



Town of McCordsville, Indiana Economic Development Plan

***McCordsville Redevelopment Commission
June 1, 2006***

Revised September 4, 2008

Adopted as Amended September 9, 2008

Revised August 5, 2010

Adopted as Amended August 10, 2010

Revised Aug. 4, 2011

Adopted as Amended September 13, 2011

Adopted as Amended September 11, 2012

Adopted as Amended September 10, 2013

Adopted as Amended Oct. 14, 2014

McCordsville Economic Development Plan – Adopted June 1, 2006 (reflecting amendments)

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Introduction

The McCordsville Redevelopment Commission (RDC) was established by ordinance on March 11, 2004, and has all the powers as set forth by IC 36-7-14 and IC 36-7-25. The Town Council established the Redevelopment Commission because it believed it would benefit the public health, safety, morals, and welfare, increase the economic wellbeing of the Town and serve to protect and increase property values within the Town of McCordsville.

Within the Town of McCordsville, the RDC consists of a five member panel. Robert's Rules of Order is recognized as the format for conducting meetings. Decisions are made by vote, with motions receiving approval via a majority vote, when a quorum of members is present.

At the time when this plan was originally prepared, the RDC was composed of the following members: Shelley Haney, Kirk Lawrence, Larry Longman, Suzanne Short and Neal Tucker. At the time of the Sept. 9, 2008 revision, the members were Shelley Haney, Brian Hurley, Kirk Lawrence, Suzanne Short and Neal Tucker, and at the time of the Aug. 4, 2011 revision the members were Shelley Haney, Brian Hurley, Patti Nation, Suzanne Short and Randy Sorrell. Those same members remained in place for the 2012, 2013 and 2014 revisions. Further, Vernee Eads was appointed as the Ex-Officio member of the RDC representing the Mt. Vernon Community School Corporation in 2012.

The Town Council believed when the economic development plan was first adopted that there was a lack of balance between residential growth and commercial, retail and industrial development. As a result of this condition, the RDC was charged with igniting growth for the non-residential sector of the Town of McCordsville, and was willing to undertake all economic avenues within their legal power to diversify the Town's tax base. The RDC initiated the Town's first Tax Increment Financing (TIF) District as part of encouraging economic development and the RDC is currently working through the process of establishing a second TIF district along Broadway (also known as SR 67). The RDC hopes to have the process for the Broadway TIF completed by the end of 2014. In the first five years after the adoption of this plan, the Town saw substantial growth in the commercial/retail sector. Several retail centers opened and several more were on the drawing board. However, the economic downturn which occurred following the 2008 revision brought new challenges to the RDC's mission. Those "downturn" challenges are again being replaced by increased economic growth and the potential to once again look at growing various sectors, such as health care, commercial, retail and light industrial.

Vision

The Town of McCordsville envisions becoming the business hub of Northwest Hancock County for the life sciences, information technology, logistics and light manufacturing industries. We will develop our community to provide neighborhood commercial, regional commercial, light industrial and industrial employment opportunities for our residents without losing our small town atmosphere.

Approach

We will accomplish this vision by exploiting our strengths and focusing our economic development dollars on overcoming our obstacles. We will partner with other towns, the County, related governmental entities, utility companies, service providers, and existing local business owners in order to gain a competitive advantage in attracting businesses to our town. We will take full advantage of the tools available to us and utilize the authority of the Redevelopment Commission as provided under Indiana Law. Part of this approach was the development and implementation of a Marketing and Branding Campaign. This was accomplished on March 6, 2008 when the Town's Branding and Marketing efforts were unveiled at an event at the Indiana State Museum. "Next Stop McCordsville"

has become the tagline for the Town's economic development efforts. Implementation of the plan is an ongoing effort.

Advantages

1. Our location adjacent to the northeast corridor of Marion County and the southeast corner of Hamilton County places us in the path of growth.
2. Our proximity to three major interstates, Interstate 70, Interstate 69, and Interstate 465 establishes us as a bypass connection point and provides easy accessibility to shipping/transportation thoroughfares to the north, east and west.
3. Increased future transportation opportunities which will be created by the realignment of County Road 600 West with improved traffic flow and an intersection that will be a "five points" interchange joining two State Roads with a new North-South Corridor.
4. The CSX rail lines that dissect the Town are an additional benefit to our ability to provide shipping alternatives to businesses.
5. We are within five miles of the Indianapolis Regional Airport (formerly called the Mount Comfort Airport), and within 10 miles of the Indianapolis Executive Airport. These airports have capabilities of accommodating private passenger planes and cargo carriers that may benefit businesses within our Town.
6. Our Town is served by the Mt. Vernon Community School Corporation, which is situated in the northwest corner of Hancock County, Indiana. This suburban-rural school community abuts Marion, Madison, and Hamilton counties. Mount Vernon Community Schools also offer a special computer training center, which is the only such laboratory in the County.

