



BUILDING CONNECTIONS FOR TOMORROW

A STELLAR COMMUNITIES PARTNERSHIP OF THE TOWNS OF CUMBERLAND, NEW PALESTINE, AND MCCORDSVILLE

MT. COMFORT REGIONAL DEVELOPMENT PLAN CORRIDOR



Presented by:



THE TOWN OF
M^cCORDSVILLE
Next Stop  McCordville



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COVER SHEET

Sept. 21, 2018

Office of Community and Rural Affairs
Regional Stellar Communities
One North Capitol
Indianapolis, IN 46204



Dear Stellar Review Committee:

Every Stellar Region feels that they are deserving of the designation “Regional Stellar,” but here is why we believe our region really is Stellar.

Our region has been one of Central Indiana’s best kept secrets. The towns of Cumberland, McCordsville and New Palestine are located on the western side of Hancock County and serve as the anchors for the corridor with each community providing a different feel and quality of life experience. Mt. Comfort Road, also known as Olio to our neighbors in Fishers and County Road 600 West through McCordsville and New Palestine, serves as a major corridor through Hancock County. The Mt. Comfort Corridor also offers excellent access to the Indianapolis Regional Airport, Hamilton County, I-69 and downtown Indianapolis via 1-70. The Mt. Comfort Corridor carries in excess of 13,000 cars daily to various locations, making it one of the most highly traveled (non-interstate) road in Hancock County.

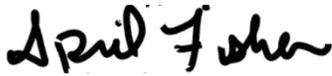
Our Stellar plan focuses on projects that will not only benefit our three-town area, but the whole of Hancock County and surrounding regions. By drawing upon the existing amenities and developing new ideas, we can show how “smart” technology connects the corridor. We have developed strong and lasting partnerships with others in the community to help us fulfill the plan. Those partners include NineStar Connect, Hancock Health, Mt. Vernon Community School Corporation, our municipal redevelopment commissions, Hancock County Economic Development Commission, Hancock County Redevelopment Commission, and many others. We have reached out to our communities and listened to how they would like to see the corridor develop. Each town, while connected by the Mt. Comfort Corridor offers their own style. McCordsville offers suburban living, with award winning schools, in a high growth residential area. Cumberland falls within both Marion and Hancock Counties and offers urban amenities and suburban lifestyle with its historic core on the Historic National Road. New Palestine provides a quaint town with a historic main street. But together we are **“Small Towns with Big Ideas.”**

While collaboration between our communities is not new, the Stellar process has brought our communities closer, helped expand our partnerships with other public and private entities, and expanded our view of our ability to fulfill the projects contained in our plan. We will continue with the projects outlined in our plan with or without Stellar, but the likelihood of completing them in the very near future is in doubt. A Stellar designation would give us the ability to better compete in the fast growing Central Indiana region. We have the talent, the capacity and the

drive to get it done, but a Stellar designation would enable our communities to accelerate these plans.

We are pleased to submit to you our comprehensive Regional Development Plan which seeks designation of the Mt. Comfort Gateway Corridor as a Stellar Region. Questions regarding our submittal can be directed to Ryan Crum, Director of Planning and Building for the Town of McCordsville. He can be reached at 317.335.3604 or rcrum@mccordsville.org.

Sincerely,



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INTRODUCTION

Current State of the Region

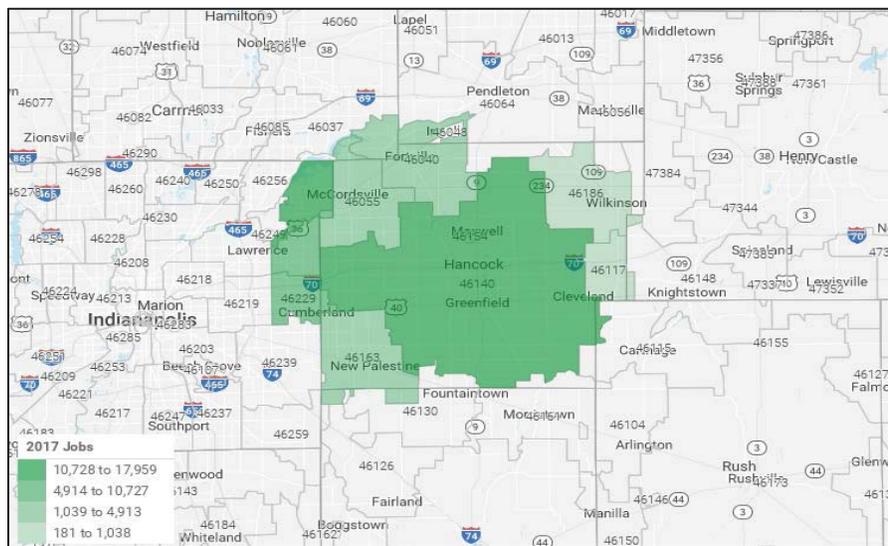
The Mt. Comfort Corridor is located one mile east of Indianapolis, in western Hancock County, and is bisected by I-70. The Region is anchored by the limits of the Towns of Cumberland, McCordsville, and New Palestine. McCordsville anchors the north end of the corridor, which ends at 96th Street. New Palestine, anchors the south end of the corridor at US 52, and Cumberland anchors the middle at US 40. Mt. Comfort Road is predominantly a two-lane roadway that in some areas carries an excess of 13,000 vehicles a day. The Region also features Indianapolis Regional Airport, which is one of the largest reliever airports in the nation.

The region is blessed with important transportation routes including SR 67, I-70, US 40, and US 52. The combined average daily traffic (ADT) of those roadways last year was over 107,000¹. A traffic study conducted by A&F Engineering in 2015 estimated the ADT on Mt. Comfort Road alone would rise to over 22,000 by 2030. Hancock County is one of the fastest growing counties in the state. Most of the County's growth is occurring within this region. These transportation routes and our location within the MSA, is driving the increase in traffic through the Region. That increase in traffic will continue and spur more growth, both of which will have great impacts on our communities.

The corridor features a mix of land uses. The north portion of the corridor through McCordsville is mostly residential, with some targeted commercial areas that will continue to develop as the town grows. South of McCordsville, and around Indianapolis Regional Airport, the land use is predominately industrial. As you approach I-70, the land uses turn towards commercial services. South of I-70 is the planned Hancock Health Gateway Campus, along with other commercial uses. The portion of the corridor south of those commercial uses and north of US 40 features a mix of residential and undeveloped property. The intersection at US 40 is earmarked for a master planned mixed-use development. South of US 40 continues the trend of residential and undeveloped properties all the way to US 52, where the corridor enters New Palestine. In New Palestine the corridor is mostly commercial, with another planned health campus to be built by Hancock Health.

The Corridor impacts a much larger area than its physical boundaries. Much of the data available is based upon zip codes. The map to the right shows the area of impact. It represents the vast majority of Hancock County

Map of Area of Analysis



¹ INDOT Traffic Data (<http://indot.ms2soft.com/tcds/tsearch.asp?loc=Indot&mod>)

and the far northeast side of Marion County.² Population growth is expected to rise by 38% from 2000 to 2023. Along with that growth, the median age is projected to increase from 35.2 in 2010 to 37.2 in 2023. Over 76% of the population has a high school degree or higher, and 40.9% has a post-secondary degree, higher than the US average of 37%.

The top five occupation groups in the region are (including median hourly earnings) *Office and Administrative Support (\$16.08)*, *Transportation and Material Moving (\$15.93)*, *Sales and Sales Related (\$12.03)*, *Food Prep and Serving Related (\$9.38)*, and *Production (\$15.70)*.

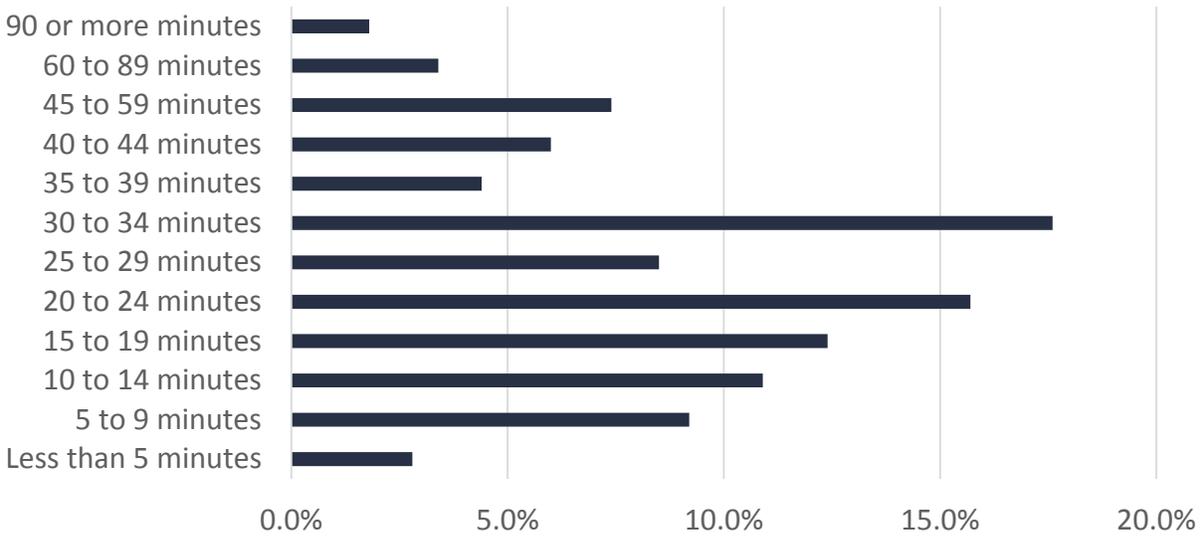
Top Occupations, Wages, and Housing Affordability

Description	Median Hourly Earnings	Annual Earnings	Estimated Housing Affordability*	Estimated Affordable Monthly Rent**
Office and Administrative Support Occupations	\$16.08	\$46,310	\$141,574	\$1,286
Transportation and Material Moving Occupations	\$15.93	\$45,878	\$139,586	\$1,274
Sales and Related Occupations	\$12.03	\$34,646	\$95,083	\$962
Food Preparation and Serving Related Occupations	\$9.38	\$27,014	\$57,110	\$750
Production Occupations	\$15.70	\$45,216	\$136,541	\$1,256
*Assumes \$20,000 down payment, \$500 in monthly debts. **Assumes 30% of gross monthly income.				

A single-earner family in the region earning the median wage in the above occupations could afford a home between \$57,110 and \$141,574 (or \$750-\$1,286 in monthly rent). Across the region 58% of home values fall between \$50,000 and \$199,999. Additionally, 59.5% of the population travels less than 30 minutes to work, which means a relatively short commute for much of the workforce.

