation with the goal of putting the town on the map nationally. Our projects will improve the value of Corydon by creating a receptive economic atmosphere for entrepreneurs, developing housing opportunities that promote self-sufficiency, creating a

transportation and park system that encourages mobility and healthier lifestyles, improving the educational climate, as well as promoting natural and cultural resources. By opening up this opportunity we can simultaneously create an improved quality of life for our current and future residents, and become the place for businesses to thrive in the bi-state region.

Target Area

Our target area can be seen in the accompanying map and is focused on areas in and adjacent to Historic Downtown Corydon, Indiana's birthplace. We have such an amazing historic context downtown, but we need to reinforce and build on that fabric. This program enables us to build upon our strengths and accomplish our vision for the future. By focusing our investment, we will provide a promising future for Corydon as the place for people to live and businesses to thrive. Previous planning and implementation projects that have been completed within the target area include:

- Historic Posey House Rehabilitation
- Corydon Comprehensive Plan
- Main Street Downtown Focus Plan
- Show Barn & Fairgrounds Infrastructure
- First State Capitol Repairs/Drainage/Lighting
- Economic Development Revolving Loan Fund
- Billboards Marketing Historic Downtown
- Harrison County Artisan Center

Projects underway and expected to be complete by the end of 2016 include:

- Habitat for Humanity ReStore Building Rehabilitation
- William Henry Harrison Log Cabin Preservation
- Windell Agricultural Building
- Farmer's Market
- Wayfinding Signage
- Bicentennial Park
- Harrison County Discovery Center & Interactive Museum

Possible future projects include the Gerdon Center Renovation, Harrison House Redevelopment, Launch Harrison County, Oasis Center Repurpose, Park Chevrolet Housing Development, Rice Island Park, sidewalk improvements, as well as other projects that are relevant for 2021 and beyond.

Local & Regional Impact: Tomorrow's Generation

Corydon is a regional tourist destination and historical asset to the State of Indiana. As the setting of the State's First State Capitol, Corydon should continue to be a great place to visit Indiana's History, for businesses to thrive, and for generations to live. The proposed projects not only impact the local community and enhance the region, but showcase Indiana. These projects will directly increase the quality of life and attract new residents to Corydon, increase educational enrollment through new housing developments, improve educational attainment through partner programs such as the Hands Up Scholarships, improve residential income by attracting quality jobs, aiding entrepreneurial opportunity and creating an atmosphere where small businesses can thrive, and improve the assessed value of the community through public redevelopment efforts and private reinvestment. These impacts create a healthy economic community in Corydon that allow existing businesses to grow and prosper and promote new business opportunities. A Stellar Designation in Corydon creates a welcoming community for all generations, a strong regional attraction, and builds Corydon's receptiveness for entrepreneurial opportunities and economic success spurred by transformative projects.

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The proposed Stellar Projects are estimated to invest nearly \$30,000,000 in Corydon. As a result of Corydon's responsible fiscal management, preparation for future opportunities and development of strong community partnerships, the community and private investors are positioned to provide a match of over \$23,000,000 from leveraged resources.

Reasonableness of Project Scope

Corydon has been working together with identified local partners to complete several projects within the community, demonstrating the capacity to achieve this ambitious project scope. Since 2014, the community has completed eight projects and is on track to complete seven more by the end of 2016. It is well within Corydon's capabilities that the nine proposed Stellar Projects can be complete between 2017 and 2020.

Project Timeframe - Each project has been selected and conceptually designed or defined with our team assembled to achieve each project within the four-year window of a Stellar Community.

Project Feasibility - Our team has critically looked at each project and the anticipated costs. The community has collaborated to select priority projects and prepared a preliminary budget to ensure financial viability. We have focused on those projects that will have secured funding and those that match the goals and objectives of our state and local partners. There are also no known major roadblocks such as property acquisition.

Project Financing - These projects will have three major local sources of funds. The Town of Corydon pledges \$4M from cash on hand, bonds and tax abatement. The Harrison County Community Foundation pledges \$4M over a four-year period and Harrison County Government pledges \$4M over a four-year period from cash on hand. By being equal partners, the Town, County and Foundation are leveraging their resources for these critical projects that otherwise would not happen. These funds are contingent on receiving the Stellar Designation.

Project Leverage - Additional private investment contingent on the Stellar Designation equates to between \$6,000,000 and \$14,500,000 committed from private developers or business owners. If Corydon is selected as a finalist, we will provide detailed cost estimates and refined project definitions.