The Town of McCordsville took a bold step in May of 2009 and in May of 2010 requesting and receiving approval to break away from the Hancock County Area Plan Commission and the Hancock County Building Department. A window of 18-months was allowed for each department in order to develop our own comprehensive plan, zoning ordinance, zoning map and land use map. The Town's Advisory Plan Commission became the sole planning jurisdiction for the Town in January of 2011 and the Building Department functions were brought in-house in January of 2012. A full-time building inspector is on staff and in 2013 the Town hired its long-time contract engineer as a full-time employee and hired the first ever Director of Planning and Building. The reason for this move was to become even more efficient and reduce some of the red-tape for builders. We wanted to be in command of our own destiny once development and building opportunities become available again. The Town already performs drainage reviews on all new projects for compliance with storm water regulations.

7. Technology is strong in McCordsville, with broadband capabilities and the availability of 'Fiber to the Home' (FTTH) technology. The area is competitively served by multiple providers.
8. With approximately 1700 "roof tops," McCordsville has the population to support new business and industry or manufacturing endeavors. The 2010 Census was very important to McCordsville. The Town's population between 2000 and 2010 grew 323%, one of the greatest population gains (by percentage) in the State, and now the second largest municipality **solely** within Hancock County. This new certified population number will allow for additional revenue distributed by the State as well as allow for additional alcohol beverage permits.
9. County Road 600 West (Mount Comfort Road) came under the control of the Town of McCordsville in August of 2012. Prior to that time 600 West was under the maintenance authority of Hancock County. The McCordsville Town Council voted to end the inter-local agreement with Hancock County regarding County Road 600 West (Mount Comfort Road) agreeing that the Town's Street Department could provide the necessary care and maintenance of the road.
10. The Opportunity Areas Study done in 2012 and further refined in 2013 helped identify available infrastructure within the Town and target areas for the Town's future growth. This document will be a tool not only for the Town, but for developers and planners who want to understand the Town's

capabilities and desires for future development. A copy of the Opportunity Areas Impact Analysis or the South District Area Impact Analysis can be obtained by contacting Tonya Galbraith at 335-3151 or tgalbraith@mccordsville.org.

Challenges

1. The CSX rail lines that dissect the Town constrict surface vehicular traffic flow on County Road 750 North, County Road 600 West (Mount Comfort Road), and County Road 500 West.
2. Our other two major thoroughfares, State Road 67 (Broadway), and State Road 234 are controlled by the State. Improvements to these roads must be coordinated and funded by the controlling entity. This will necessitate long term planning to support targeted growth.
3. One historic cemetery which is located along County Road 600 West (Mount Comfort Road) provides widening or realignment challenges. A Township Park along the same thoroughfare may be subject to Historic Preservation determination, based upon the history surrounding the site.
4. Stormwater conveyance and the natural drainage system for the Town are provided by a series of ditches which are Legal Drains, and run through the Town's boundaries. The Town established a Stormwater Utility in 2006 and has approved a Stormwater Management Ordinance. The Town serves as the Municipal Separate Storm Sewer Conveyance (MS4) entity.
5. The Town's most important intersection at County Road 600 West (Mount Comfort Road) and State Road 67 (Broadway) will need major improvements for full turning movements, accel/decel lanes, and vehicle stacking.
6. The continued effects of the Constitutional Property Tax Caps (or Circuit Breaker Credit) on the Town's revenue stream.
7. The unknown timeline for the construction of the County Road 600 West road realignment causes uncertainty among developers who may wish to enter the McCordsville market.

Priorities (Listed in priority order):

1. Invest in promotion brand awareness:

Work with Nine Star Connect to develop a stand-alone Economic Development website for the purpose of drawing attention to the Town's attractive location, amenable development environment and sites.

2. Encourage annexation of adjoining properties:

Focus on areas which make positive economic contributions to the Town. The leadership of the Town has already started that process with the South District Area Annexation, which is set to become effective by the end of January of 2015.

