

| City Capital Investments - Stellar Area                      | Description: Please provide a description of the investment. Example: " 8 lights on Main Street and Harrison Road"  | Type based upon 4 Categories of: Building Renovation, Building Construction, Housing/Residential, Infrastructure) | Year | Investment Amount |
|--|---|---|------|-------------------|
| Owner Occupied Repair (All)                                  | Provide grants for repairs and rehabilitation to homes that will keep homes affordable. Maximum grant amount is \$25,000. Will encourage energy efficiency and smart technology improvements when applicable. | Building Renovation   | 2020 | \$ 250,000.00     |
| Cumberland Heights Trail (Cumberland)                        | Sidewalk would be constructed within existing right-of-way, as much as possible, to provide safe access to Lion's Park. Cumberland Heights does not have sidewalks.   | Infrastructure  | 2020 | \$ 660,000.00     |
| Gem North reroute to Cumberland WWTP (Cumberland)            | Cumberland owns and operates both the Gem and Cumberland Wastewater Treatment Plants. The long term plan has been to reroute the Gem North WWTP to Cumberland WWTP.   | Infrastructure  | 2020 | \$ 1,250,000.00   |
| Mt. Comfort Rd & CR 600N Roundabout (McCordsville)           | Construction of a 2-lane Roundabout that will be designed to function with the current 2-lane roadway segment and the future 4-lane roadway segment on Mt. Comfort Rd.  | Infrastructure  | 2022 | \$ 2,710,000.00   |
| Old Town Boardwalk (McCordsville)                            | Multi-use trail facility along the legal drain through Old Town. Providing a central bike/ped facility, investment in Old Town, and scenic views.   | Infrastructure  | 2022 | \$ 1,174,700.96   |
| North Railroad Street Stormwater Improvements (McCordsville) | Construction of new stormwater pipe to alleviate current flooding issues in the basin.  | Infrastructure  | 2021 | \$ 300,000.00     |
| US 52/Mt. Comfort/Gem Streetscape (New Palestine)            | Installation of new sidewalk along US 52 where there currently one, street lights, signage, landscaping, and a pocket park at Gem Road and US 52.   | Infrastructure  | 2022 | \$ 901,843.00     |
| Lions Club Park Improvements (New Palestine)                 | Installation of ADA accessible playground equipment.  | Infrastructure  | 2020 | \$ 235,000.00     |
| Community Room Renovations (New Palestine)                   | Renovation of a portion of Town Hall to incorporate a usable Community Room for residents.  | Building Renovation   | 2022 | \$ 109,000.00     |
| Nichols Building Renovation (New Palestine)                  | Historic preservation of the Nichols Building.  | Building Renovation   | 2020 | \$ 136,000.00     |
| Historic Façade Grants                                       | Provide grants for owners of historic buildings to make façade improvements like windows, awnings, brick tuckpointing, and other similar repairs.   | Building Renovation   | 2020 | \$ 200,000.00     |
| S. Depot Street Flex Street (New Palestine)                  | Modify S. Depot Street to create a space for events with decorative asphalt or pavers, lighting, archway signage, on street parking, gates, and sidewalks.  | Infrastructure  | 2020 | \$ 220,000.00     |

| City Capital Investments - NonStellar Area (i.e., streetscape, facades, etc) | Description: Please provide a description of the investment.<br>Example: " 8 lights on Main Street and Harrison Road"  | Type based upon 4 Categories of: Building Renovation, Building Construction, Housing/Residential, Infrastructure) | Year | Investment Amount |
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| Smart Streets (All)  | Smart street sensors will be placed first along the corridor and then throughout the three communities to allow for more efficient road maintenance.   | Infrastructure  | 2021 | \$ 30,000.00      |
| WIFI Zones (All)   | Free public WIFI zones in select locations in each town.   | Infrastructure  | 2020 | \$ 184,872.40     |
| Bike Repair Stations (Cumberland & McCordsville)                             | Nine bike repair stations will be placed within the region, with three going on trails within each town  | Infrastructure  | 2019 | \$ 17,000.00      |
| Smart Town Halls (All)   | The three town halls will be retrofitted with smart features as a community demonstration project to show the community what smart technology can do   | Building Renovation   | 2019 | \$ 41,000.00      |
| Smart Trail Amenities (All)  | Each commnity proposes to design and install two smart signs (6 total) along sections of trails. These smart signs will be similar to LinkNYC in that they will be an all in one with interactive signs, call boxes, wifi cameras, pedestrian and bicycle counters, and charging stations. | Infrastructure  | 2020 | \$ 250,000.00     |
| Mt. Comfort Corridor Gateways (All)  | The three communities plan to have consistent gateways along Mt. Comfort Road with signage, lighting, and sidewalks at the entry to each town from the corridor. Other locations may include Hancock Health at I-70 and the Indianapolis Regional Airport and Mt. Comfort.                 | Infrastructure  | 2020 | \$ 90,000.00      |
| Mt. Comfort & US 40 Gateway  | Town of Cumberland Gateway   | Infrastructure  | 2022 | \$ 300,000.00     |
| SR 67 Streetscape Phase II (McCordsville)                                    | Consruction of additional landscaping and Town gateway signage.  | Infrastructure  | 2021 | \$ 100,000.00     |
| Force Main & Lift Station Cedar Creek to Crystal Heights (New Palestine)     | Force main extension to lift station.  | Infrastructure  | 2019 | \$ 90,000.00      |
| Main Street East Gateway (New Palestine)                                     | Addition of landscaping at all 4 hard corners, Main St. signage, crosswalk striping, and mural on building at SWC.   | Infrastructure  | 2019 | \$ 35,000.00      |
| WWTP Expansion (McCordsville)  | Expansion of existing plant from 0.5 MGD to 1 MGD.   | Infrastructure  | 2021 | \$ 5,900,000.00   |
| Larabee & Rineger Pocket Park Improvements (New Palestine)                   | Addition of landscaping, seating areas, and other improvements to the exiting pocket park.   | Infrastructure  | 2019 | \$ 25,000.00      |

