



Celebrated History...Stellar Future!



TOWN OF CORYDON

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CORYDON, INDIANA 47112
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TOWN COUNCIL
Eva L. North, President & First Ward
Roger L. McGraw, VP & Second Ward
John D. Kinnear, Third Ward
Mark L. Parks, Fourth Ward
Chris L. Mattingly, Fifth Ward



President's Message

February 14th, 2017

Community Members:

Stellar commitment and funding are providing us the opportunity to continue the momentum that was occurring within Harrison County, such as the Talmage Windell Agriculture Building, Habitat ReSale Store, the Discovery Center, Bicentennial Park, the Indian Creek Trail Connection, and Fred Cammack Farmers Market. This is our first quarterly update for 2017, the first of four years as Indiana's Stellar Designee.

Corydon has a Stellar Plan: Surveys, community meetings, town and county elected officials, Harrison County Community Foundation, Main Street Corydon, and the Stellar Steering Committee that grew to over 60 volunteers established the 10-project plan for Stellar. Projects of this magnitude are impossible without this team.

The ten projects are establishing a strong foundation of excellence, community partnerships, teamwork, and have engaged people of all ages. Community members have also suggested other areas to consider after the current projects are completed. An unexpected result of being designated Stellar is that people are dreaming outside the realm of current plans, creating a community with vision and perspective.

The gateway to our community is the Keller site. Hundreds of people were employed by Keller Manufacturing, and our town gained national recognition due to the quality of products made there. This site has always been valuable to us and will be in our future. There is no other site in Corydon with 14 vacant acres that could provide us with so much potential for walking to our historic downtown, and the beautiful view of Indian Creek. There is not enough money to buy the natural resources that this site provides. What a positive impact the park, event center, apartments, brownstones, and boutique hotel will have on our small businesses, residents and visitors!

Corydon's citizens are involved in making us Stellar! We are inspired by the community engagement in our public input sessions at Town Hall earlier this month. More than 80 people attended the workshops and 400 submitted a survey. What is most exciting is that the youth of our community are fully engaged. Parents, grandparents, children, teenagers and young adults attended each workshop, and many school children participated in our survey. I've even received letters and petitions from students who are excited about the future park at Keller.

Corydon's Stellar Success is measurable: As we continue to implement the Stellar plan, we will utilize performance indicators to measure our success. These indicators are:

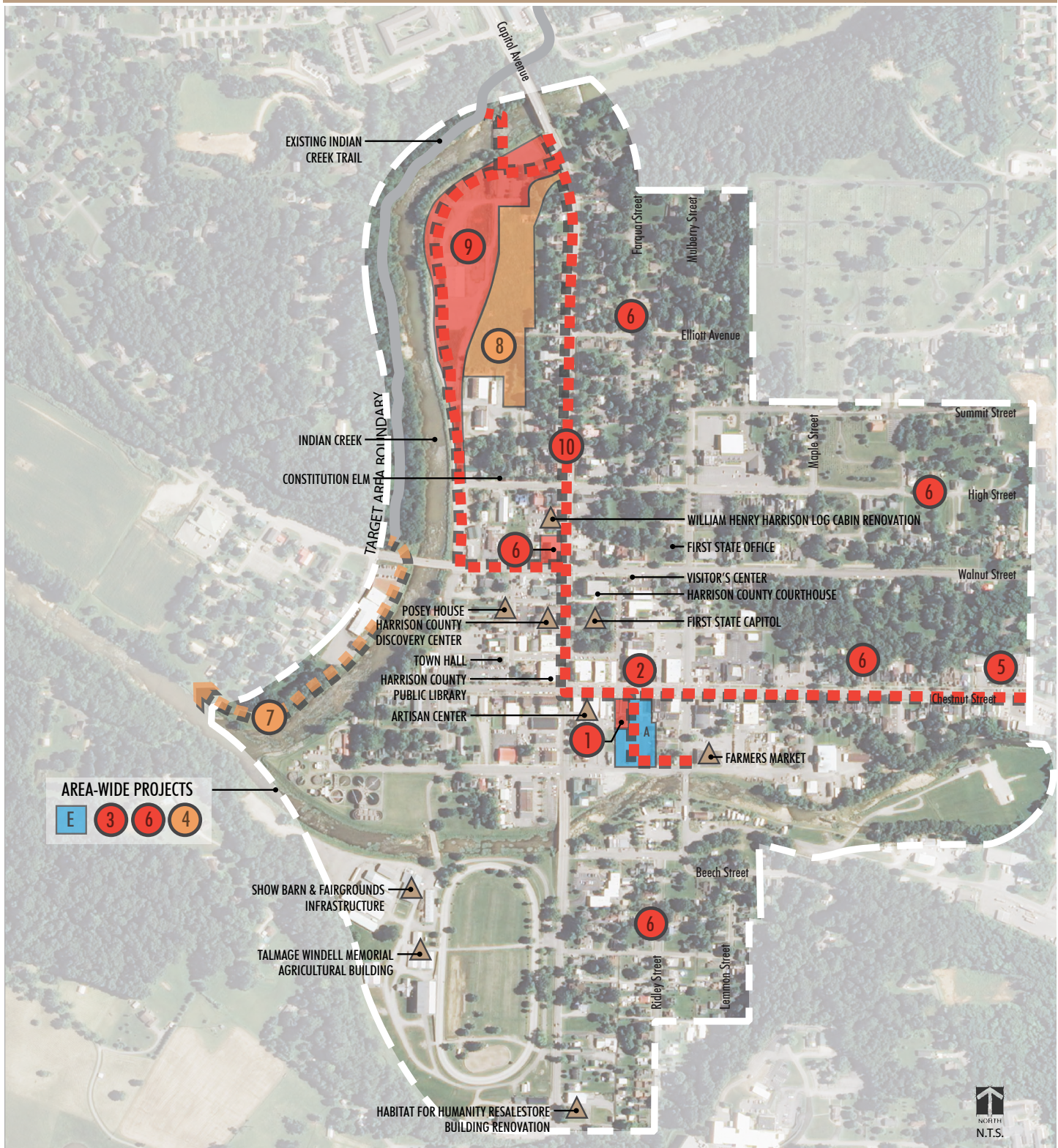
- **Increase Assessed Value:**
 - \$109,711,243: Real Estate Net Assessed Value 2016
- **Increase Population:** 3,144 (2016)
- **Increase Resident Income:**
 - \$19,825: 2016 per capita income; \$32,031: 2016 median household income
- **Increase Educational Attainment:**
 - 91.6% of those 25 and older have a high school diploma or higher & 14.7% have a bachelor's degree or higher (2016)
- **Increase School Enrollment:**
 - CCHS - 716
 - CCJHS - 336
 - CIS - 436
 - CES - 566

During the next quarter, our community will make significant progress on Bicentennial Park and four Stellar projects: Stonecipher building renovation, JJ Bulleit building renovation, facade improvement program, and Indian Creek Trail connection.

Sincerely,

Eva North
Town Council President
Town of Corydon

TARGET AREA MAP (STRATEGIC INVESTMENT PLAN PROJECTS)



STELLAR PROJECTS

- 1. STONECIPHER BUILDING
- 2. J.J. BULLEIT BUILDING
- 3. FACADE IMPROVEMENT PROGRAM
- 4. DOWNTOWN ENHANCEMENTS
- 5. CORYDON SCHOOL SENIOR LOFTS
- 6. HOUSING REHABILITATION
- 7. INDIAN CREEK TRAIL CONNECTION
- 8. KELLER REDEVELOPMENT
- 9. KELLER PARK
- 10. CAPITOL AVENUE GATEWAY & URBAN TRAIL

● STELLAR-FUNDED
● COMMUNITY-FUNDED

CURRENT PROJECTS (2017)

A. BICENTENNIAL PARK

PAST PROJECTS (2014-2016)

- HABITAT FOR HUMANITY RESALESTORE BUILDING RENOVATION
- WILLIAM HENRY HARRISON LOG CABIN RENOVATION
- TALMAGE WINDELL MEMORIAL AGRICULTURAL BUILDING
- CORYDON FARMERS MARKET
- WAYFINDING SIGNAGE
- HARRISON COUNTY DISCOVERY CENTER & INTERACTIVE MUSEUM
- 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



STELLAR PROJECT OUTCOMES

1 Stonecipher Building Historic Renovation

- Increases tax revenue from business that will be located on the first floor, and residential units on the second floor.
- Increases housing units in Corydon, meeting the critical housing need.
- Currently assessed at \$181,700 and annual taxes of \$3,056.34.
- Increased assessed value of \$800,000.