3. Focus redevelopment attention along the "Old Town" commercial corridor:

Redevelopment attention should focus on the area from County Road 750 North to County Road 600 West along Broadway (State Road 67). Several worthy projects have started the redevelopment of the corridor, but economic development incentives focused in this area could help to bring quality commercial development to the oldest area of the Town. In July of 2012 the McCordsville Town Council authorized entering into a contract to allow for Ball State University's Center for Community Based Projects, to provide a plan or vision for the Town Center area. The project, entitled "Imagine McCordsville", concluded in the Fall of 2012 and the Town now has a proactive vision and a tool to show interested developers what we would like to see in the Old Town area once development returns. In order to promote growth and redevelopment in the Old Town and Town Center area, the Town should use all tools available, including Tax Increment Financing and Tax Abatement where appropriate. In 2014 the RDC took the first steps to providing incentives in the form of a TIF District along Broadway (called the Broadway TIF district). This TIF district is a total of 296 acres and includes 280 acres of developable land. Further action on this TIF district will be taken before the end of 2014.

Further, the Town should consider redeveloping the Depot Street Railroad crossing, located in the “Old Town” section, to help stimulate connectivity with the walking connectivity plan developed by the McCordsville Parks Board. In the summer of 2012 the Town of McCordsville received a \$150,000 Recreational Trails Grant through the Department of Natural Resources. This grant supports connecting the sections of the multi-use path north of the railroad track and will be completed in the fall of 2014. The Town is in the process of applying for additional grant funding to begin connecting to the south.

4. Support the expansion of the Hancock Regional Medical Office Building, located on County Road 600 West.

Hancock Regional Hospital had indicated their desire to expand their existing facility in McCordsville to include a Wellness Center. The facility is located within the Brookside TIF District and the use of incentives is appropriate to allow this expansion to move forward.

5. Support acceleration of the County Road 600 West Road Realignment:

Create improved traffic flow and provide new transportation nodes for development opportunities and support promotion of new commercial development via the improved roadway network when it occurs. Further, we will continue to maintain and improve the current County Road 600 West.

6. Proactively work with INDOT to improve State Road 67 (Broadway):

Attention should be focused at the intersection of County Road 750 North and extending east toward Fortville, especially the intersections at County Road 600 West (Mount Comfort Road), State Road 234, and County Road 500 West.

7. Support improvement of County Road 800 North from County Road 600 West (Mount Comfort Road) to County Road 700 West:

Intersection improvements at County Road 600 West (Mount Comfort Road) and necessary infrastructure expansion considerations to accelerate industrial and commercial development in this area are vital to the Town's economic development. During 2014 a passing blister at the intersection of County Road 600 West and County Road 800 North was installed thereby helping to alleviate northbound traffic stacking. Pavement improvements to both roads also occurred in 2014. We will pay particular attention to strategies for future development which provide contiguity to Interstate 69 and I-70, as well as contiguity to State Road 234. The Town, through the Redevelopment Commission, spearheaded a project to help the Town's leaders analyze which areas surrounding the Town may be the best areas in which to drive light industrial, manufacturing and commercial endeavors. The project looked at property tax and infrastructure ramifications, as well as community support. The results of the study were completed in September of 2012. In January of 2013, the Town Council determined that it made the most sense to look at growing to our south and directed Schmidt Associates, Umbaugh and town staff to work with the Redevelopment Commission on a pros and cons analysis of the South District Area. That analysis was presented to the RDC and the Town Council in July of 2013. In March of 2014 the Town Council introduced an annexation ordinance to incorporate approximately 1000 acres to the south along the County Road 600 West into the Town's jurisdiction. The public hearing was conducted on Aug. 25, 2014. The Town Council voted to approve the ordinance on Oct. 14, 2014 and the annexation will take affect at the end of January 2015. The corridor is known as County Road 600 West in Hancock County and Olio Road in Hamilton County.

Considerations (Not listed in order of priority)

- **Further commercial development within the Town's limits and/or increase the limits of the Town to capture existing Commercial Development:**
 - The potential for accomplishing this consideration relies on the Town Council's decision to incorporate into the Town's limits all or part of the area now known as the South District Area and to continue looking at growth potential in all areas near the Town.