² Data on the region is from U.S. Census Bureau, ESRI, and Emsi. Detailed demographic, housing, and economic information is provided in an Appendix

Travel Time to Work



A retail analysis focused along the corridor for a width of two miles in each direction produced some expected findings.³ Many retail sectors in the area have a retail leakage, with residents in the corridor traveling outside of region to purchase goods. The primary sectors with the most severe retail gaps were *General Merchandise*, *Clothing & Clothing Accessories*, and *Food Services & Dining*. In just the three towns, the estimated retail opportunities lost in those three sectors are as follows:

- General Merchandise: \$30,812,196
- Clothing & Clothing Accessories: \$7,916,946
- Food Services & Dining: \$17,535,170

The region is in the midst of substantial population growth, and this growth will continue to impact development on and around the corridor. An aging and diversifying population means development must adapt to meet the needs of different demographics. Increased wage, job, and housing diversity will help support future growth. Finally, there are several retail opportunities along the corridor to capture local demand for products and services.

Planning & Studies

Each town, along with the County, currently has a Comprehensive Plan. The Comprehensive Plan guides each town's land use decisions. Any planning efforts conducted through Stellar, including, but not limited to, New Palestine's Main Street Plan and McCordsville's Old Town Revitalization Plan, will utilize the Comprehensive Plan as their baseline. Additionally, municipal documents, such as Zoning

³ The retail analysis was completed using ESRI's business analyst tool, which looks at the flow of goods and services into and out of a defined region. Industries that have a retail leakage represent opportunities for growth in a given area as residents are leaving the study area to make purchases from those industries. Industries that have a retail surplus are strong economic drivers in the area as they are attracting purchases from people living outside of the study area.

Ordinances, Parks and Recreation Master Plans, and Thoroughfare Plans are components of the Comprehensive Plan, and each proposed Stellar project is consistent with these official documents.

Additionally, in 2016, a major economic impact study was completed. That study, which involved town leadership, Hancock County, and the Hancock County Community Foundation, was aimed at providing analysis of potential development scenarios along the corridor. The key takeaway from the study was that further collaboration was needed to continue to guide and direct the growth of the corridor. To that end, in 2017, the Hancock County Redevelopment Commission formed the Government Relations Steering Committee (GRSC). The main goal of the GRSC is to further development of the corridor by securing and identifying funds for roadway improvements to Mt. Comfort Road. One of the direct results of the group's work has been the hiring of a federal lobbyist. Another result has been the creation of the Land Use and Design Committee (LUDC). The LUDC was formed to focus on consistent standards along the corridor throughout all jurisdictions. The data and analysis from the economic impact study has already been used by the towns throughout our Stellar efforts and will continue to be used to inform local decision makers on the impacts of growth. The Town of McCordsville recently used data from the study to project future tax revenues based upon land use assumptions. In turn, this has informed the Town in more detail on the impacts of our Future Land Use Map. The Town plans to further explore these impacts by completing a Town-wide Financial Sustainability Study in 2019.

As our Stellar efforts continue and evolve into marketing and branding the corridor as described herein, the LUDC will need to finalize development standards for the corridor, both inside and outside the towns, so that consistency can be formalized and transparent for all. We believe marketing and branding, along with a consistent vision for the development corridor must go hand-in-hand. Finally, the GRSC will continue their efforts to identify funding opportunities for the major road projects along the corridor.

Key Achievements

The vision for the Mt. Comfort Gateway Corridor is to establish the corridor of the future powered by health, technology, and smart towns with a strong sense of place. This regional initiative is focused on connecting regional assets, enhancing quality of place, addressing housing issues in the region, and improving the region's ability to compete globally for economic development. We envision a master-planned corridor, which manages growth by promoting a mix of land uses which are complementary. The corridor will be marketed, branded, and designed to engage different industry sectors, such as advanced manufacturing, research and development, aeronautics, agri-innovation, and retail to provide a diversified tax base and multiple employment opportunities. We believe the Mt. Comfort Corridor can do this, and in doing so breaks the traditional corridor model. We have begun calling this new model the "Corridor of Tomorrow". This model produces a corridor that is aesthetically pleasing and features places and amenities that people and employers alike gravitate to, while providing long-term, diverse, and sustainable tax base for the Region. All three communities agree with this regional vision and believe the achievements will be met in the following ways:

- (1) Continued engagement of the community and business leaders to promote this shared vision through plans, partnerships, studies, and forums identified in the Plan.
- (2) Selective use of funding that produces the necessary improvements to the built environment needed to incentivize investment from the private sector.

- (3) A detailed and adopted master plan, with a strategic economic development strategy that is viable and suitable for the corridor.
- (4) Private sector investment in the corridor.
- (5) Diversification of the industrial sectors around Indianapolis Regional Airport and the I-70 interchange.
- (6) Link regional assets, improve quality of life, and compete globally for economic development.

Designation

We know from talking to past Stellar Community Designees that Stellar designation brings notoriety to the community and is valuable in leveraging public investment to bring significant private investment into the communities. We plan to use designation, if awarded, as part of a new branding campaign. Regional branding has not been done before along this corridor and we believe a well thought out strategy combined with physical projects will help us attract new residents, businesses, and visitors, as well as retain those that already know how great the corridor is and can be.

Regional branding will create an identity for the corridor based on the places we are creating through Stellar Communities. Branding and placemaking are key in establishing the corridors identity as the “Corridor of the Future”.

We have tried to focus our projects in target areas that either are or will become the activity centers for the corridor to infuse needed vitality and focus. We believe that revitalization needs to build on the strengths of each community, as well as developing strong neighborhoods, and enhancements to quality of life. The best way to spur activity in an underutilized or under programmed area is to infuse it with funding, amenities, and places for people to gather. This infusion of energy will draw attention to the area, help give visualization to the regional identity, and bring more private investment.

Regional branding that includes Stellar Designation allows us an opportunity to be out in front of organizations and businesses that we may not have been able to without the designation. Stellar Communities has its own name recognition, and when we tell people we are a finalist, we have their

Town Goals

Cumberland

- Develop the town’s eastern gateway by partnering with private sector on a mixed-use development
- Create a mixed use project at Carroll Road and US 40 that provides a transition from Old Town that leverages the town’s trail system
- The Town of Cumberland will lead by example with Smart Technology by retrofitting town hall with smart technology and adding smart amenities on trails
- Develop strong and diverse housing options in strong neighborhoods by supporting different housing types to address gaps identified in the housing analysis

McCordsville

- Improve traffic flow along Mt. Comfort Road
- Spur investment in Old Town
- Create a town center
- Enhance quality of life by providing amenities, place-making, and opportunities for continued investment in the community
- Use technology to improve government services

New Palestine

- Spur investment along Main Street
- Enhance quality of by providing new amenities
- Maintain New Palestine’s small-town charm

attention. Stellar Communities finalist designation has brought new conversations that we believe will lead to additional programs and investment along the corridor. Actual designation as a Stellar Community could be what this region needs to accelerate and manage development along the corridor. A great example of leveraging Stellar Communities designation for us is the new partnerships we are forming. As a result of the designation, we have embarked on three new partnership efforts that showcase the momentum in the region. We believe Stellar Communities designation will allow us to move these discussions to formalized partnerships and investment along the corridor.

Urban Land Institute Advisory Services Panel

ULI Advisory Services Program provides a proven mechanism for our leadership and stakeholders to assess, plan, and execute a Mt. Comfort Corridor development program that serves our community in the short and long term.

The Urban Land Institute (ULI) has long been recognized as one of the world's most respected and widely quoted sources of objective information on urban planning, growth, and development. Established in 1936, ULI has over 40,000 members worldwide, representing the entire spectrum of land use and development disciplines. The mission of ULI is to provide leadership in the responsible use of land and in creating and sustaining communities worldwide.

The goal of ULI's Advisory Services program is to bring the finest expertise in the real estate field to bear on complex land use planning and development projects, programs, and policies. Since 1947, this program has assembled over 500 ULI-member teams to help sponsors find creative, practical solutions for issues such as downtown redevelopment, land management strategies, evaluation of development potential, growth management, community revitalization, brownfield redevelopment, and military base re-use. A major strength of the program is ULI's unique ability to draw on the knowledge and expertise of its members, including land developers and owners, public officials, academics, representatives of financial institutions, and others.

A typical assignment brings the inter-disciplinary panel to the work with the community for an intense five-day period, which is preceded by the collection of data and research that will be used to inform and direct the panel's work. The panel's work program will consist of the following;

- In-depth briefing day composed of site tour and meetings with community sponsors,
- Full day of interviews (50-75) with community leaders and stakeholders,
- Two days of working sessions formulating responses to issues, drafting initial plans and recommendations,
- Preparation of an oral presentation often with a slide show, and
- A written report that is prepared within 60 days of the panel's visit.

The Stellar Team, Hancock County, Ninestar, and Hancock Health have partnered to bring a ULI Advisory Services Panel to the Mt. Comfort Corridor region. The panel is tentatively scheduled to take place in December, and we are working diligently to prepare the focus area and questions to ensure the panel has the maximum input on future development in the region.

Aeronautics Partnerships

The Mt. Comfort Gateway Corridor is promoting technology as a prime component for the region's future and is establishing projects that fit with this vision. The team is actively working with the Indianapolis Regional Airport (IRA), local school districts, and institutions of higher education to form Aeronautics Partnerships. IRA is the largest relief airport in the nation and owns a significant amount of property along the Mt. Comfort Corridor. IRA is interested in managing growth and finding potential users located in close proximity that complement the airport and its efforts. The Stellar Team is working with IRA toward a common vision for the Mt. Comfort Corridor as a master planned corridor focusing on technology, including but not limited to aeronautics, smart technology, and agro-innovation.

Ongoing dialog between the Stellar Team and IRA focuses on specific mutually beneficial development projects that provide high wage jobs that benefit current residents, attract new residents and workers, leverage technological improvements along the corridor, and improve quality of life. The relationship between the Stellar Team and IRA has led to additional conversations with other educational providers including local school districts and large universities.

Mt. Vernon and Southern Hancock School Districts have started, or are preparing to start, aeronautic education programs. These programs promote STEM learning and build interest around aeronautics in local youth which open opportunities to career pathways in aeronautics for local students. The Stellar team is also working towards potential partnerships between IRA and Purdue University and/or Indiana State University. Partnerships would leverage capabilities of IRA for one or both of the universities to expand their aeronautics programming in Central Indiana. These potential partnerships will be assured by like-minded interest towards technology along the corridor.

Agri-Innovation Forum

Agriculture plays a major role in the economy of Hancock County, and much of the central and eastern portions of the county will likely remain rural in nature for the foreseeable future. However, increased development and business growth along Mt. Comfort Corridor and in the western portions of the county creates a unique opportunity to leverage the region's expertise in agriculture to spur innovation in this sector.

A proposed Agri-Innovation Forum would bring together local formers and agribusiness with leaders in agricultural innovation in the state to discuss the future of agriculture in Hancock County. AgriNovus Indiana, a division of the Central Indiana Corporate Partnership, works to promote innovation in the Agbioscience Sector throughout the state. An active partnership with local agribusiness and AgriNovus could allow Hancock County to be at the forefront of agricultural innovation in Indiana. AgriNovus can help connect local business to research institutions, investors, and entrepreneurial resources. Other potential partners include the Purdue University Extension Office located in Greenfield, the Indiana State Department of Agriculture, and Tyner Pond Farms.