| Private Capital Investments - Stellar Area                                       | Description: Please provide a description of the investment.<br>Example: " 8 lights on Main Street and Harrison Road"   | Type based upon 4 Categories of:<br>Building Renovation, Building Construction, Housing/Residential, Infrastructure) | Year | Investment Amount |
|--|---|--|------|-------------------|
| Trailhead at Buck Creek - Mixed Use Project at US 40 & Carroll Road (Cumberland) | <p>1 wo to three story structures with a combination of retail on the first floor and apartments above and mutlit-family residential buildings. Housing is targeted for workforce that will attract millenials and young families</p> | Building<br>Contruction/Housing/Residential  | 2019 | \$18,312,664      |
| Business Incubator/Makerspace  | <p>Town of Cumberland will contract with a WMBE (if one is qualified) to operate a business incubator/coworking space and Makerspace. Low income individuals will receive access for free or discounted rate.</p>                     | Building   | 2020 | \$ 765,000.00     |

| Private Capital Investments - NonStellar Area         | Description: Please provide a description of the investment.<br>Example: " 8 lights on Main Street and Harrison Road"   | Type based upon 4 Categories of: Building Renovation, Building Construction, Housing/Residential, Infrastructure) | Year | \$ | Investment Amount |
|---|---|---|------|----|-------------------|
| Mixed Use Project at US 40 & Mt. Comfort (Cumberland) | Two to three story structures with retail on the first floor and apartments above. Housing is targeted for workforce and attracting millenials and Phase 1 on property at I-70 & Mt. Comfort Road is for an imaging center. | Housing/Residential/building Construction   | 2022 | \$ | 40,000,000.00     |
| Hancock Health Imaging Center                         | Parking and gateway signage are included.   | Building Construction   | 2019 | \$ | 18,000,000.00     |
| New Palestine Senior Apartment Project                | Affordable senior housing near US 52 and Mt. Comfort Road   | Building Construction   | 2022 | \$ | 12,000,000.00     |
| NineStar fiber extension                              | NineStar Connect is extending it's fiber into Cumberland to all town parks, town owned properties, and along the trails.  | Infrastructure  | 2019 | \$ | 588,364.00        |
| Hancock Health Offices New Palestine                  | Medical Office & Wellness Center  | Building Construction   | 2020 | \$ | 4,200,000.00      |
| Smart Neighborhood                                    | Inslusion of smart home amenities in new home construction.   | Building Construction   | 2020 | \$ | 453,456.00        |

**Private Non - Capital Investments \*Ex: new events(i.e., Festivals) , programs, marketing campaigns, merchant trainings)**

|  | Description  | Stellar Area (Y/N) | Year | Investment Amount |
|--|--|--------------------|------|-------------------|
| Mental Health In and Out Program (All) | Distribution of 10,000 Z-cards with mental health resources, 8 training courses annually, and access for Police Officers within region to clinicians for cases involving mental health issues. | Y                  | 2019 | \$ 35,000.00      |

**City Non - Capital Investments \*Ex: new events(i.e., Festivals) , programs, marketing campaigns, merchant trainings)**