- **Commercial and industrial trends that may become a new fit for the Town's economic development.**
- **Development of Fishers to our North, Fortville to our East, and Lawrence to our West.**
- **Potential expansion of any air-related service.**
- **The Central Indiana Transportation Initiative (Indy Connect):**
 - Launched in the winter of 2010, this initiative is a comprehensive look at mass transit and includes bus and express bus, expanded roadways and bike/pedestrian paths, within the six county central Indiana region. How will this initiative affect McCordsville and how may the development of the Northeast Corridor from downtown Indianapolis to Fishers or Lawrence affect us? Our geographic proximity to the proposed route means we can be one of the first communities to connect through bus lanes or other forms of transportation. We need to be ready to do so.
- **Use of CSX track as a commuter rail line:**
 - Continue dialogue with state legislators, the Central Indiana Regional Transit Authority, the Indianapolis Metropolitan Development Authority and neighboring business and local leaders regarding the use of the CSX track as a commuter rail line. The line currently runs from Muncie to Indianapolis, but there needs to be active discussions by stakeholders on its potential to serve as a commuter line, as well as a shipping line.
- **Indiana State legislative action that we can use to create an advantage in attracting businesses to our community.**
- **Federal programs that will help us set our community apart from surrounding communities to attract business.**
- **Emerging technologies:**
 - Technologies beneficial for attracting cutting edge users to our Town, i.e. Wireless internet connections, Fiber to the Home (FTTH), increased data transmission speeds, Bio-Technologies, supply points for renewable energy sources, battery technology, etc. should all be explored.

Population Projections

(From the Town of McCordsville Comprehensive Plan adopted Jan. 11, 2011)

The McCordsville 2011 Steering Committee examined the different population projections in light of current development in the Town, looking closely at the number of lots which have been recently approved and platted. A projected population firmly based on a series of build-out scenarios continues to be the most useful tool for measuring the amount of growth that the Town of McCordsville is likely to experience. Similar to the process used in 2005 to update the Town's Master Plan, this plan's population projections make use of a set of build-out scenarios. This is described in greater detail in Chapter 2 of the McCordsville Comprehensive Plan, which can be found on the Town of McCordsville's website at http://www.mccordsville.org/egov/docs/1295560156_11840.pdf.

To reconstruct the Town's build-out scenarios, the amount of land in each land use classification was recalculated to reflect the land use designations presented by the Town's Future Land Use Map, which is described in greater detail in Chapter 4 of the McCordsville Comprehensive Plan which can be found on the Town of McCordsville's website at http://www.mccordsville.org/egov/docs/1295560156_11840.pdf.

The population was calculated using the maximum density planned for each land use category and the current figure for the number of people per housing unit (2.9). Under this construction, the population of the planning area, at build-out, would be approximately 18,500 persons.

Referring to the population projections produced when using the exponential growth formula, the Town's current planning area would be completely built-out around the year 2025 with respect to residential development. If the planning area were to build-out at the lowest residential density planned for each land use

category, the planning area would be home to approximately 10,000 persons. If the planning area were to build-out at the highest density planned for each residential land use category, the planning area would include approximately 18,500 persons. In order to accommodate the projected population of 51,000 persons by the year 2035, **which is beyond the planning horizon contemplated by the Comprehensive Plan**, one or more of the following would have to occur:

- Extend the planning area boundary. This can be accomplished by incorporating areas into the Town that are currently outside the corporate boundaries.
- Increase the planned density associated with each land use category (established in the McCordsville Zoning Ordinance); and/or
- Convert lower density residential areas to higher density residential areas.

Appendix I

Key Facts

The Town of McCordsville is a close-knit community poised for dramatic growth in the next few years making it the next stop for economic development. The Town has a community plan that will create an extraordinary new town center and terrific neighborhoods for families to live, work and play, while maintaining existing values. The Town seeks to have balanced and diversified tax base growth (residential, commercial and business park) as well as to have the ability to control growth around existing incorporated Town boundaries.

Population Summary from City-Data.com (accessed on Sept. 24, 2014)

Population in 2012: 4,981 (99% urban, 1% rural). Population change since 2000: +339.2%

Males: 2,437 (48.9%)

Females: 2,544 (51.1%)

Median resident age: 32.7 years

Indiana median age: 40.1 years

Zip codes: 46055.