The Corridor Advantage

Developers and financial institutions are afraid to take risks since the Great Recession. We are finding that in some cases public sector partnerships are essential to development proposals in underserved and underutilized areas. We believe this corridor will see significant private investment over the next 5 – 7 years. Our communities are small, and we are limited financially with what we can do to help

businesses. Stellar Communities designation will allow access to additional partners and funding to make these projects more viable.

Physical infrastructure needs to be expanded and improved, key parcels need to be incentivized for high value development, and the towns must show they can “lead the pack” in terms of technology. Private investment will expect to see local governments that back-up plans and rhetoric with action and investment. We cannot effectively market and brand this corridor as the Corridor of Tomorrow, without the proper investment in infrastructure, technology, and quality land use policies today. The Stellar Designation and our commitments to the corridor will illustrate to private investors that this corridor is a priority for development and ideal location for their industry.

In today’s economy, the availability of workforce is increasingly important to employers when making location decisions. People are coming to western Hancock County. In order to continue that trend, we must achieve two critical things. First, we must add to our tax base with commercial and industrial land uses, as the associated assessed value will allow us to more proactively build amenities and improve quality of life that are demanded by residents. Second, we must be able to provide more employment opportunities for those residents.

We see Stellar Communities designation as a partnership with the state to help our towns flourish as the Corridor of the Future. We are small, but mighty communities with big dreams for this corridor. Stellar Communities designation gives us another tool in our toolbox to leverage the right type of private sector investment in the region to build out our vision.

The towns’ goals for the Corridor are ambitious. Master-planning for an entire corridor is challenging, but our towns have a history of quality long-term, proactive planning. However, having the funding to bring those plans to life is how Stellar can help us meet our goals. The towns have the ability to create a corridor plan, complete branding and marketing plans, and make incremental capital improvements as our standard municipal budget allow. However, to get in front of the pace of growth along the corridor, our small towns need outside funding sources. Physical infrastructure needs to be updated and improved, key parcels need to be incentivized for high value development, and the towns must show they can “lead the pack” in terms of technology. Private investment will expect to see local governments that back-up plans and rhetoric with action and investment. We cannot effectively market and brand this corridor as the Corridor of Tomorrow, without the proper investment in infrastructure, technology, and quality land use policies. A Stellar designation will allow us to be proactive, invest, and demonstrate to the private sector why they should partner with us and invest in this Corridor.

We will capitalize on the Stellar designation by using the momentum as a kick off for our master-planning, branding, and marketing projects. With a designation, the Towns will work to complete a master plan for the Corridor from CR 1000N to US 52. Simultaneously, we will use data collected to prepare a list of targeted industries for the corridor, based upon proper land use, current inventory, needs, strengths, projected assessed value, and industry requirements. The collection of this information will inform and ultimately produce a master plan for the corridor based upon not only a traditional land use model, but a plan which seeks maximum assessed value, diversified industries, diversified employment opportunities, supporting services, and residential opportunities that meet the needs of the projected employment base. We fully understand that today, the jobs follow the people. People are coming to western Hancock County. In order to continue that trend, we must achieve two critical things. First, we must add to our tax base with commercial and industrial land uses, as the

associated assessed value will allow us to more proactively build amenities and improve quality of life that are demanded by residents. Second, we must be able to provide more employment opportunities for those residents.



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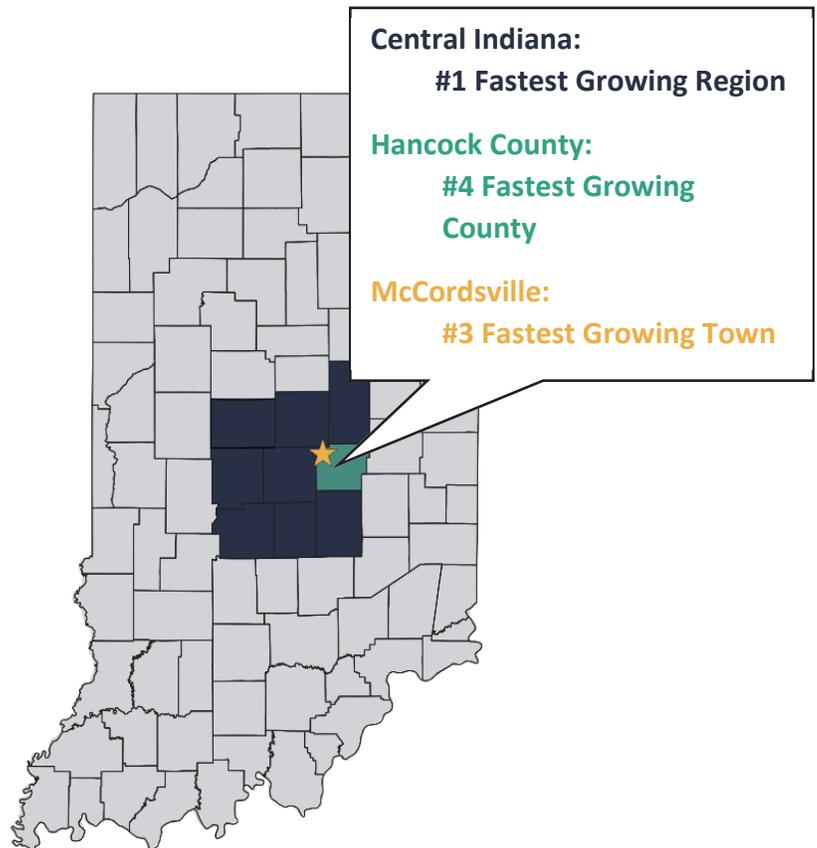
QUALIFICATIONS, COMMUNITY CAPACITY, & ENGAGEMENT

Qualifications

The Towns of McCordsville and New Palestine as well as the Hancock County portion of Cumberland are not part of an entitlement community. The three towns have adopted or amended their comprehensive plans within the last seven years and the Indy MPO has provided the required letter of recommendation. The towns are all in good standing with OCRA and its partner agencies and have the capacity to manage and implement projects on a large scale.

Capacity

Our communities have been working together for three years. We have successfully completed joint projects on fiscal impact analysis, signage, and trail planning through. In fact, our Stellar Region and some of the Stellar projects resulted from the next steps identified in the Mt. Comfort Road Fiscal Impact Analysis completed in 2016. The joint signage project, which installed uniform school district and municipal signage through the Mt. Vernon Community School District, was completed in 2015. The project was viewed so well the Hancock County Community Foundation (HCCF) patterned the program and has offered it to the other school districts in the County. Our trail planning efforts have resulted in the creation of a county-wide trails plan. We believe it is the first plan of its kind in the state. It has wide support throughout the County, and is currently going through the County's adoption process. Once that is complete, each municipality (all municipalities are involved) will adopt the Plan via resolution. The three towns have professional staff with experience working in municipal government and with comparable projects in scale. Each of us brings different experiences and skills to the table. For example, Cumberland was designated a Hometown Collaborative Initiative (HCI) Generation 5 community in 2016. Cumberland's HCI focus has been on Placemaking, so in addition to the skills learned for capacity building, staff members have also brought elements and ideas on placemaking from HCI into Stellar. Additionally, Cumberland adopted a Comprehensive Plan in 2000, and in 2011, a new comprehensive plan had to be adopted because 95% of the projects in the plan had already been completed or were underway. This is a great example of the commitment to the implementation phase, which is so important for communities. New Palestine is a Main Street Community and has a very active Chamber of Commerce bringing their experiences and community engagement ideas. New Palestine also has shown its ability to complete big projects, such as



its recent multi-million dollar wastewater treatment plant expansion. McCordsville, the largest community of the three, has the largest in-house staff. That staff includes a Professional Engineer (P.E.) and Certified Urban Planner (AICP). McCordsville has significant experience with grants, having secured and completed 32 grant projects since 2013.

The table below shows projects the communities have completed over the last several years and the development team’s resumes can be found in Appendix A. We believe that with the skills of our professional staff, the focus of our Stellar Team, and the support and direction of our Steering Committee we can successfully implement this plan. In fact, this plan has been largely written by the towns’ staff members. Consultants have been brought in to fill the gaps and assist with feasibility and preliminary design of projects and performance measures.

Past & Current Projects

Year	Project	Town	Agency	Status
2017-2018	Parks 5-Year Master Plan	Cumberland	Town Funded	To be completed in late 2018
2018-2019	Transportation Master Plan	Cumberland	MPO/INDOT & Town Funded	Let in fall 2018 and complete in 2019
2008-2018	Buck Creek Trail	Cumberland	INDOT/MPO/Town	Substantially complete
2017	German Church Apartments	Cumberland	IHCDA/City of Indianapolis/Town/Private Developer	Tax Credits awarded in 2018
2009, 2015	Pennsy Trail	Cumberland	INDOT	Completed 2014
2014	Town Hall Safety Improvements	Cumberland	Town Funded	Completed 2014
2014-2018	ADA Sidewalk repairs	Cumberland	Town Funded	Completed
2017-2018	Saturn Space Pop-up Events	Cumberland	Town & Private Sponsorships	On-going
2017	Interactive Trash Cans	Cumberland	Town	Completed
2017	Lift Station Improvements	Cumberland	Town	Completed
2019	Interactive Mural	Cumberland	Town/ OCRA(HCI)/ Other	Team assembled and fundraising and permitting next phase
2017	Schulz Ped Bridge	McCordsville	INDOT – TAP	Completed
2016	Surface Crossing Safety	McCordsville	INDOT RR - GSCP	Completed
2017	Bay Creek Rd Maintenance	McCordsville	INDOT - CCMG	Completed
2017	Old Town Rd Maintenance	McCordsville	INDOT – CCMG	Completed
2017	Highland Springs Resurface	McCordsville	INDOT - CCMG	Completed

Year	Project	Town	Agency	Status
2017	CR 600W Resurface	McCordsville	INDOT - CCMG	Completed
2017	CR 900N Resurface	McCordsville	INDOT - CCMG	Completed
2017	ADA Ramps	McCordsville	INDOT - CCMG	Completed
2017	CR 700N Resurface	McCordsville	INDOT - CCMG	Completed
2017	CR 600W & CR 900N Traffic Signal	McCordsville	INDOT – CCMG	Completed
2015	CR 600W Trail	McCordsville	DNR - RTP	Completed
2017	Safety Grant	McCordsville	IPEP	Completed
2017	Tri-County Trail	McCordsville	GHPOA*	Completed
2017	WWTP Energy Savings	McCordsville	IPL Energy Savings	Completed
2018	CR 600W & SR 67 Intersection	McCordsville	INDOT - STP	Under Construction
2018	CR 600W & CR 750N Intersection	McCordsville	Local	Under Design
	Comprehensive Plan Update	McCordsville	Local (in-house)	Completed
2017	Parks & Rec Master Plan Update	McCordsville	Local (in-house)	Completed
2018- 2019	Bike/Ped Master Plan	McCordsville	MPO - Planning	Awarded
2019	SR 67 Streetscape Phase I	McCordsville	Local	Under Design
2018	Town Center Master Plan	McCordsville	Local	Under Design
2017	School Signage	Joint	HCCF, Towns, Various Community Partners	Completed
2016	Fiscal Impact Study	Joint	HCCF, Towns, Various Community Partners	Completed
2018	Hancock County Trails Plan	Joint	HCCF, Towns, Various Community Partners	Set to be adopted fall 2018
2018	Farming Welland Property	Cumberland	Local	Ongoing
2018	WWTP Upgrades	Cumberland	Local	In-progress
2018	WWTP Upgrades	New Palestine	Local	In-progress
2021	Round-a-bout	New Palestine	New Pal/County/MPO	Awarded, Under Design
2018	Gem Road Trail Extension	New Palestine	Local	In-progress
2018	2018 Road Projects	New Palestine	Local	In-progress
2018	US 52 & Gem Intersection	New Palestine	INDOT Project	Under Design

Community Engagement

During community engagement in each of our individual comprehensive plans, residents consistently have said they want growth, but they want the small-town character to remain. We have tried to select a theme and projects that reflect those desires. Once designated as a finalist in the Stellar Communities program, we embarked on the “We love our Community because...” campaign. We wanted to highlight what our residents love about our towns and the assets we have. Participation has driven excitement for what these three communities can do with a Stellar Designation as well as help shape the projects identified in this Regional Development Plan.

