



CORYDON
*Celebrated
History...*
Stellar Future

CORYDON, INDIANA

STELLAR QUARTERLY UPDATE

October 2017



Celebrated History...Stellar Future!



TOWN OF CORYDON

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CORYDON, INDIANA 47112
812-738-3958

TREGALA M. KING, CLERK-TREASURER
CHRISTOPHER L. BYRD, ATTORNEY

TOWN COUNCIL

Eva L. North, *President & First Ward*
Roger L. McGraw, *VP & Second Ward*
John D. Kuttner, *Third Ward*
Mark L. Parks, *Fourth Ward*
Chris L. Mattingly, *Fifth Ward*



President's Message

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October 2017

Community Members:

The Stellar Designation has brought great opportunities to this community. The most recent is the gift of Arts Midwest World Fest, thanks to our state partner, the Indiana Arts Commission. We will host a total of four international musical groups from Norway, China, Japan and Israel. During the week of September 25-30, we hosted Manhu Band from a remote stone forest in the Hunan province of China. Since music is the universal language we connected rural communities from opposite sides of the world, and children of all ages learned Manhu traditional dances and their native music. This is their first visit to the United States and we are grateful to have them visit our community. Main Street was instrumental and organized and coordinated workshops for Lanesville, North Harrison and South Harrison Schools for 3,100 students. The students were engaged in learning about the musicians, their instruments, culture and music. The school bands played music for Manhu and had their own, more detailed interactive workshops.

Throughout the Stellar Designation we have learned a lot! Our Stellar Projects were selected carefully through lots of public input, but that was only the beginning. Even though many agreed these projects were great ideas, community collaboration and feedback does not stop there. We learned that we need to work overtime in our efforts to inform and engage our community, and we need buy-in from our partners at all times. Community building and moving a new direction is a slow and challenging process, and does not come without conflict and resolution, and is ever-changing. Bringing our community together to form a unified vision to a successful future has been well worth the investment of time and effort.

Corydon is experiencing major transformation in appearance as well as activity from our efforts! We have young business owners investing in buildings and businesses that we identified as necessary to keep working toward the revitalization goals. Festivals and other activities have grown out of the availability of outdoor space, such as a monthly movie night at Bicentennial Park, FFA dinner at Farmers Market, choirs singing, etc. This is just the beginning of our designation and the beginning to a bright future!

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:

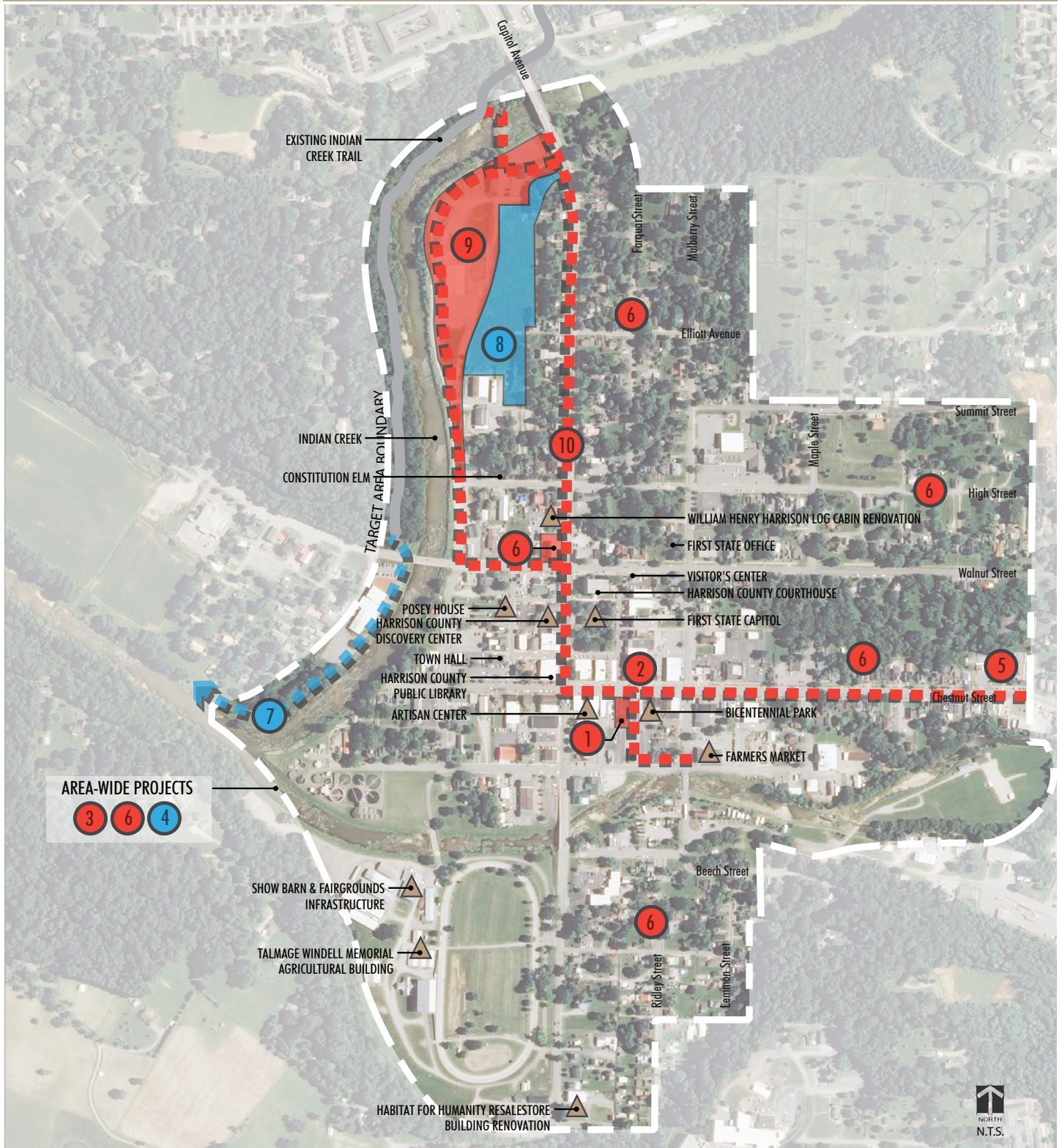
- **Increase Assessed Value:**
 - \$109,711,243: Real Estate Net Assessed Value 2016
- **Increase Population:** 3,144 (2016)
- **Increase Resident Income:**
 - \$19,825: 2016 per capita income; \$32,031: 2016 median household income
- **Increase Educational Attainment:**
 - 91.6% of those 25 and older 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

This quarter we worked on grant submissions, historic preservation tax credits, tax abatement areas, and selected consultants and designers for state grants. During the next quarter, our community will continue to make progress on all ten Stellar Projects. Your input is always welcome through the Stellar process as we establish our best community possible.

Sincerely,

Eva North
Town Council President

TARGET AREA MAP (STRATEGIC INVESTMENT PLAN PROJECTS)



STELLAR PROJECTS

1. BEANBLOSSOM 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 SITE REDEVELOPMENT
9. KELLER PARK
10. CAPITOL AVENUE GATEWAY & URBAN TRAIL

● STELLAR-FUNDED ● COMMUNITY/PRIVATE FUNDED

COMPLETED PROJECTS (2014-2017)

- 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
- BICENTENNIAL PARK

STELLAR PROJECT OUTCOMES

1 Beanblossom 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 \$127,941 have leveraged \$794,865 in private investment.
- Completed 5 facades in 2015, 7 in 2016, and 6 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 45 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 10 home.
- 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 Market-Rate Housing

- Redevelops 7 acres of the former Keller Manufacturing site which closed over a decade ago and transforms the underutilized & vacant property in downtown near Indian Creek.
- Collects annual property tax on a property that has not produced taxes for over a decade.
- Supports downtown businesses by creating residential density and increasing foot traffic downtown.
- Increases enrollment in public schools.
- Improves quality of life by providing housing options.
- Attracts young professionals to Corydon.