Estimated median household income in 2012: \$72,294 (it was \$68,750 in 2000)

McCordsville: \$72,294

IN: \$46,974

Estimated per capita income in 2012: \$31,433

McCordsville town income, earnings, and wages data

Estimated median house or condo value in 2012: \$204,432 (it was \$147,500 in 2000)

McCordsville: \$204,432

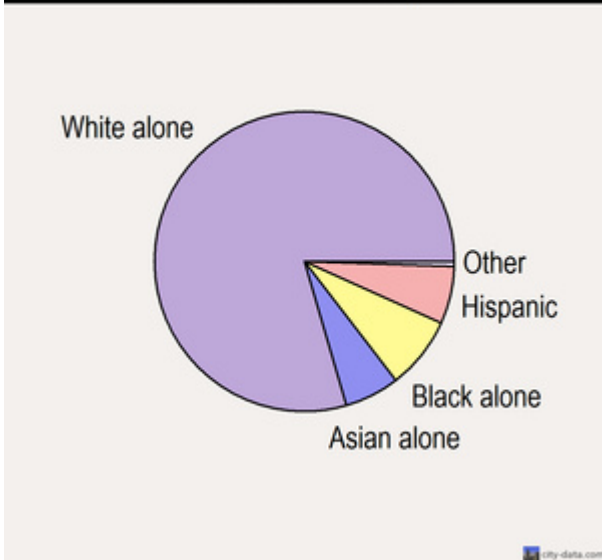
IN: \$122,700

Mean prices in 2011: All housing units: \$200,968; Detached houses: \$208,104; In 2-unit structures: \$159,493; Mobile homes: \$41,490

Median gross rent in 2012: \$1,106.

Read more: <http://www.city-data.com/city/McCordsville-Indiana.html#ixzz3EEExU9asc>

Races in McCordsville, IN



- White alone - 3,854 (80.3%)
- Black alone - 492 (10.3%)
- Hispanic - 209 (4.4%)
- Asian alone - 110 (2.3%)
- Two or more races - 107 (2.2%)
- American Indian alone - 12 (0.3%)
- Other race alone - 12 (0.3%)
- Native Hawaiian and Other Pacific Islander alone - 1 (0.02%)

Read more: <http://www.city-data.com/city/McCordsville-Indiana.html#ixzz3EExlaugA>

For population 25 years and over in McCordsville:

- High school or higher: 93.8% (87.8% in Hancock County)
- Bachelor's degree or higher: 44.0% (22.2% in Hancock County)
- Graduate or professional degree: 8.1%
- Unemployed: 3.9%
- Mean travel time to work (commute): 23.6 minutes

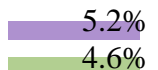
For population 15 years and over in McCordsville town:

- Never married: 25.4%
- Now married: 57.9%
- Separated: 1.6%
- Widowed: 2.6%
- Divorced: 12.5%

243 residents are foreign born

This town:

Indiana:



Most common occupations (%) (Males)

- Computer specialists (9%)
- Sales representatives, services, wholesale and manufacturing (9%)
- Other management occupations except farmers and farm managers (8%)
- Retail sales workers except cashiers (7%)
- Top executives (6%)
- Operations specialties managers except financial managers (6%)
- Advertising, marketing, promotions, public relations, and sales managers (4%)

Most common occupations (%) Females

- Computer specialists (9%)
- Sales representatives, services, wholesale and manufacturing (9%)
- Other management occupations except farmers and farm managers (8%)
- Retail sales workers except cashiers (7%)
- Top executives (6%)
- Operations specialties managers except financial managers (6%)

- Advertising, marketing, promotions, public relations, and sales managers (4%)
- Other office and administrative support workers including supervisors (8%)
- Preschool, kindergarten, elementary and middle school teachers (6%)
- Secretaries and administrative assistants (5%)
- Child care workers (5%)
- Other management occupations except farmers and farm managers (4%)
- Sales representatives, services, wholesale and manufacturing (4%)
- Information and record clerks except customer service representatives (4%)

Best Business Environment

- Indiana ranked 1st in the Midwest and 5th in the nation in Chief Executive magazine's annual "Best & Worst States" survey (May 2013).
- Indiana ranked 1st in the Midwest and 2nd in the nation in Site Selection magazine's annual Top 10 Competitive States of 2012 ranking (May 2013).
- Indiana ranked 1st in the Midwest and 5th in the nation as the best place to do business in the Corporate Top 10 Pro-Business States for 2012 study (Aug. 2012).
- Indiana ranks best in the Midwest and 7th overall in Area Development magazine's "Top States for Doing Business" study (Oct. 2014).

Top Tax Climate

- Indiana ranked 1st in the Midwest and 10th nationally in the Tax Foundation's 2014 Business Tax Climate Index (Oct. 2013).

Corporate Income Tax Reduction

- Indiana's corporate income tax rate is steadily decreasing from the current 7.5% to 6.5%. The tax rate will continue to drop by 0.5% per year as the decrease is phased-in.