The “I Love my Community because...” campaign has also helped to unite the communities as one region and see how much we have in common, but also how we complement each other. As we move from planning to implementation a regional branding initiative will allow us to build on the campaign and start building a brand with name recognition and our projects will provide a visual connection back to the brand.



Stellar Team Members (along with our Chalkboard) attended many community events over the summer as part of our community engagement efforts. Stellar was a popular topic at many of the events, where we were able to directly engage the public one-on-one or in small groups. It was a great way to communicate our efforts and get feedback. In addition, to those inter-personal efforts, we also launched a survey at the beginning of the Regional Development Planning process. The survey was conducted to develop baseline data on the awareness of citizens in the region to various initiatives. The survey received almost 700 responses. The survey will be done again prior to our Stellar presentation, and if designated a Stellar Community will be updated and conducted annually to gauge changes in public awareness.

The communities hired two high school students from Mt. Vernon Community Schools to set-up the Mt. Comfort Gateway Corridor website. The students helped to determine what should be on the website, set up the layout, tabs, and added content. This process allowed for student and youth input and perspective into the project, helping to shape a final product that would attract viewers of all ages. In addition to the website, we created a Facebook page. The page has daily themes like “Visual Preference Monday,” “Tech Tuesday,” “Did you Know Wednesday,” “Throwback Thursday,” and “Healthy Friday.” It also cross promotes events and the good things happening in the region.

It is important to note our strategy for community engagement was to take engagement to the community, not to ask them to come to us. Previous experience tells us we get higher levels of participation when engagement seeks out participation than traditional public forums.

Through the Stellar Communities process has strengthened regional partnerships and pushed the Stellar Team to develop a coordinated strategy and understanding of the community vision for future growth. We knew the Mt. Comfort Corridor was special, but the energy and requirements of Stellar have pushed us to a new level of understanding. The team held one-on-one interviews with stakeholders like the Indianapolis Airport Authority and Hancock County Redevelopment Commission and conducted outreach with potential partners. NineStar Connect and Hancock Health have committed extensive time to this initiative, and we are pleased to have them as private sector partners to help move Stellar Designation to implementation. These interviews and the associated outreach helped us determine the membership of our Steering Committee. The Committee, comprised of community leaders and partners⁴, is instrumental in advocating for our communities and projects that move the region forward. The Steering Committee was directly engaged in the development of our Regional Development Plan and assisted the Stellar Team in prioritizing all Stellar projects.

Through the Stellar process we have discussed the role of businesses and chambers of commerce. While New Palestine has a strong Chamber of Commerce, Cumberland does not have a Chamber, and McCordsville is part of the Fortville McCordsville Chamber, which has been very Fortville centric. There is a need for a business group that advocates for the corridor and for the interests of businesses along the corridor. The idea of a Regional Chamber has been broached with members of the business community and the existing Chambers. A regional chamber that combines business in all three towns along the corridor could help leverage business support in the region for future development and infrastructure along the Mt. Comfort Corridor. Discussions are currently underway with local officials and businesses within the region. A regional chamber or business group would be a component in the long-term viability for this corridor. Often times the towns carry out the roles of a traditional chamber of commerce in the absence of one. A chamber can also create increased buy-in for the region as a whole. A group of interested businesses and leaders have started to meet to discuss the formation of a business advocacy group focused on the corridor. We will be conducting a survey of business leaders to further gauge their interest and solicit feedback. Whether there is a formal business group or business advisory group that assists with the implementation of Stellar Communities, we believe it is important to make sure the business community has the resources it needs to prosper.

Finally, if designated involvement with the community youth will be a priority. We have preliminary commitments from the schools to do various student art projects over the 4 year Stellar horizon. Those projects would allow student artists from Mt. Vernon Community Schools and the Community School Corporation of Southern Hancock County to display their art on public infrastructure such as, park benches, utility cabinets, and crosswalks. These art projects, while great experiences for the students, add to the enjoyment of the community, and enhance connections between the community and the schools. We are also committed to quarterly Stellar updates. Each quarter, for the full four years, members of the Stellar Team will present updates and status for all Stellar efforts. The presentation will

⁴ Steering Committee members are identified in the Steering Committee Matrix which has been uploaded into the on-line application.

be a traveling show, visiting each town. Our Stellar website will be continually updated to mark the progress of projects and plans, and our Stellar Facebook page will allow a space for public comment on project, plans, and progress.



Word cloud representation of the "I Love My Community Because" responses...



4

PROJECT
IDENTIFICATION &
STRATEGIC
INVESTMENT PLAN

Project Types



Economic Development



Placemaking



Infrastructure



Historic Preservation



Business & Innovation

In order to ensure that projects reflect the goals established for the Mt. Comfort Corridor, the selected projects include those that link regional assets, create or improve quality of place, address housing needs, incorporate technology, address health, and/or advance the communities desire to be globally competitive. The following list of projects have financing gaps but have been determined to be the highest priorities and have the ability to be completed within four years.





The Trailhead at Buck Creek



Location: Southeast corner of US 40 and Carroll Road

Description: A 36-acre mixed-use development features 22,300 square feet of new commercial space and 60 units of affordable workforce housing. Phase I consists of the affordable housing and 14,500 square feet of commercial space, located on 3.4 acres of land outside of the floodplain. Phase II would involve the remaining commercial space and would be completed after the Stellar horizon.

Features: Adjacent to the Pennsy Trail and a short walk to where the Pennsy and Buck Creek Trails connect. The floodplain will be programmed as open space. Public investment will include the trail, farmers market, pedestrian bridge, roads, trailhead, and community spaces.

Partners: Project will be developed by T& H Investment Properties, LLC (residential component), The Hageman Group (commercial component), The Annex group (general contractor), and the Town of Cumberland. T & H Investment Properties, LLC is WMBE certified and has experience with 4% and 9% LIRTC projects, state housing tax credit, soft subsidy loans, tax PILOTs/abatements, bridge loans, and equity investments

Readiness: Pro forma and conceptual site plan are complete. The development team has been selected. The developer is prepared to apply for Rental Housing Tax Credits in 2019

Eligibility/Qualifications: The project meets IHCD's requirements under the current State of Indiana Qualified Action Plan.

Floodplain: Approximately 6.76 acres of land is located in the Floodplain and Floodway zones on this parcel. Please note all residential and commercial structures developed during Phase I of the development will not be located in a floodplain.

Total Cost: \$16,017,144





US 52 Streetscape in New Palestine

Location: Two primary locations, intersections of US 52 & Mt. Comfort Road and US 52 & Gem Rd

Description: Streetscape improvements, including street lighting, pocket park, landscaping, crosswalks, Main St. New Palestine gateway signage, and sidewalks.

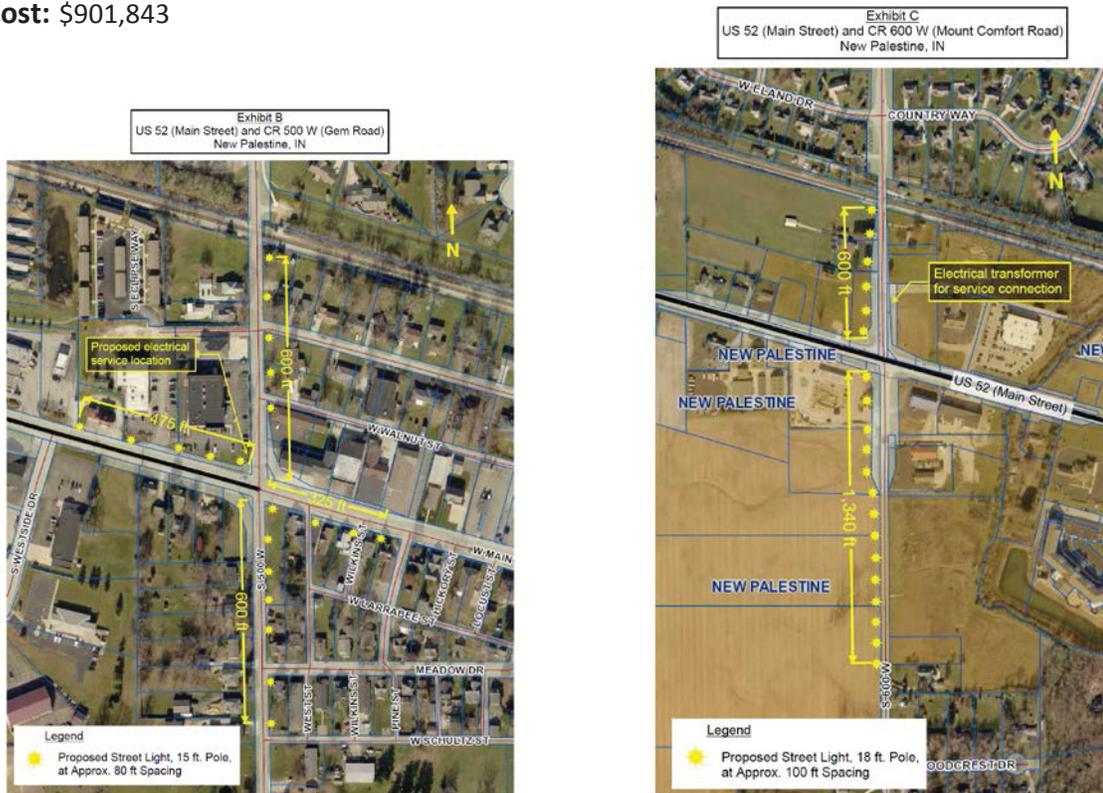
Features: Street lighting will be focused along Mt. Comfort Road for the length of the Town’s corporate limits, and at the intersection of US 52 & Gem Road. The pocket park is slated for a small, Town owned parcel at the southwest corner of US 52 & Gem Road. The intersection at US 52 and Gem Road, which is the gateway into the Main Street area of New Palestine will also get landscape treatments, crosswalks, Main Street gateway signage, and a small segment of sidewalk along the southside of US 52 to complete the fill in an existing gap. Landscaping will be focused on the hard corners of the intersection at US 52 & Gem Road.