Project & Community Readiness

We are already moving forward with identified community projects and each project is in various of stages of design, development, and implementation. Seven projects will be complete in 2016, setting the stage for the final nine Stellar Projects to be complete by 2020. These projects are moving forward and can be accelerated if Corydon receives the Stellar Designation. We have the team assembled, we have the funds in place and we are already racing towards the finish line. We welcome the opportunity to partner with the state to continue to make our community shine brighter. Additionally Corydon is in good standing with all partner agencies.

Leadership Capacity

Corydon has several strong leaders in the community that have been working together to achieve the community's goals. In the past, the community has demonstrated its ability to successfully complete projects on time and within budget with local, State, and Federal agencies. In the past five years, the community has completed several community enhancement projects and

undertaken quality of life and economic development initiatives. The following individuals and organizations are leaders of the community and will work together to facilitate projects throughout the Stellar Designation.

Eva North, President of the Corydon Town Council, will serve as our local point of contact. Eva will ensure overall project coordination and be the prime person to provide information about each project. Eva will work in full collaboration with the local and state stakeholders.

Corydon Town Council, under the leadership of Eva North, has been charged with oversight of the Stellar Communities Program, and will coordinate activities of the team of local leaders, community partners, and professional consultants assembled to plan, monitor, implement, and ensure success of identified projects.

Main Street Corydon (MSC) is a catalyst for changes that make Corydon a place of excellence, energy and entrepreneurial spirit. MSC was re-accredited by the state on June 5, 2015 and included intense community engagement. Main Street believes that Corydon can again be a place where great ideas take shape. MSC is open to great ideas for new businesses or services and other private development. For example, Main Street's Entrepreneurial Committee has helped to mentor a new technology business, and MSC has become a Kiva trustee, endorsing three crowd-funding loans to local entrepreneurs in downtown. Corydon is a community of people who encourage new ideas and innovation, and who support one another's businesses.

The Harrison County Community Foundation (HCCF) has actively supported a variety of historic preservation and revitalization efforts in Corydon. The foundation has also supported Main Street Corydon's efforts through funding the Downtown Focus Plan, Facade Improvement Program, and matching the state's investment in the Farmer's Market and Wayfinding Signage. HCCF values its role as a catalyst, convener and collaborator, bringing other funders and non-profits together around vital issues to add key support to make positive change possible. HCCF plays a key role in: Jump Start (pre-school initiative), Youth Philanthropists, Education Matters Initiative & Hands Up Scholarship (adult higher education), Harrison County College Success Coalition, Access to Recreation Project, and 21st Century Scholars Program.

Luckett & Farley Development (L&F) is the project and development services and real estate investment arm of Luckett & Farley, which is the oldest architectural firm in the nation. Based in Louisville, Kentucky, L&F is 100% employee owned and 163 years old, with expertise in architecture, engineering, interior design and development. L&F is partnering with Main Street Corydon on the Conrad Building Historic Preservation and Keller Site Mixed-Use Development.

Public Participation & Community Engagement

2015 marked a year of increased engagement for the community. Corydon completed a new Comprehensive Plan (funding by OCRA) and the newly re-certified Main Street Corydon completed the Downtown Focus Plan, and the community hosted the Hometown Collaboration Initiative Program (HCI) as well as the Community Entrepreneurship Initiative (CEI). These plans and initiatives included public involvement from a variety of groups and residents that identified goals and future investment for a successful future. During the Foundation Phase of the Hometown Collaboration Initiative, Corydon's HCI team held a community forum and conducted an anonymous survey with more than 700

responses. Similarly, 30-70 people showed up to each of the 11 public meetings and ward meetings for the Corydon Comprehensive Plan and The Downtown Focus Plan. Finally, the CEI process involved 60 community leaders and directly resulted in implementable projects. The community input gathered from these efforts shaped the proposed projects for the Stellar Program.

The proposed Stellar Projects promote the development of goals set forth in the Corydon Comprehensive Plan and implement projects identified as part of the Downtown Focus Plan, HCI and CEI programs. A Strategic Investment Plan will help us to fine tune these project concepts, budget estimates, and activity timelines. In reference to Corydon pursuing the Stellar Communities Program, Judy O'Bannon, former Indiana First Lady said, "All the stars are lining up together to add to the show." In other words, Corydon has all the right partners aligned to make us an exemplary participant in the Stellar Communities Program.

Maintenance & Future Investment

Currently the Town of Corydon is working with financial experts to create an investment plan that responsibly allocates funding for the establishment and maintenance of these projects. Future investment following the Stellar Designation that extends beyond the time and budgetary constraints of the Stellar Communities Program will continue through implementing the Corydon Comprehensive Plan. The community will continue to tackle projects, strategies and goals identified in the Comprehensive Plan and Downtown Focus Plan until it is time to revisit our accomplishments and establish our next course of action.