AAA Credit Rating

- Indiana is one of only 11 states to earn the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).

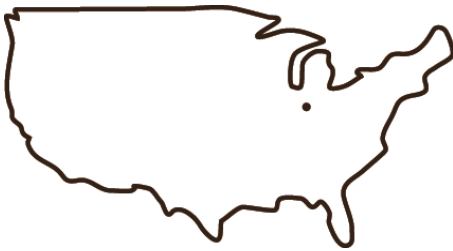
A Right-to-Work State

- On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

Source for above five categories: Indiana Economic Development Corporation (IEDC) - <http://iedc.in.gov/indiana-info>; U.S. Bureau of Economic Analysis

Transportation Infrastructure

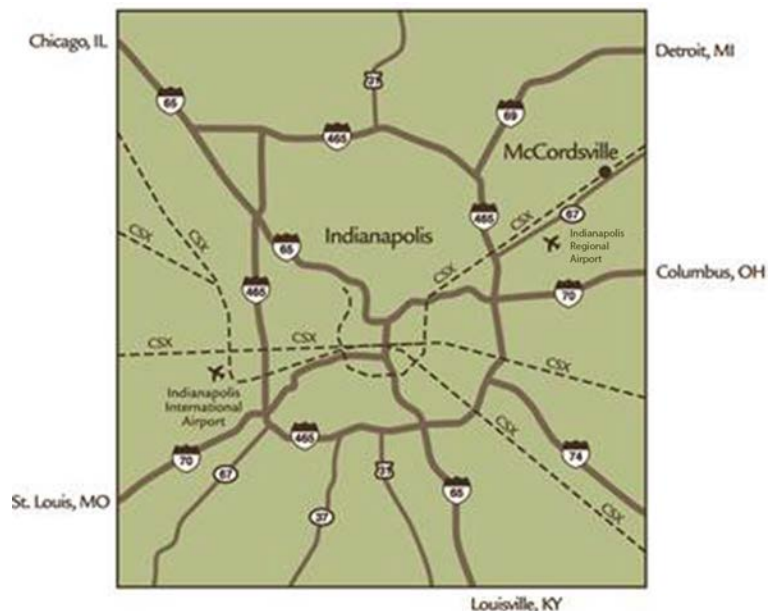
Taking advantage of excellent highway and rail access and its proximity to Indianapolis, the Town of McCordsville is not only a residential community, but also an excellent location for companies seeking access to markets and a skilled workforce. McCordsville is positioned in the Crossroads of America, near the Geist Reservoir and bordering the Town of Fishers and the City of Indianapolis, just north of the Indianapolis Regional Airport and conveniently located close to the I-69, I-465 and I-70 corridors. County Road 600 West, which runs through McCordsville, connects with the Ohio Road corridor in Hamilton County.



Distance to Major Metro Areas

Atlanta, GA	550
Chicago, IL	193
Cincinnati, OH	121
Cleveland, OH	308
Columbus, OH	167
Detroit, MI	265
Evansville, IN	203
Fort Wayne, IN	108
Indianapolis, IN	21
Louisville, KY	130
St. Louis, MO	264

Source: Mapquest



- Indiana is within a day's drive of one-third of the U.S. population (IEDC)
- A total of 150 million people live within 500 miles of Indiana (IEDC)
 - 50 roadway projects complete & open to traffic
 - 160 new centerline miles complete
 - 4,450 preservation centerline miles complete
 - 615 bridges rehabbed or replaced
 - \$7.2 billion invested in construction through FY 2012

Major Project Status

In Fiscal Year 2013, the Indiana Department of Transportation (INDOT) accomplished:

- Five corridors completed and open to traffic
- 16 additional corridors under construction
- 110 new highway centerline miles under construction
- 62 bridges rehabilitated or replaced
- 395 centerline miles of pavement rehabilitated or replaced
- 1 new or reconfigured highway exit or interchange replaced
- \$866 million invested in construction, of which 74 percent of contracts were awarded to Indiana companies.

From the inception of Major Moves in Fiscal Year 2006 to Fiscal Year 2013, INDOT accomplished:

- 77 corridors completed and open to traffic
- 430 new highway centerline miles completed
- 777 bridges rehabilitated or replaced
- 5,300 centerline miles of pavement rehabilitated or replaced
- 54 new or reconfigured highway exits or interchanges completed
- \$7.5 billion invested in construction, of which 91 percent of contracts were awarded to Indiana companies.