Partners: Town of New Palestine, New Palestine Main Street Organization

Readiness: Land secured, no additional rights-of-way needed. Preliminary engineering is in progress. This project is not located in the floodplain.

Eligibility/Qualifications: This project meets the criteria to declare slum and blight and is a backup project for INDOT funding.

Total Cost: \$901,843





Roundabout Mt. Comfort Road & CR 600N

Location: Intersection of Mt. Comfort Road (CR 600W) & CR 600N, 1 mile north of Indianapolis Regional Airport, and 3 miles north of I-70

Description: Construction of a two-lane roundabout. This roundabout is being designed to function with the current two-lane roadway configuration and with the future four/five lane roadway configuration. While the project is a piece of the larger planned roadway improvements to the Mt. Comfort Road Corridor, its design allows it to be a plug-n-play project.

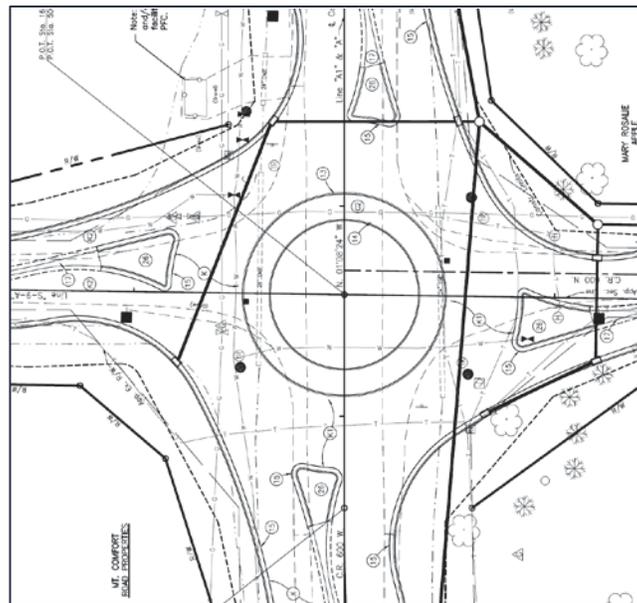
Features: A 2015 traffic study by A&F Engineering determined this intersection would operate at below acceptable levels of service under future (2030) traffic volumes in the PM peak. However, with mitigated conditions, ie. a roundabout, the intersection would operate at acceptable levels of service during both peak hours, under all traffic volume scenarios.

Partners: Town of McCordsville

Readiness: Environmental is 100% complete and design is currently 40% complete. Project development on pace to start construction in Spring of 2022⁵. This project is not located in the floodplain.

Eligibility: This intersection is located outside of the Indianapolis MPO's urbanized area. The MPO has provided a letter of support, and therefore this project is eligible for the Stellar INDOT funds.

Cost: \$2,710,000⁶



⁵ United Consulting has provided a status memo detailing a timeline for the completion of this project following all INDOT and FHWA processes. This memo is included in the Appendices.

⁶ A Project Estimate, provided by United Consulting, is provided in the Appendices.



Cumberland Heights Trail

Location: Westside of Buck Creek Road from just south of Granby Drive to just north of Beckley Road

Description: The five-foot wide trail, with five-foot buffer, is approximately ½ mile in length.

Features: The trail will provide a safe space for walking and bicycling on a narrow, busy road as the Cumberland Heights neighborhood does not have sidewalks or a safe way to walk and bike to parks, restaurants, and other amenities.

Partners: Town of Cumberland

Readiness: Schematic and costs estimates are complete. Preliminary engineering is in progress and additional right-of-way is not anticipated at this time. Final engineering and environmental work is scheduled for 2019.

Eligibility/Qualifications: If designated the Town will conduct an Income Survey in order to qualify for CDBG funding. Preliminary analysis suggests the area will meet income limits. The Town will use Kleinpeter Consulting Group as its Grant Administrator.

Floodplain: Approximately 720 feet of this path appear to be within Floodplain Zone AE.

Total Cost: \$660,000





Old Town Greenway

Location: Through Old Town from United Methodist Church to Township Park

Description: Construction of multi-use path along the legal drain providing a central pedestrian/bicycle facility through Old Town. Trail is approximately ¼ mile in length.

Features: Project will feature a clean-up and restoration of the legal drain along with view stanchions along the trail to activate the legal drain as a water feature. Project expected to assist in revitalization of Old Town.

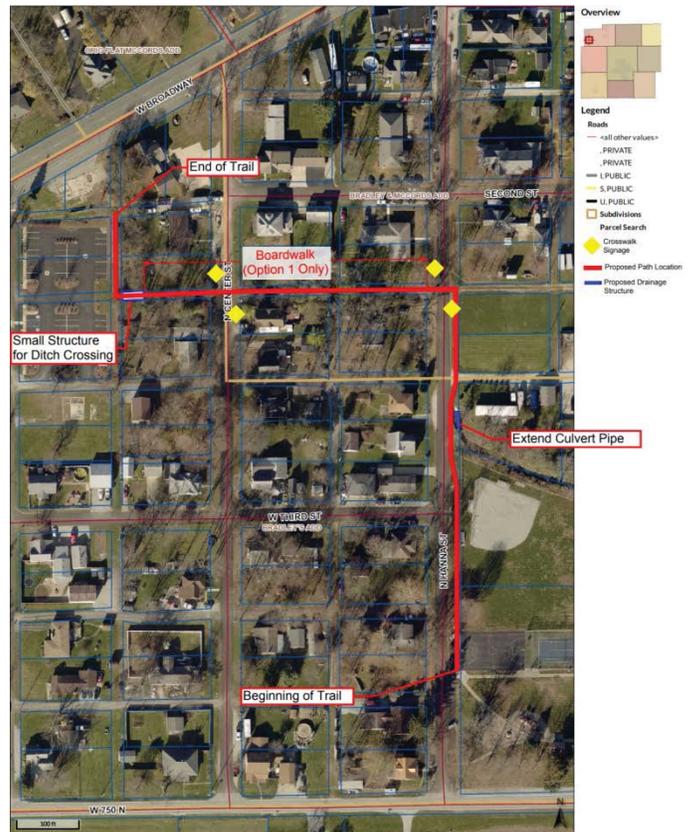
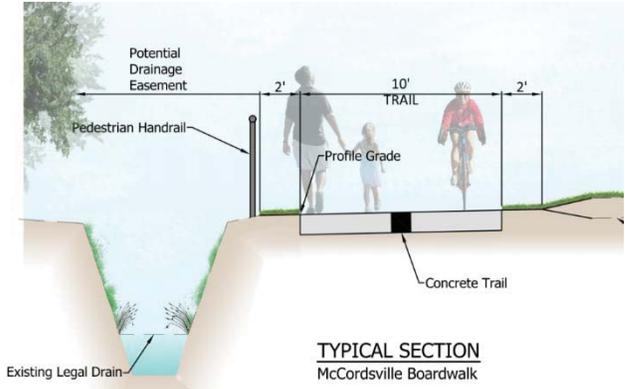
Partners: Town of McCordsville, Hancock County Surveyor's Office

Readiness: Feasibility study, schematic, and cost estimates complete. Design and community outreach are expected to take approximately 1 year. Land acquisition is expected, a maximum of 6 parcels have been identified as likely partial land acquisitions.

Eligibility/Qualifications: If designated the Town will conduct an Income Survey in order to qualify for CDBG funding. Previous surveys conducted in Old Town have confirmed the area does meet income limits. The Town will use Kleinpeter Consulting Group as its Grant Administrator.

Floodplain: As this path runs along the legal drain, in a dense neighborhood, portions of the trail are located within the floodplain and floodway. The Town has identified an alternative route which is not within the floodplain.

Cost: \$1,174,700.96





New Palestine Lions Park Playground Equipment

Location: Lions Club Park, 5242 W US 52

Description: Removal of current playground equipment at Lions Park in New Palestine which is in disrepair and in need of substantial upgrade, and installation of new ADA accessible equipment.

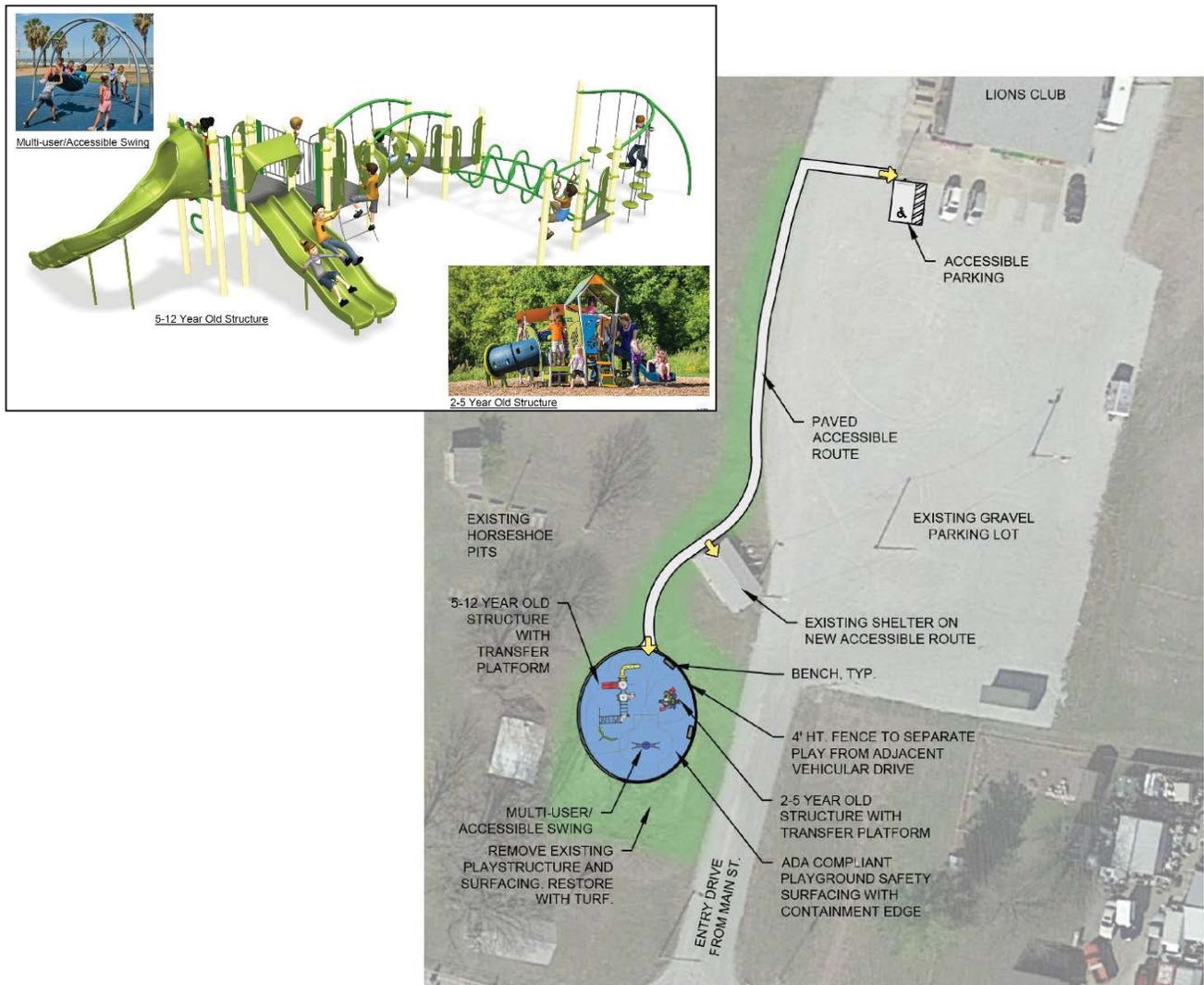
Features: Two sets of equipment will be added: (1) for children ages 2 to 5, and (2) for children ages 5 to 12

Partners: Town of New Palestine, New Palestine Lions Club

Readiness: Lyons Club (owner of property) is excited about the opportunity to upgrade the facilities. A preliminary assessment of the needs and site has been completed. Town to provide necessary match in 2021. The site is not located in floodplain.