Community Approach for Stellar Designation

The Stellar Brand will be used to market Corydon in the Greater Louisville region as a great place for generations to grow, live and thrive. It will be used as part of a comprehensive marketing program targeting the Louisville metro area to attract new residents and business. This effort will be in conjunction with our local Economic Development Team. The Stellar Designation will also be showcased through the Town's new website, along with its respective Facebook page that communicates Stellar events and project outcomes. The Stellar Brand will also be incorporated throughout town on light pole banners so that it is visible to residents and visitors as well as on printed marketing materials. The Stellar

Brand will be coordinated with the Convention & Visitors Bureau as numerous people visit for the State Bicentennial. Monthly Stellar updates will be presented in the Corydon Democrat, a local newspaper.

Stellar Communities Program Impact

While Corydon has not previously submitted a letter of interest for the Stellar Community Program, the Stellar Program has impacted Corydon nonetheless. In anticipation of the becoming involved in the program we have completed the following projects:

- Corydon Comprehensive Plan
- Hometown Collaboration Initiative Program (HCI)
- Main Street Downtown Focus Plan
- Community Entrepreneurship Initiative (CEI)


Through not only these planning efforts, our intensive Stellar planning process has fostered unprecedented local partnerships between the Town and County and motivated the community to come together for one united vision. Dozens of local and regional investors have begun to look at Corydon for development and business opportunities as a result of seeking a Stellar Designation. Imagine what can happen if Corydon is designated a Stellar Community - we can further partnerships, complete development projects, and leverage additional private investment in Corydon.

Are you willing to be as brave and visionary as our forefathers were 200 years ago at the birth of our state? We are and we welcome the opportunity to continue our celebrated history and stellar future!

Best Regards,



Eva North, Town of Corydon
812-738-3958, ENorth@corydon-in.gov
March 11, 2016

 Corydon Stellar

Development Team

Local Point of Contact:

- Eva North, Town of Corydon

Local Leaders:

- Main Street Corydon
- Harrison County Community Foundation
- Harrison County Government
- Blue River Services

Development Team Leaders:

- Taylor Siefker Williams Design Group Consultant Team
- River Hills Economic Development District & Regional Planning Commission

Professional Consultants:

- CWC Latitudes LLC
- Lockett & Farley Development
- Midwestern Engineering
- Paul Primavera & Associates Engineering

- Shireman Construction
- Taylor Siefker Williams Design Group

Local Partners:

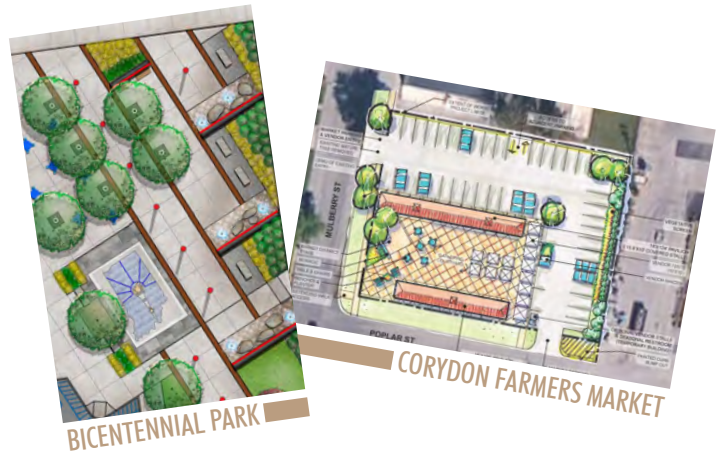
- Boys & Girls Club
- Downtown Corydon Merchants
- Harrison County Arts
- Harrison County Chamber of Commerce
- Harrison County Convention & Visitors Bureau
- Harrison County Economic Development Corporation
- Harrison County Highway Department
- Harrison County Lifelong Learning
- Harrison County Parks Department
- One Church
- South Harrison Community School Corporation
- Tyson Foods
- YMCA of Harrison County
- Youth Philanthropy Council

Current Projects

2016 PROJECTS

We are already moving forward with seven projects in 2016 that will set the stage for Corydon's Stellar Projects. Locations are highlighted on our Project Impact Map.