By the end of calendar year 2015, the following infrastructure projects are slated to be accomplished:

- Over \$11 B invested in Major New and Preservation
- 87 roadways will be complete or substantially under construction
- 65 new or reconstructed interchanges
- 413 centerline miles of new roadway will be constructed – 3.4% of the state's inventory
- 6,350 miles of highway resurfaced – 49% of the state's inventory
- 1,070 bridges will be rehabilitated or replaced – 19.5% of the state's inventory
- The Indianapolis International Airport is the home of the world's second-largest FedEx hub
- The runways at Indianapolis Regional Airport are 3,900/6,000 feet (Hancock Economic Development Council (HEDC))

- Rail options include CSX (Avon Switching Yard in Hendricks County), Norfolk Southern (Anderson Switching Yard in Madison County), The Indiana Railroad, Indiana Southern Railroad and The Louisville & Indiana Railroad (HEDC)
 - Ports of Indiana include: Burns Harbor in Portage on Lake Michigan, Jeffersonville on the Ohio River near Louisville and Mount Vernon on the Ohio River near Evansville (HEDC)
- Sources: Indiana Economic Development Corporation (IEDC), Hancock Economic Development Council (HEDC), Indiana Department of Transportation (INDOT).

Education - Mt. Vernon Community School Corporation

- The Mt. Vernon Community School Corporation includes a high school, middle school, and three elementary schools. The outstanding schools in the McCordsville area provide students with numerous educational opportunities. In order to better meet the needs of students, McCordsville Elementary School opened in 2006 and the renovations to the high school which were completed in 2011.
- In 2011 the McCordsville Elementary School was given the honor of being designated as a Four Star School. Additionally, in 2013 the school received a performance grade of “A”. In 2012 and again in 2013 the Mt. Vernon High School was designated as a Four Star School, as well as receiving a performance grade of “A” for both years. These designations and grades come from the Indiana Department of Education.
- Mt. Vernon High School is proud of the diverse culture present with 16.4% of the student population as minority enrollment. Hispanic – 2.6%; Asian – 2.2%; African-American – 7% and Multi-racial – 4.5%.
- The daily attendance rate for MVHS students during the 2012-2013 school year was 96.17%.
- 93% of the Class of 2013 earned a Core 40 diploma. (This is a national initiative created to ensure high school graduation standards and assessments across the nation accurately reflect the knowledge and skills that colleges and businesses really require of high school graduates).
- The passing rate for students taking the Core 40 English 10 exam for the first time was 91%.
- 38% of the Class of 2013 earned an Academic Honors diploma.
- The Mt. Vernon Lady Marauders Basketball Team won the Girls 3A State Championship in 2013.
- Mt. Vernon High School is an official Project Lead the Way school, meaning the school has been granted the status as an official pre-engineering program.
- The graduation rate at MVHS has increased for each class since 2007-2008.

Class of 2008 = 87.3%

Class of 2009 = 88.8%

Class of 2010 = 88.9%

Class of 2011 = 92.5%

Class of 2012 = 92.3%

Class of 2013 – 95.5%

- MVHS offers 15 Advanced Placement courses and 15 dual credit courses where students can earn college credits after passing an examination. The courses are taught by trained MVHS faculty.

- *Note: All data is based on the latest data found on the Indiana Department of Education website as of Sept. 16, 2014.*

Mt. Vernon Community School Corporation (MVCSC)

Superintendent: Dr. Bill Riggs, 317-485-3100, Bill.Riggs@mvcsc.k12.in.us

<u>MVCSC School</u>	<u>Grades</u>	<u>Principal</u>	<u>E-Mail</u>	<u>Phone</u>
Mt. Vernon High School 317-485-3131	9-12	Bernard Campbell	Bernard.Campbell@mvcsc.k12.in.us	
Mt. Vernon High School 317-485-3131	8	Scott Shipley	Scott.Shipley@mvcsc.k12.in.us	
Mt. Vernon Middle School 317-485-3160	6-7	Scott Shipley	Scott.Shipley@mvcsc.k12.in.us	
McCordsville Elementary School 317-336-7760	Preschool-5	Stephanie Miller	Stephanie.miller@mvcsc.k12.in.us	
Fortville Elementary School 317-485-3180	K-5	Heather Noesges	heather.noesges@mccsc.k12.in.us	
Mt. Comfort Elementary School 317-894-7667	K-5	Heather Whitaker	Heather.Whitaker@mvcsc.k12.in.us	

- Several higher education institutions are in the area: Anderson University, Ball State University, Butler University, Indiana University, Indiana University-Purdue University Indianapolis, Indiana Wesleyan University, Ivy Tech Community College, Martin University, Purdue University, Taylor University, Marian College, and the University of Indianapolis.
- Geist Montessori School has two campuses – one is within the town limits of McCordsville at 6633 West County Road 900 North and the other at 13942 E. 96th Street in Fishers (although it has a McCordsville address).