Eligibility/Qualifications: The Town is prepared to declare this area as slum and blight.

Total Cost: \$235,000





Nichols Building (New Palestine)

Location: 11 E. Main Street

Description: Two-story brick structure built in the 1800s and is in need of significant repair/reconstruction of the exterior envelope.

Features: Improvements include removing parge material and CMU, re-pointing and replacing brick, applying water repellent, window repairs, and other similar repairs to address the issues.

Partners: Town of New Palestine, New Palestine Main Street Organization, New Palestine Museum

Readiness: A building assessment and cost estimates are complete. The Town owns the building and has the rights to make repairs. The building is not located in the floodplain.

Eligibility/Qualifications: The Town will seek CDBG funds utilizing an income survey or declaring slum & blight.

Total Cost: \$136,000





New Palestine Main Street Master Plan

Location: Main Street area of downtown New Palestine (as further identified on the map below)

Description: The New Palestine Main Street Master Plan will help guide the New Palestine Main Street Organization in efforts to revitalize Main Street. The plan will include recommendations for needed physical improvements, marketing and advertising ideas, capacity building, and attracting new businesses.

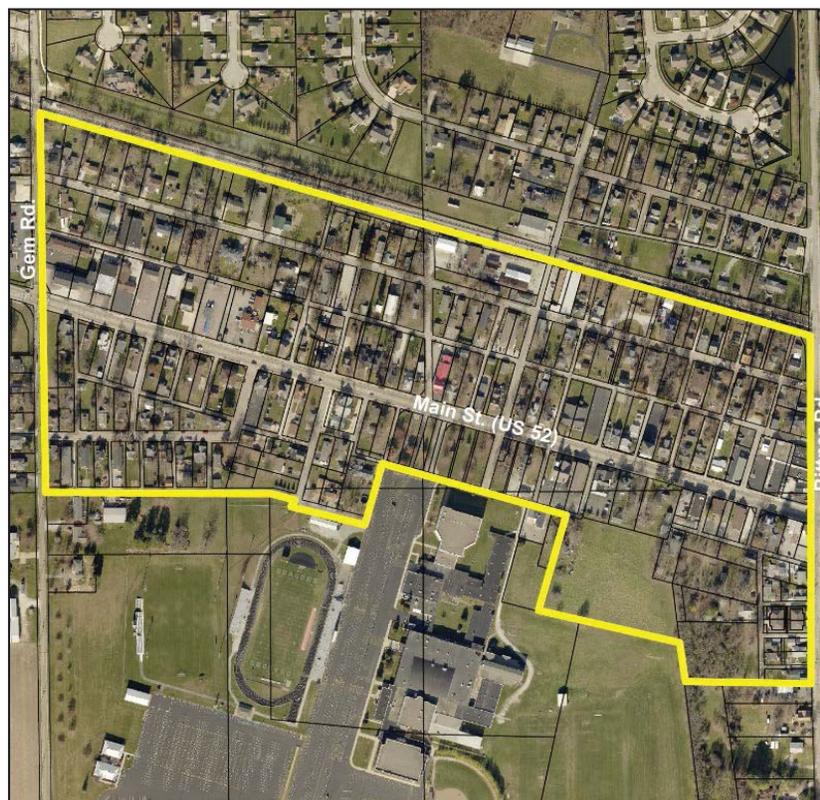
Features: Main Street New Palestine features historical buildings, and quaint and pleasing streetscape along US 52. The area also includes major community focal points, such as Town Hall, the Nichols Building, and the entrance into New Palestine High School.

Partners: Town of New Palestine, New Palestine Main Street Organization

Readiness: Town will provide match needed for the plan. Main Street Organization is committed to the process and ready to start in 2019.

Eligibility/Qualifications: New Palestine Main Street is a recognized Main Street Organization and therefore eligible for this funding. The Town of New Palestine will pass the funding through to the Main Street organization.

Total Cost: \$40,000





Old Town Revitalization Plan

Location: Old Town area of McCordsville (as further identified on the map below)

Description: Revitalization Master Plan to establish a vision for how Old Town McCordsville can be re-invested in, while maintaining the quaint, small town feel of the neighborhood.

Features: Plan will include revitalization strategies and projects that can be undertaken to support the vision.

Partners: Town of McCordsville

Readiness: Town is committed to providing the local match for the project and administering the plan along with a grant administrator. The Town would hire a planning consultant to complete the plan.

Eligibility/Qualifications: If designated the Town will conduct an Income Survey in order to qualify for CDBG funding. Previous surveys conducted in Old Town have confirmed the area does meet income limits. The Town will use Kleinpeter Consulting Group as its Grant Administrator.

Total Cost: \$40,000





Façade Grants

Location: The Main Street area of New Palestine

Description: Preservation of historic facades in New Palestine Main Street area.

Features: The façade grants will provide assistance and an incentive for property owners to restore historic properties in New Palestine. The Town proposes a grant program with a one-to-one match requirement.

Partners: Town of New Palestine, New Palestine Main Street Organization, Indiana Landmarks

Readiness: The town has identified property owners they would like to target and that are interested in participating. The town has also talked to Indiana Landmarks about assisting with the program development.

Eligibility/Qualifications: The Town will seek CDBG funds utilizing an income survey or declaring slum & blight.

Total Cost: \$200,000





Gem Wastewater Treatment Plant Reroute to Cumberland Plant

Location: New Force-main runs along Penny Trail from 600W to Carroll Rd, see map below.

Description: Rerouting the flows to the Gem Wastewater Treatment Plant to the Cumberland Treatment Plant will be more cost effective and allow for more efficient service to rate payers. Once rerouted, the Gem north plant will be transitioned into a lift station.

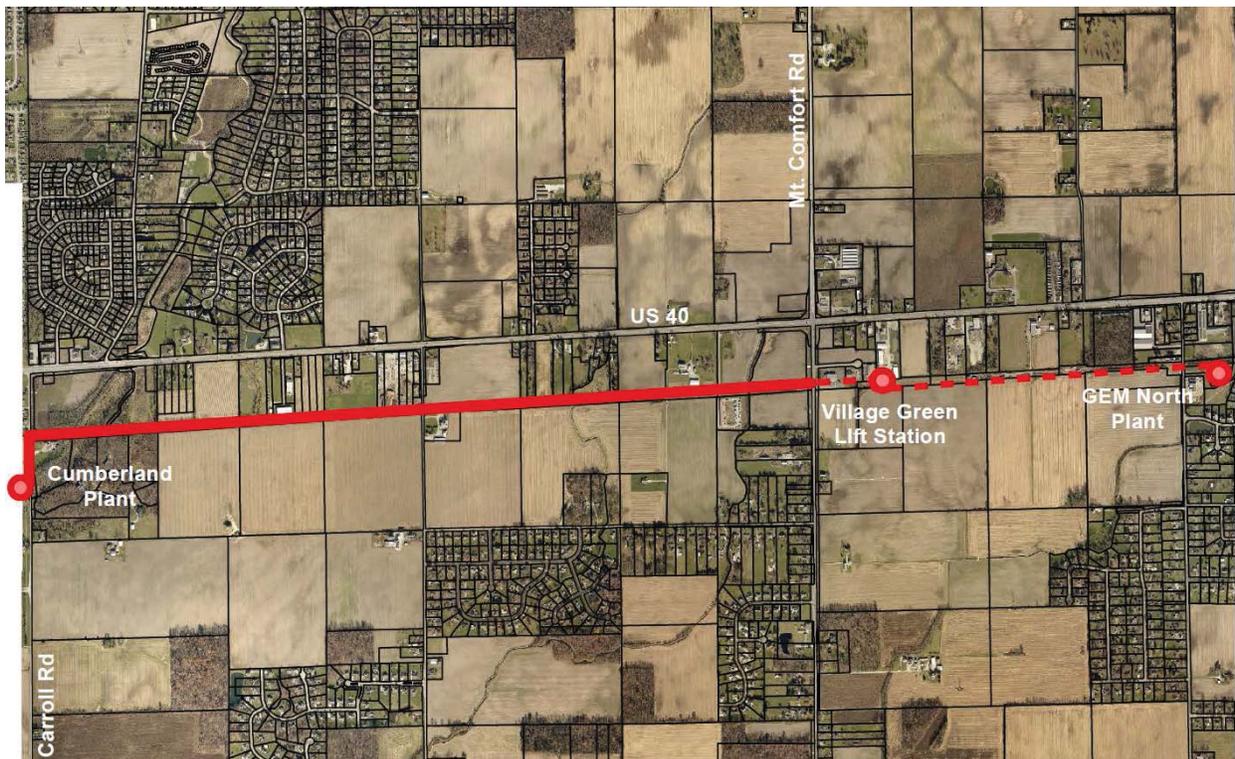
Features: This re-route and conversion will result in lower user rates to consumers than the alternative, which is an expansion of the Gem Plant.

Partners: Town of Cumberland

Readiness: Pre-engineering is complete, and plans are in final design. The Cumberland plant has the necessary capacity. The town owns the property and anticipates being ready to bid in 2019 for construction in 2020.

Eligibility/Qualifications: If designated the Town will conduct an Income Survey in order to qualify for CDBG funding. Preliminary analysis suggests the area will meet income limits. The Town will use Kleinpeter Consulting Group as its Grant Administrator.

Total Cost: \$1,250,000





North Railroad Street Stormwater Improvements

Location: Generally, the northwest corner of Mt. Comfort Road and W. Broadway (SR 67)

Description: Construction of stormwater pipe (sizes 12" to 30") to add positive drainage in the area, which currently has little to no stormwater infrastructure.