2 J.J. Bulleit Building Historic Renovation

- Formerly listed as Conrad Building Historic Preservation.
- Preserves a historic building that is currently vacant and in jeopardy of demolition if not rehabilitated.
- Includes 6 residential units on the second floor to meet critical housing needs.
- Includes a destination restaurant, adding 20-30 employment opportunities, tax benefits, and improves the retail mix.
- Results in an increase of population of 6-12 people with 4-6 children going to the school system.
- Assessed at \$225,200 and annual taxes of \$3,855.20.
- We anticipate that the assessed value will increase to \$1,250,000.

3 Facade Improvement Program

- Leverages private investment (50-50 match).
- Increase in number of first-time customers.
- Most businesses experience an increase in sales.
- Property typically generates an increase in rental revenues.
- Properties are often converted to a perceived better use.
- Other building improvements are also performed.
- Community pride, historic appreciation and civic legacy are celebrated.
- Facade Improvement Grants (funded by CEDIT, HCCF and local donors) totaling \$121,319 have leveraged \$784,643 in private investment.
- Completed 5 facades in 2015, 7 in 2016, and 5 are slated for 2017.

4 Downtown Enhancements

- Improves connectivity and walkability by providing well-lit walkways throughout downtown.
- Improves safety and aesthetics of downtown.
- Promotes new development and investment.

5 Corydon School Senior Lofts

- Creates opportunities for residential infill as homeowners move to new rental facility.
- Provides for aging in place by creating 40 units.
- Preserves a historically intrinsic building in the community.
- Meets critical need for senior housing.
- Grows tax base.
- Leverages over \$6 million in private investment.
- Assessed at \$174,500 and taxes of \$0.00.
- Increases assessed value to over \$5,000,000.

6 Housing Rehabilitation

- Increases property values and assessed value of approximately 20 houses.
- Increases residents' ability to age in place.
- Increases residents' disposable income.
- Increases neighborhood pride.

7 Indian Creek Trail Connection

- Links green space at Keller Park to create a trail loop.
- Provides a safe pedestrian and bicyclist connection from the YMCA to Hayswood Nature Reserve.
- Preserves natural corridors.
- Increases physical activity, health, and tourism.
- Links key elements to the community.
- Provides recreation opportunity for all age groups and physical ability.
- Connects neighborhoods to schools and businesses.
- Promotes healthy communities.
- Reduces vehicular traffic.
- Adds a key component to our quality of life.

8 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.
- Takes a property that has not produced taxes for over a decade into collecting \$180,000 property taxes annually.
- Adds employment opportunities and income potential for residents.
- Supports downtown businesses by creating residential density and office spaces that do not compete but complement them.
- Creates 36-48 new housing units and would anticipate 8-14 new students for the South Harrison Community School Corporation.
- Improves quality of life and quality of place through gathering space.
- Increases visitors through the Event Center and boutique hotel.