- Habitat for Humanity ReStore- Local Partner Project
- William Henry Harrison Log Cabin Preservation- Local Partner Project
- Windell Agricultural Building- Local Partner Project
- Farmer's Market - Place Based Investment Fund Project (Local Match)
- Wayfinding Signage - IOTD Marketing Asset Grant (HCCF Match)
- Bicentennial Park - Hometown Collaboration Initiative Capstone Project
- Harrison County Discovery Center & Interactive Museum - Local Partner Project



Stellar Projects

1 KELLER SITE MIXED-USE REDEVELOPMENT

- Redevelops 14 acres of the former Keller Manufacturing site which closed over a decade ago and transforms the underutilized & vacant property in downtown near Indian Creek.
- Phase III environmental completed and remediation completed.
- Includes an event center, access roadway, utilities, parking garage, and mixed-use development that includes multi-family residential such as brownstones and apartments, retail, restaurants, and office space.
- Project Timeframe: 2017-2020

Project Readiness:

- Conceptual design complete
- Owned by Main Street Corydon
- Market Study underway
- Developer under contract



KELLER REDEVELOPMENT & KELLER PARK

2 KELLER PARK

- Preserves large portion of the vacant Keller Property for recreational and educational activities.
- This project includes a walking trail, grand lawn, amphitheater for small music venues, pedestrian bridge crossing, scenic overlooks and enhanced landscaping.
- Project Timeline: 2018-2019



Project Readiness:

- Conceptual design complete
- Owned by Main Street Corydon

3 STONECIPHER BUILDING HISTORIC PRESERVATION

- Preserves and redevelops an existing vacant building adjacent to the future Bicentennial Park.
- Will include 1-2 retail/restaurant units on the first floor, 2-4 residential units on the second floor, and outdoor dining opportunities on side of the building, allowing people to interact with the new park.
- Project Timeline: 2017

Project Readiness:

- Conceptual design complete



STONECIPHER BUILDING CONDITION

4 HOUSING REHABILITATION

- Provides redevelopment of existing housing stock to create quality housing for Corydon residents.
- Targets single-family housing units (affordable and senior) in addition to affordable and ADA-accessible rental units within the Harrison Center.
- Project Timeframe: 2017-2019



Project Readiness:

- Program defined
- Building owned by Blue River Services

5 CAPITOL AVENUE GATEWAY & URBAN TRAIL

- Enhances a prominent corridor in Corydon, that also features the gateway into Historic Downtown and Keller Redevelopment & Keller Park.
- Gateway includes stone lighted bollards on the bridge crossing and framing the existing gateway sign, landscaping, and Corydon Courtyard with benches, lighting, and signage.
- Urban Trail includes a wider sidewalk, decorative pavers/markers, history and art displays, and acorn lighting.
- Supports connectivity and safety for pedestrians.
- Project Timeframe: 2017-2020

Project Readiness:

- Conceptual design complete



CAPITOL AVENUE GATEWAY AT KELLER SITE

6 FACADE IMPROVEMENT PROGRAM

- Existing program that facilitates the rehabilitation of downtown facades.
- This project has already made significant impact with HCCF and CEDIT funds, and has already leveraged \$231,000 in the investment of facades.
- Seven facade improvements completed in 2015; \$100,000 budget for 2016 (50-50 match).
- Leverages private investment (50-50 match).
- Project Timeframe: 2015-2019

Project Readiness:

- Program defined & underway



BUTT DRUGS FACADE RENOVATION

FORMER GAS STATION
(ZIMMERMAN ART GLASS)

7 CONRAD BUILDING HISTORIC PRESERVATION

- Preserves a historic building that is currently vacant and in jeopardy if not rehabilitated.
- Will include retail units on the first floor with the intention of attracting a destination restaurant with 6-8 residential units on the second floor.
- Across from the future Bicentennial Park.
- Project Timeframe: 2017



Project Readiness:

- Property owned by Main Street Corydon
- Design underway / Architect under contract



CONRAD FURNITURE BUILDING

8 INDIAN CREEK TRAIL CONNECTION

- Completes missing connector piece of 0.9 miles along the 2.9 mile trail system.
- Will provide a safe pedestrian and bicyclist connection from the YMCA to Hayswood Nature Preserve.
- Preserves natural corridors, increases physical activity and tourism.
- Will eventually link to green space at Keller Site to create a trail loop.
- Project Timeline: 2016-2017



Project Readiness:

- Design underway
- Property acquired



INDIAN CREEK TRAIL

9 DOWNTOWN ENHANCEMENTS

- Installs historic lighting and other enhancements throughout downtown to improve connectivity, the perception of safety, and aesthetics of downtown.
- Promotes new investment.
- Project Timeframe: 2017



Project Readiness:

- Conceptual design complete
- Implementation of some lighting



CAPITOL AVENUE LIGHTING