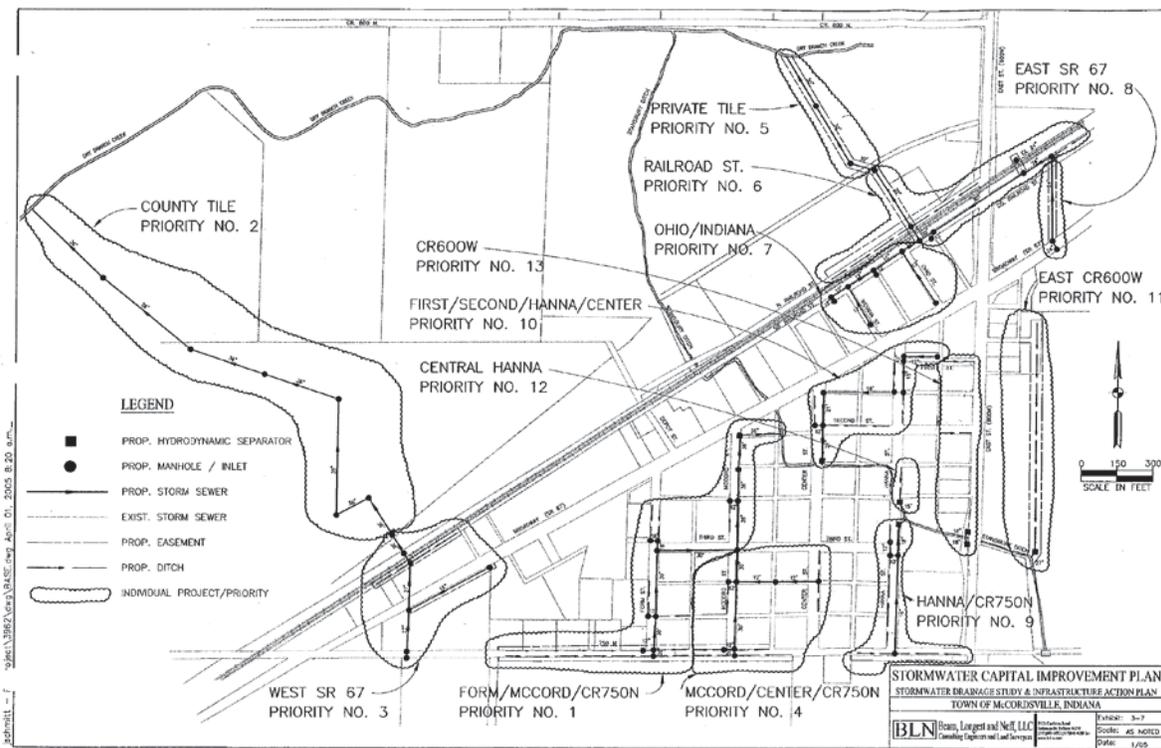
Features: This is the last in a series of five stormwater projects identified as needed projects in a 2005 study of the Old Town area.

Partners: Town of McCordsville

Readiness: Pre-engineering is complete and final design will begin in 2019. Following final design, the town will begin easement acquisition, and it is anticipated to be 4-8 acquisitions. Acquisition is scheduled for 2020.

Eligibility/Qualifications: If designated the Town will conduct an Income Survey in order to qualify for CDBG funding. Previous surveys conducted in Old Town have confirmed the area does meet income limits. The Town will use Kleinfelter Consulting Group as its Grant Administrator.

Total Cost: \$300,000





Business Incubator/Co-working Space & Makerspace

Location: It will be located within commercial space in The Trailhead at Buck Creek.

Description: Small businesses are an important part of our communities. We want to see these businesses continue to grow and expand, while also nurturing new entrepreneurs. A business incubator/co-working space combined with a makerspace that allows access to all residents of the region. As a part of this project, the program would incorporate a workforce navigator to help low income individuals within the region to build relationships and connect them to workforce services as well as social services.

Features: Starting a small business can be expensive; therefore, we propose that membership to the space will be discounted if not free for low income users. Further discounts will be offered to residents of Cumberland, McCordsville, and New Palestine. Additional amenities could include monthly brown bag training sessions, daycare, mentoring, or other similar options. Long term we hope to have satellite locations in both McCordsville and New Palestine. Additionally, students may be offered summer memberships to the makerspace.

Partners: Towns of Cumberland, McCordsville, & New Palestine, and a Woman/Minority Business Enterprise (WMBE)

Readiness: Preliminary design is complete. Anticipated construction is in 2020. The Town will need to put out a Request for Proposals in 2019 or 2020 for firms or individuals to operate the center. The center will be ready to open by 2020 or 2021 at the latest.

Eligibility/Qualifications: This economic development project will qualify for incentives offered for income qualifying users. The area may qualify as an LMI area. The project will meet the income benefit ratio.

Total Cost: \$765,000 (one-time costs), additional \$167,500 annually

- Construction \$700,000
- Lease (assumes discounted 50% full service): \$37,500 annually
- Tenant finish: \$50,000
- Equipment: \$15,000 up front and \$5,000 annually
- Operating Costs (staff and CAM) - \$75,000 annually
- Scholarships/Membership Assistance - \$10,000 annually
- Workforce Navigator: \$40,000 annually



New Palestine Community Room Upgrades

Location: New Palestine Town Hall, 42 E. Main Street

Description: The upgrades to the Richard M. Shank Community Room to make it more user friendly.

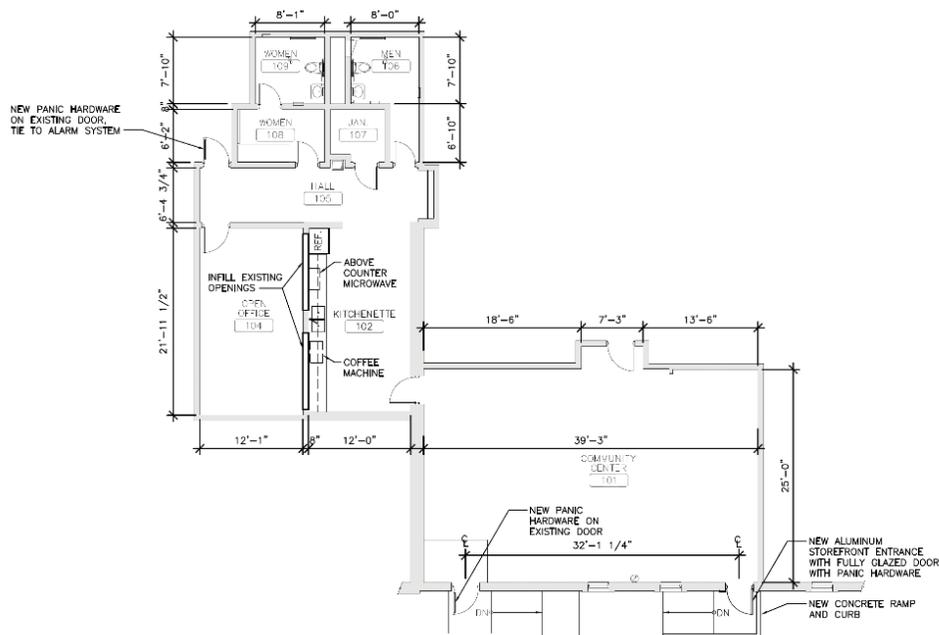
Features: Updates include but are not limited to restrooms, kitchen, and second entrance/exit. The improvements will also address security concerns for the remainder of the Town Hall building by creating clear separation between the two spaces.

Partners: Town of New Palestine

Readiness: Pre-engineering is complete and the Town owns the property. Town is prepared to provide local match in 2020. The building is not located within the floodplain.

Eligibility/Qualifications: The Town will seek CDBG funds utilizing an income survey or declaring slum & blight.

Total Cost: \$109,000





South Depot St. Flex Street

Location: S. Depot Street between Main Street and Larrabee Street.

Description: The project would convert the existing traditional street into a flex street that could be closed to vehicular traffic at certain times, creating a venue for events and festivals.

Features: Street lighting, free public WIFI, decorative safety gates, and improved pedestrian connectivity are proposed with this project.

Partners: Town of New Palestine

Readiness: No additional property is needed. The schematic and cost estimates are complete. The property is not located in the floodplain.

Eligibility/Qualifications: The Town will seek CDBG funds utilizing an income survey or declaring slum & blight.

Total Cost: \$220,000



Photo by Katherine Daniels (CC BY-NC 4.0). Copyright 2003 American Planning Association



Owner Occupied Repairs

Location: The communities are targeting a specific area in each Town for this program, see maps below.

Description: Owner Occupied Repair program for residents in good standing with taxing units.

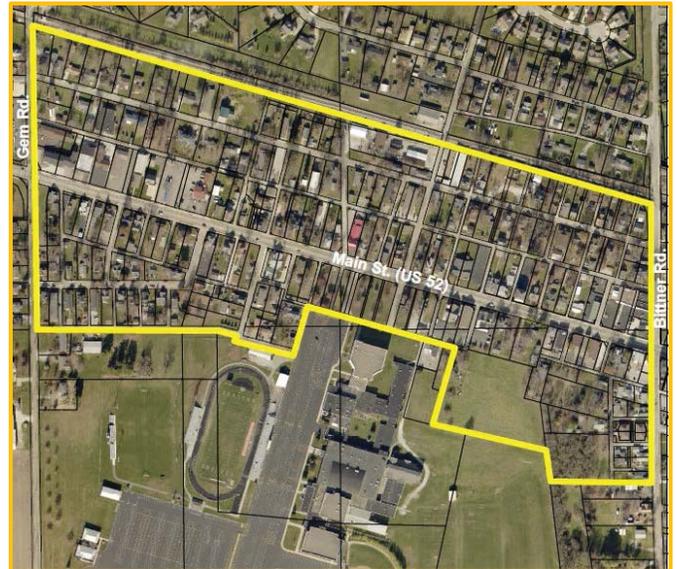
Features: Eligible repairs will be focused efficiency and technology, such as high efficiency HVAC systems, LED lighting, insulation, and standard building envelope components such as siding and roofing.

Partners: Towns of Cumberland, McCordsville, & New Palestine

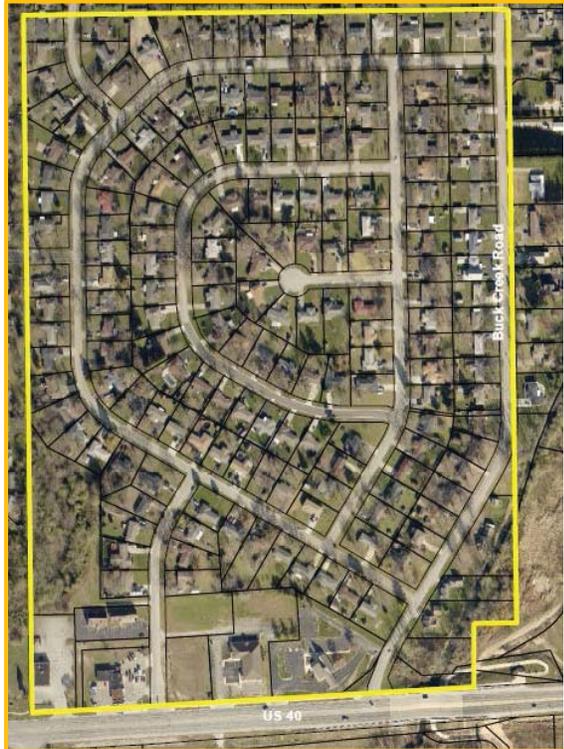
Readiness: The Team is prepared to complete the requirements of the program following designation, and begin administering the program in summer of 2019.