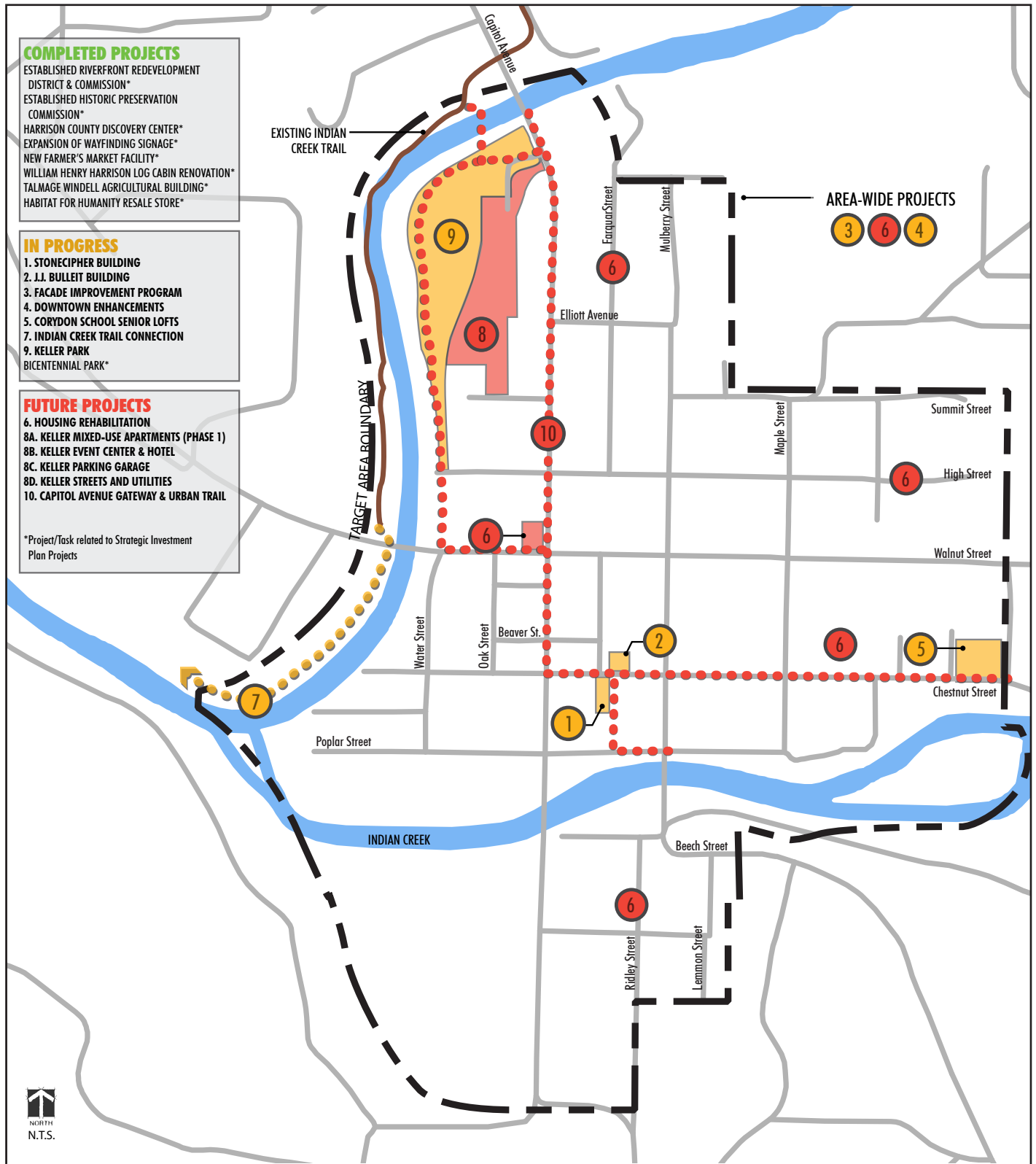
9 Keller Park

- Increases property values.
- Attracts and retains high income seniors, talent and educated workforce, additional homebuyers, and families with children by providing facilities for all ages.
- Increased benefits based on National Recreation Parks Association's research: improved health, a closer connection to nature and a greater sense of community. This will lead to lower health care costs, higher property values and an overall boost in the standard of living that benefits all.

10 Capitol Avenue Gateway & Urban Trail

- Supports connectivity and safety for pedestrians.
- Links key destinations in the community.
- Provides recreation opportunity for all age groups and physical ability.
- Connects neighborhoods to schools and businesses.
- Promotes aging in place.
- Promotes healthy communities.
- Reduces vehicular traffic.
- Adds a key component to our quality of life.

STELLAR PROJECT STATUS MAP



ANTICIPATED STELLAR PROJECT SCHEDULE

		Project Timeline - 2017			
	Stellar Projects	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1	Stonecipher Building Historic Renovation	In Progress	In Progress	In Progress	Complete
2	J.J. Bulleit Building Historic Renovation	In Progress	In Progress	Complete	Complete
3	Facade Improvement Program	In Progress	In Progress	In Progress	In Progress
4	Downtown Enhancements	In Progress	In Progress	In Progress	In Progress
5	Corydon School Senior Lofts	In Progress	In Progress	In Progress	In Progress
6.1	Housing Rehabilitation - Harrison Center	Future Project	Future Project	In Progress	In Progress
6.2	Housing Rehabilitation - Target Area	Future Project	Future Project	In Progress	In Progress
7	Indian Creek Trail Connection	In Progress	In Progress	Complete	Complete
8A	Keller Site Mixed-Use Apartments	Future Project	Future Project	Future Project	Future Project
8B	Keller Event Center	Future Project	Future Project	Future Project	Future Project
8C	Keller Parking Garage	Future Project	Future Project	Future Project	In Progress
8D	Keller Streets and Utilities	Future Project	Future Project	In Progress	In Progress
9	Keller Park	In Progress	In Progress	In Progress	In Progress
10	Capitol Avenue Gateway & Urban Trail	Future Project	Future Project	In Progress	In Progress

Future Project 
 In Progress 
 Complete 

STELLAR PROJECT ACTIVITIES (12/01/2016 - 02/14/17)