Available Sites and Buildings

- **Ameri-Stor Self Storage & Office Flex Suite (Open in 2008)** – Located at 8079 North. 600 West (Mt. Comfort Road). 750 - 3,000 square feet of Office Flex Suites available. The Self Storage units include 5x5 - 10x30 Non Climate Units, 5x10 - 10x20 Climate Control Units, RV/boat storage, walled/gated/video surveillance with 24/7 access. For Office Flex leasing, contact Kathy Brown at KMB Reality at 317-726-5577 or Kathy@KMBrealitygroup.com.
- **Broadview Farms, Inc.** – 97 acres (will subdivide) and 10-acre corner lot, both of which front County Road 600 West (Mt. Comfort Road) and County Road 750 North, directly across from the McCordsville Elementary School and Greenfield Banking Company. The property is zoned commercial/neighborhood. For further information contact Marylen Vail at 317-335-2323, Larry Vail at 317-335-2261 or Amy Reeves at 317-695-0472 or areeves@simon.com.
- **Gateway Village Shops** – Located off of West Broadway (State Road 67) in the Gateway

Crossing Planned Unit Development. There are six out-lots fronting West Broadway (State Road 67) with 95,000 square feet of retail available.

- **McCordsville Commons** – 22,400 square feet of new retail space available. Located on West Broadway (State Road 67) and County Road 600 West (Mount Comfort Road) next to the CVS Pharmacy. The Commons is also the home to Chicago's Pizza, Hancock Telecom billing office, Potter Family Eye Care, Dental Oasis and the McCordsville branch of the Bureau of Motor Vehicles. For more information, contact Paul Rogozinski of Veritas Realty, LLC at 317-472-1800 or progozinski@veritasrealty.com.
- **McCordsville Corner Shoppes** – Food, service and neighborhood retail located on County Road 600 West (Mt. Comfort Road) and County Road 750 North (directly north of the McCordsville Elementary School). Space includes 28,500 square feet of retail and 10,000 square feet of office. Recent tenants include the McCordsville Post Office, a dentist and a chiropractic service. Join Greenfield Bank on one of two remaining out-lots on Mt. Comfort Road (CR 600 W). Contact Jim Austin at 317-818-1448, ext. 102 or jaustin@revelunderwood.com.
- **Proportion Air** – Proportion Air/Brookside Business Center - Located just north of State Road 67 on County Road 600 West (Mt. Comfort Road). Largest industrial facility in the Town, subdivided into individual flex spaces. Current availability of 1,200 square feet corner office space and 1,200 square feet of office/warehouse space. Heat, water and electricity included in lease as well as substantial amount of parking and common space. Out-lots available for development, either for sale or for lease build to suit. Come join 10 of the most successful businesses in the Town. Boat and RV storage available as well. Contact Lyn Mills at 317-335-2602 or lmills@proportionair.com.
- **Villages at Brookside** – The development is a 300+ acre mixed Planned Unit Development. The development includes more than 80 acres of commercial/retail/industrial sites. One such parcel is located on the southwest corner of County Road 600 West and County Road 900 North (86th and Olio Road). This 20-acre site is zoned for commercial use. Retail space and out-lots are available. New to this development is the Hancock Regional Medical Office Building, which opened in the spring of 2010 and the McCordsville Town Hall, which opened in the summer of 2011. Fischer Homes has begun developing part of the residential portion of the PUD. As of August of 2011 Fischer Homes has platted two sections, with additional sections to come later.
- **Old Town Hall site** - The property, which is the former home of the McCordsville Town Hall, contains 3 acres of land directly off of West Broadway (also known as Pendleton Pike or State Road 67). The old town hall was demolished in 2013 leaving a shovel ready commercial site opportunity. It is a prime location for commercial development with an existing road cut into the property. For further information contact Tonya Galbraith at 335-3151.
- **McCordsville Professional Building** – This property is located at the corner of CR 600 West and CR 800 North (8038 North 600 West). It includes several office suites. For further information contact Roger Heir at 317-374-3610.