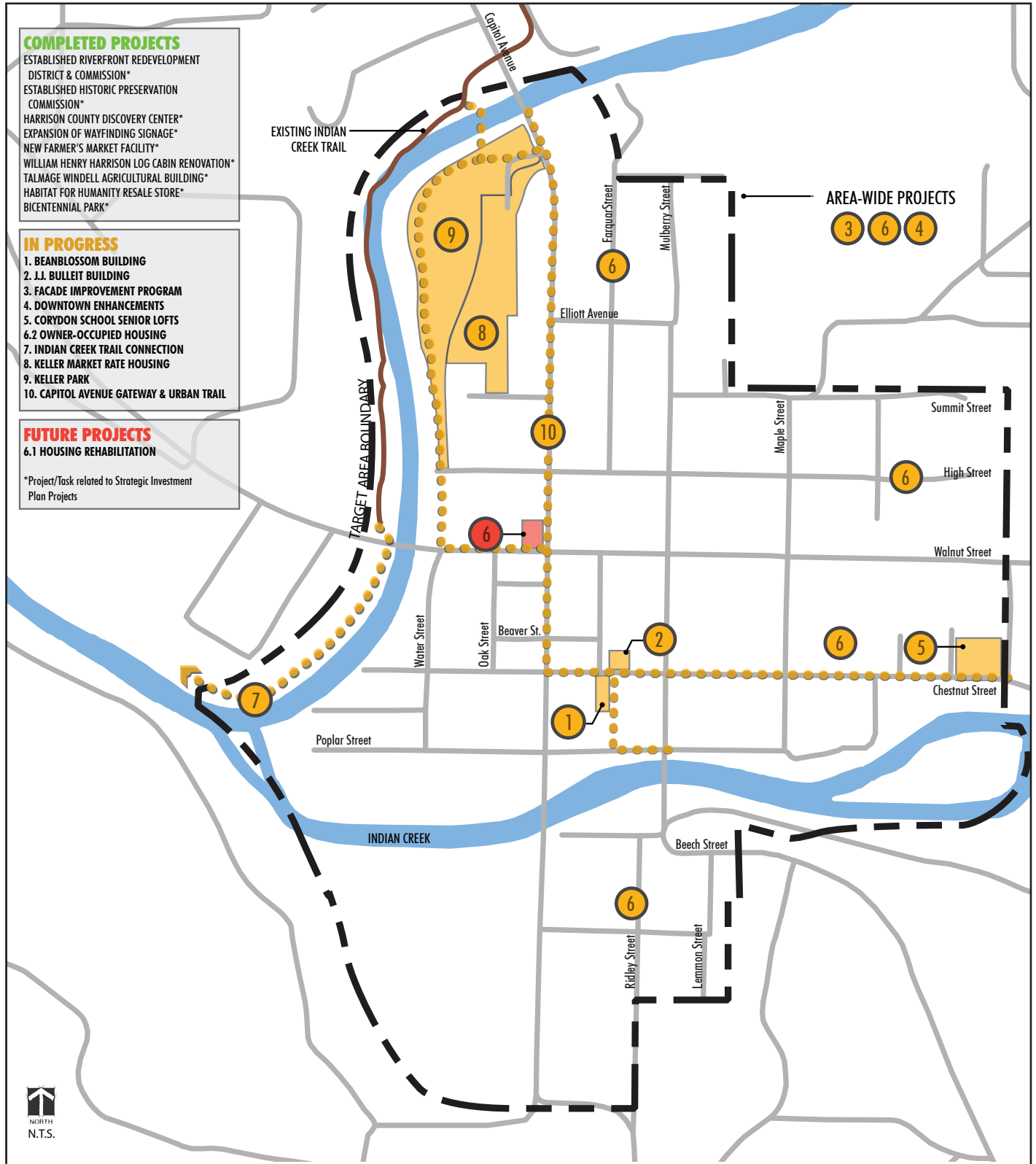
9 Keller Park

- Increases property values and redevelops 7 acres of the former Keller site.
- 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 Beanblossom Building Historic Renovation	In Progress	In Progress	In Progress	In Progress
2 J.J. Bulleit Building Historic Renovation	In Progress	In Progress	In Progress	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	Future Project	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	In Progress	In Progress
8 Keller Market-Rate Housing	In Progress	In Progress	In Progress	In Progress
9 Keller Park	In Progress	In Progress	In Progress	In Progress
10 Capitol Avenue Gateway & Urban Trail	Future Project	In Progress	In Progress	In Progress