Stellar Committee & Communication

Public Meetings

- December 5th - County Commissioners Stellar Update
- December 8th - Stellar Steering Committee Meeting
- December 12th - County Council & Town Council Stellar Update
- January 30th - Public Workshop Series
- January 31st - Public Workshop Series
- February 1st - Public Workshop Series
- February 2nd - Public Workshop Series
- February 13th - County Council & Town Council Stellar Update

Program Management Meetings

- December 14th
- December 28th
- January 11th
- January 20th - Stellar Workshop
- February 8th

Media Outreach

- December 1st - Talk of the Town Facebook Post
- December 12th - Stellar Plans at Keller Site a Go, Despite Railroad (Corydon Democrat)
- December 9th - Talk of the Town Facebook Post
- December 16th - Talk of the Town Facebook Post
- December 23rd - Talk of the Town Facebook Post
- December 30th - Talk of the Town Facebook Post
- January 6th - Talk of the Town Facebook Post
- January 9th - Cities - Corydon Develops 30-Year Plan (Howey Politics Blog)
- January 9th - Two Stellar Communities in Southern Indiana and Their Paths to the Future (New Albany Tribune & Indiana Economic Digest)
- January 10th - Keller Project Scrutinized by Council (Corydon Democrat)
- January 12th - Main Stellar Community Project for Corydon Opposed by Lucas Oil Owner (Indiana Economic Digest)
- January 13th - Talk of the Town Facebook Post
- January 20th - Talk of the Town Facebook Post
- January 27th - Talk of the Town Facebook Post
- January 30th - Facebook Post
- February 1st - Gathering Input (Corydon Democrat)
- February 3rd - Talk of the Town Facebook Post
- February 10th - Talk of the Town Facebook Post

1

Stonecipher Building Historic Renovation

- Historic Preservation Commission Meeting

2

J.J. Bulleit Building Historic Renovation

- Historic Preservation Commission Approval

3

Facade Improvement Program

- February 1st - Grants Awarded to White House Candy Company & Davis, Davis & Layson

4

Downtown Enhancements

- Contract Pending for Design

5

Corydon School Senior Lofts

- December 5th - Zoning Change Approval

6

Housing Rehabilitation

- January 17th & 27th - Met with groups who have administered CDBG

7

Indian Creek Trail

8

Keller Site Mixed-Use Redevelopment

- January 10th - Keller Discussion with Funders
- January 17th - Site Plan Updated
- January 30th-February 2nd - Stellar Workshop Series
- Site Survey In Progress

9

Keller Park

- January 30th-February 2nd - Stellar Workshop Series
- January 31st - Request for Qualifications Received
- Site Survey In Progress

10

Capitol Avenue Gateway & Urban Trail

- January 25th - Coordination Meeting with INDOT
- January 30th-February 2nd - Stellar Workshop Series

STELLAR FUNDING SOURCES

1. Stonecipher Building: \$600,000

- Historic Grant Renovation Program: \$87,000*
- Main Street Corydon: \$10,000
- Rodefer Moss & Co, PLLC

*State Stellar Funds

2. J.J. Bulleit Building: \$1,250,000

- Harrison County Community Foundation:
 - Grant: \$500,000
 - PRI: \$750,000
- Historic Grant Renovation Program: \$100,000*
- Main Street Corydon: \$10,000
- Applied for Federal Historic Tax Credits: \$240,000

3. Facade Improvement Program: \$300,000

- Main Street Corydon/CEDIT: \$50,000/year (anticipated)
- Historic Grant Renovation Program: \$187,000 (J.J. Bulleit & Stonecipher) *
- Other facades can still apply competitively

4. Downtown Enhancements: \$250,000

- Funding Source: Town of Corydon

5. Corydon School Senior Lofts: \$7,500,000

- Low Income Historic Tax Credits: \$1,200,000*

6. Housing Rehabilitation: \$1,000,000

- HOME: \$750,000*
- CDBG: \$250,000*

7. Indian Creek Trail: \$2,200,000

- Harrison County: \$1,200,000
- Harrison County Community Foundation: \$1,008,642

8. Keller Mixed-Use Redevelopment Phase 1: \$24,525,000

- Lockett & Farley: \$15,025,000
- Harrison County Community Foundation: \$2,750,000
- Town of Corydon: \$2,750,000
- Harrison County Government: \$4,000,000

9. Keller Park: \$2,500,000

- OCRA: \$2,000,000*
- Town of Corydon \$500,000

10. Capitol Avenue Gateway & Urban Trail: \$3,000,000

- INDOT: \$2,500,000*
- Town of Corydon: \$500,000