|   | Description   | Stellar Area (Y/N) | Year      | Investment Amount |
|---|---|--------------------|-----------|-------------------|
| Example: Write Your Business Plan                           | ISBDC training sponsored by the Chamber of Commerce to provide an overview of the contents of a good business plan and the roadmap to   | y                  | 2014      | \$ 200.00         |
| Corridor Branding (All)                                     | Through public engagement a corridor brand and marketing plan will be developed.  | N                  | 2019      | \$ 100,000.00     |
| Battle of the Canvas Event (Cumberland)                     | Rotating pop-up art gallery event with local art being auctioned off at the end of the series. Funds raised will go into a fund for projects along the corridor.  | N                  | 2019      | \$ 20,000.00      |
| ULI Panel (All)   | Public-Private Partnership to bring ULI technical assistance to the region. The panel will study the corridor and recommend strategies, policies, and programs to be implemented.   | N                  | 2018      | \$ 130,000.00     |
| Old Town Revitalization Plan (McCordsville)                 | Revitalization Plan for the Old Town area of McCordsville.  | Y                  | 2020      | \$ 40,000.00      |
| Main Street Master Plan (New Palestine)                     | Master Plan for New Palestine Main Street.  | Y                  | 2021      | \$ 40,000.00      |
| Agri-Innovation Forum (All)                                 | Forum organized by the three Towns to bring together farmers, agribusinesses, Agrinovus IN, and others to start discussions on agriculture partnership in Hancock County.   | N                  | 2020      | \$ 5,000.00       |
| Aeronautics Partnership (All)                               | Planned partnership with IRA, MVCSC, CSCSHC, and leading state university in aeronautics to identify and formulate growth opportunities and partnerships in aeronautics along the Corridor.                                       | N                  | 2019      | \$ 5,000.00       |
| Corridor Master Plan (All)                                  | Land-use and Development Plan for the Corridor.   | N                  | 2019      | \$ 75,000.00      |
| Cumberland HCI ARTirondack Chair Event                      | The Cumberland HCI team plans to purchase adirondack chairs for artists to transform and place outside local businesses. Chairs will then be auctioned at the end of the season and funds will go toward Cumberland HCI projects. | N                  | 2020      | \$ 10,000.00      |
| Lighter, Quicker, Cheaper Public Art Transformation Project | Public murals, artwork on utility boxes, sidewalk chalk festivals and other public art projects that can be done at a low cost and engage citizens.   | N                  | 2019-2022 | \$ 25,000.00      |

| Real Estate Transactions - Stellar Area | Number | Year | Total Value of Transactions | Note   |
|---|--------|------|-----------------------------|--|
| Arms Length                             | 21     | 2019 | \$762,000                   | This number represents the max number of parcels that would need to be acquired for all projects. 6 parcels for 600 & 600 RAB, 6 parcels for boardwalk, 8 for N. Railroad St. Stormwater Improvements, and 1 parcel for The Trailhead at Buck Creek project. |
| Other                                   | 0      |      |                             |  |
| Long-term Lease Agreements              | 1      | 2020 | \$ 75,000.00                | Incubator/maker-space would be leased from The Hageman Group.  |
| Total                                   | 22     |      |                             |  |

**PRIVATE CAPITAL NON-STELLAR PROJECTS**

| Mixed Use Project at US 40 & Mt. Comfort (Cumberland) 27,000 +9,000 flex |  |              |      |   |
|--|--|--------------|------|---|
| New businesses   |  | 4-6          | 2021 | Development will begin in 2019 with completion in late 2020.<br>270 mkt rate  |
| New jobs created   |  | up to 35     | 2021 |   |
| Estimated amounts of new investments                                     |  | \$40,000,000 |      |   |
| Hancock Health Imaging Center  |  |              |      |   |
| New businesses   |  | 1            | 2019 | Phase 1 on property at I-70 & Mt. Comfort Road is for an imaging center. Parking and gateway signage are included.      |
| New jobs created   |  | 25           |      |   |
| Estimated amounts of new investments                                     |  | \$18,000,000 |      |   |
| New Palestine Senior Apartment Project                                   |  |              |      |   |
| New businesses   |  | NA           | 2022 | Affordable senior housing near US 52 and Mt. Comfort Road   |
| New jobs created   |  | 3            |      |   |
| Estimated amounts of new investments                                     |  | \$12,000,000 |      |   |
| NineStar Fiber Extension   |  |              |      |   |
| New businesses   |  | NA           | 2019 | NineStar Connect is extending its fiber into Cumberland to all town parks, town owned properties, and along the trails. |
| New jobs created   |  | NA           |      |   |
| Estimated amounts of new investments                                     |  | \$588,364    |      |   |
| Hancock Health Offices New Palestine                                     |  |              |      |   |
| New businesses   |  | 1            | 2020 | Medical Offices and fitness center  |
| New jobs created   |  | 25           |      |   |
| Estimated amounts of new investments                                     |  | \$4,200,000  |      |   |

**PROJECTED INVESTMENT LEVERAGED FROM REGIONAL STELLAR INITIATIVE**

The regional Stellar initiative is focusing over \$9,000,000 in Stellar Funds and \$73,500,000 in non-stellar investment in the three participating towns. Most of this \$82,000,000+ in investment will occur over the next 4 years. The investments are all designed to contribute to the each community's public realm serving existing residents and accomodating projected growth. Each of the towns will realize additional investment that will be leveraged as a result of the Stellar Initiative. The adjacent columns project the additonal investment that is anticipated over the next 10 years.

|                                   | Cumberland           | McCordsville        | New Palestine       |
|-----------------------------------|----------------------|---------------------|---------------------|
| Stellar Initiative Investment     | \$21,499,454         | \$10,839,578        | \$3,200,133         |
| New Leveraged Investment (8:1)    | \$171,995,636        | \$86,716,624        | \$25,601,068        |
| Currently Planned Investment      | \$40,196,121         | \$196,121           | \$4,396,121         |
| Other                             |                      |                     |                     |
| <b>Total Regional Investments</b> | <b>\$233,691,211</b> | <b>\$97,752,323</b> | <b>\$33,197,322</b> |