STELLAR PROJECT ACTIVITIES (5/31/17-10/04/17)



Stellar Committee & Communication

Public & Steering Committee Meetings

- August 28th (Owner Occupied Rehab Hearings)
- August 29th (Keller Park Programming)
- October 4th (Steering Committee)

Program Management Meetings

- June 14th
- June 28th
- July 12th
- July 26th
- August 9th
- August 23rd
- September 13th
- September 22nd

Media Outreach

- June 2nd: Talk of the Town Facebook Post
- June 9th: Talk of the Town Facebook Post
- June 14th: Corydon's Stellar work a ray of sunlight: Corydon Democrat Article
- June 14th: Work continue on Stellar projects: Corydon Democrat Article

- June 16th: Talk of the Town Facebook Post
- June 23rd: Talk of the Town Facebook Post
- June 28th: Understanding the past helps determine future: Corydon Democrat Article
- June 30th: Talk of the Town Facebook Post
- July 7th: Talk of the Town Facebook Post
- July 14th: Talk of the Town Facebook Post
- July 21st: Talk of the Town Facebook Post
- July 28th: Talk of the Town Facebook Post
- August 1st: Boys & Girls Club Facility on schedule: Corydon Democrat Article
- August 4th: Talk of the Town Facebook Post
- August 11th: Talk of the Town Facebook Post
- August 25th: Talk of the Town Facebook Post
- September 1st: Talk of the Town Facebook Post
- September 8th: Talk of the Town Facebook Post
- September 15th: Talk of the Town Facebook Post
- September 22nd: Talk of the Town Facebook Post
- September 29th: Talk of the Town Facebook Post

1

Beanblossom Building Historic Renovation

- Demolition Complete
- Now Beanblossom Building
- Anticipated Completion December 2017

2

J.J. Bulleit Building Historic Renovation

- Construction Underway
- Completion Anticipated December 2017

3

Facade Improvement Program

- 17 Facades Completed
- 4 Facades Underway

4

Downtown Enhancements

- Cost Estimate Determined
- Submitting Grant Application to HCCF

5

Corydon School Senior Lofts

- Boys & Girls Construction Underway - Near Completion
- Design Complete for Senior Lofts

6

Housing Rehabilitation

- Harrison Center - Application being developed with construction anticipated late spring of 2018
- Single-Family Rehabilitation Application Submitted

7

Indian Creek Trail

- Open for Bid

8

Keller Market-Rate Housing

- Environmental Review Phase 1 Complete

9

Keller Park

- Undergoing Conceptual Design & Community Engagement
- Environmental Review Phase 1 Complete

10

Capitol Avenue Gateway & Urban Trail

- Consultant Selected
- Anticipated Conceptual Design Complete by End of Year

© Town of Corydon

STELLAR FUNDING SOURCES

1. Beanblossom Building: \$600,000

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

2. J.J. Bulleit Building: \$1,812,500

- Harrison County Community Foundation:
 - Grant: \$500,000
 - PRI: \$750,000
 - Harper Building Purchase: \$212,500
- 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

(total grant and private investment from 2017-2019)

- Main Street Corydon/CEDIT: \$50,000/year (anticipated)

4. Downtown Enhancements: \$721,228

- Funding Source: HCCF: \$721,228**

5. Corydon School Senior Lofts: \$11,000,700 (estimated)

- Low Income Historic Tax Credits: \$810,000*/per year
- HOME: \$400,000*
- Development Fund: \$500,000*
- Myszak + Palmer

6.1 Housing Rehabilitation: Harrison Center: \$750,000

- HOME: \$750,000*

6.2 Housing Rehabilitation: Single-Family Rehab: \$275,000

- CDBG: \$250,000*
- Town of Corydon: \$25,000

7. Indian Creek Trail: \$2,281,152

- Harrison County: \$1,200,000
- Harrison County Community Foundation: \$1,081,152

8. Keller Market-Rate Housing Phase 1: \$11,775,000

- Lockett & Farley Development: \$9,025,000 (Estimated Private Investment)
- Town of Corydon: \$2,750,000 (Streets & Infrastructure)

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

Approximately \$35,000,000 in investment

*State Stellar Funds

**HCCF Funding Per Individual Project Requests.