Eligibility/Qualifications: Stellar Set-aside

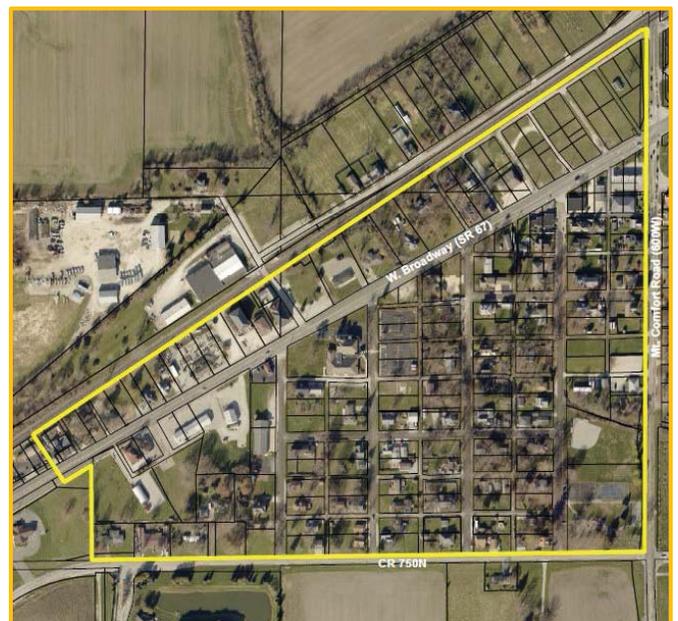
Total Cost: \$250,000



Main Street area, New Palestine



Cumberland Heights area, Cumberland



Old Town area, McCordsville

Mental Health In and Out Program

Location: N/A

Description: The Hancock County Health Needs Assessment (CHNA) found that mental health barriers were one of the bigger health issues in the County. The top issues identified were financial and insurance barriers, perceptions and embarrassment, as well as a general uncertainty of where to go for help. The proposed Mental Health In and Out Program focuses on making resources easy to find, expand the QPR and CIT training programs in order to train more community representatives, and to provide Police Officers within our region with access to licensed clinicians.

Features: Outreach for mental health resources; provides a licensed clinician to assist Police Departments; and trains first responders, educators, and faith-based leaders about how to identify and respond to mental health related issues.

Partners: Hancock Health Hospital Foundation

Readiness: Z-cards are in design, training programs are available, local police and fire departments are signed on to utilize the program, and clinicians have been identified.

Eligibility/Qualifications: Mental Health Resources ranked high in the Hancock County Health Needs Assessment.

Total Cost: \$35,000

For more details on projects please see the links below to Project Assessments conducted by DLZ.

[Cumberland Project Assessment](#)

[McCordsville Project Assessment](#)

[New Palestine Project Assessment](#)

Complementary Projects

The following projects have been identified as complementary. These projects have been selected as complimentary projects, because we believe they are vital to our Stellar efforts, but are either not expected to be eligible for Stellar funding and/or are back-ups for Stellar projects. All the projects help to continue to develop the region cohesively.

Complementary Projects	Total Project Cost	Private Investment	Local Leverage	Other Sources (foundations, etc.)
Mt. Comfort Corridor Gateways (All)	\$ 90,000		\$30,000	\$60,000
Senior Apartment Project (New Palestine)	\$12,000,000	\$12,000,000		
WIFI Zones (All)	\$184,873	\$12,350	\$172,523	
Smart Trail Amenities (All)	\$250,000	\$135,000	\$100,000	\$15,000
Bike Repair Stations (Cumberland & McCordsville)	\$17,000	\$8,500	\$8,500	
SR 67 Streetscape Phase II (McCordsville)	\$100,000		\$100,000	
Mt. Comfort & US 40 Mixed Use Development (Cumberland)	\$40,000,000	\$ 33,000,000	\$7,000,000	
Corridor Branding (All)	\$100,000	\$30,000	\$30,000	\$40,000
Force Main & Lift Station Cedar Creek to Crystal Heights (New Palestine)	\$90,000		\$90,000.00	
Smart Town Halls (All)	\$41,000		\$41,000	
Battle of the Canvas Event (Cumberland)	\$20,000	\$10,000		\$10,000
ULI Panel	\$130,000	\$100,000	\$30,000	
Fiber Optic Extension (Cumberland)	\$588,364	\$588,364		
Hancock Health I-70 Development (Private)	\$18,000,000	18,000,000		
Hancock Health US 52 Development (New Palestine)	\$4,200,000	\$ 4,200,000		
Larrabee & Riniger Pocket Park Improvements (New Palestine)	\$25,000		\$20,000	\$5,000
Smart Streets (All)	\$30,000		\$30,000	
Agri-Innovation Forum (All)	\$5,000			\$5,000
Aeronautics Partnership (All)	\$5,000			\$5,000
WWTP Expansion (McCordsville)	\$5,900,000		\$5,900,000	
Main Street East Gateway (New Palestine)	\$35,000		\$35,000	
Corridor Master Plan (All)	\$75,000		\$75,000	
Cumberland HCI ARTirondack Chair Event	\$10,000		\$5,000	\$5,000
Lighter, Quicker, Cheaper Public Art Transformation Projects	\$25,000		\$15,000	\$10,000
Smart Neighborhood	\$453,456	\$453,456		

Implementation

Each project has been designated a project team⁷ that will be tasked with providing monthly internal updates on the status of the projects to the rest of the project team. Every quarter, the Stellar Team will provide an update on all projects to the state and public via the Mt. Comfort Corridor's Stellar Communities website. The Stellar Team, will be comprised of the Regional Development Team, and annually will elect a Team Leader from its membership. The Team Leader will be responsible for oversight of the Stellar program and ensuring that project managers are keeping their projects on schedule. These updates will list all activity that has taken place over the quarter and detail the current status of all Stellar projects.

Every year, the Team Leader will conduct an annual progress report will provide updated data points for the Mt. Comfort Corridor's key growth indicators. These metrics will measure the overall quality of life and positive growth trajectory for the region.

Population growth

Population growth will measure the overall health and growth of the region. If the population continues to grow at a rate at or above its benchmark communities, the Mt. Comfort Corridor is providing the right mix of quality of life and place that is attracting residents. Data for this indicator is from Esri.

Unemployment rate

The unemployment rate will measure the ability of the region's residents to find work within the community. Data for this indicator is from Esri.

Job growth

Job growth will measure the increase in the job supply of the corridor and whether residents are able to find jobs closer to home. Data for this indicator is from Emsi.

Median household income

Median household income will measure the overall financial well-being of the residents of the corridor. It will also measure any growth in prosperity and wages. Data for this indicator is from Esri.

Retail Leakage Factor

The retail leakage factor measures the percentage of total retail potential in the corridor being met by retail stores outside of the corridor. A decrease in this factor indicates a growth in retail within the community, providing more retail options for the corridor's residents. Data for this indicator is from Esri.

Housing Affordability Index

The housing affordability index is the ratio between the corridor's median home price and the amount a family earning the area's median household income can afford (based on the standard 30% of income spent on housing costs). A decrease in this index will reflect increasing housing affordability for a typical household in the area. Data for this indicator is from Esri and Zillow.

⁷ Project Teams are noted in the Appendices.

These seven key indicators will be compared to three benchmark counties in Indiana to provide an overall comparison of growth reflective of macro-level changes in the state economy.

Benchmark Counties for the Mt. Comfort Corridor Region include Wells County, IN; Adams County, IN; and Hendricks County, IN. These counties were chosen based on proximity to a larger Metropolitan Statistical Area (MSA), growth demands, and aspirations for the Mt. Comfort Corridor. Wells and Adams counties are smaller in size than Hendricks County but resemble the Mt. Comfort Corridor region in rural character and proximity to a larger MSA. Hendricks County is included as a benchmark because growth in the Mt. Comfort Corridor Region and Hancock County is expected to trend similarly to the growth Hendricks County has experienced over the last twenty years. More detailed explanations for why each benchmark community is included are provided below.



Wells County, Indiana

Wells County is located on the southern edge of the Fort Wayne MSA, which is similar to the Mt. Comfort Corridor Region’s location near the edge of the Indianapolis MSA. The county has a population of approximately 28,000 people close to the combined total population for the towns of McCordsville, Cumberland, and New Palestine. Wells County is focused on growing its population in a sustainable way that maintains the County’s rural character while adding to local quality of life. To accomplish this, Wells County is focusing on affordable housing strategies to make it a more affordable and attractive place to live. Similarly, the Mt. Comfort Corridor Region has planned affordable housing projects to ensure that people who want to live in the community have an opportunity to do so while enjoying the numerous opportunities offered by the region’s rural nature.

Adams County, Indiana

Like Wells County, Adams County is located on the southeastern edge of the Fort Wayne MSA, which is comparable to the Mt. Comfort Corridor Region’s location near the Indianapolis MSA. Adams County is slightly larger than Wells County with an approximate population of 35,484 people. Like Wells County and the Mt. Comfort Corridor Region, Adams County is focused on smart growth that maintains its rural character. Adams’ County’s growth strategy is similar to Wells County’s by focusing on a variety of affordable housing options that meet the diverse needs of both current and future residents.

Hendricks County, Indiana

Hendricks County is located on the western edge of the Indianapolis MSA making it comparable to Hancock County and the Mt. Comfort Corridor Region’s location on the eastern edge of the Indianapolis MSA. Hendricks County has experience significant population and business growth over the past twenty years, and Hamilton County is projected to experience similar growth patterns in the coming ten to

twenty years. Hendricks County’s growth was in-part driven by the development of the Ronald Reagan Parkway which caused significant development along the Parkway’s corridor. The Mt. Comfort Corridor Region plans for growth to occur along the Mt. Comfort Road Corridor in a similar fashion.

Current Indicator Values

County	Population Growth (2010-2018)	Unemployment Rate	Job Growth (2010-2018)	Median Household Income	Retail Leakage Factor	Housing Affordability Index
Hancock	9.4%	2.5%	24%	\$69,080	25.9	1.3
Adams	4.2%	2.8%	14%	\$50,413	-4.7	1.2
Wells	2.6%	2.3%	6%	\$52,165	16.1	1.3
Hendricks	14.9%	2.6%	41%	\$76,575	-0.9	1.5



5

VIABILITY &
SUSTAINABILITY

Sustainability

The Stellar Team will be responsible for overseeing sustainability of the Stellar efforts from a procedural and organizational standpoint. The other key sustainability measure is the ability to fund and maintain projects. Each community has a financial sustainability plan.

Town of Cumberland

The Town of Cumberland maintains adequate fund balances to pay for planned projects, as well as unexpected costs. For 2018, the Town of Cumberland budgeted an operating balance of \$2,128,622 for the general fund. Over the last four years general fund revenues have averaged \$2,682,465 and have exceeded expenses. The general fund alone has a current balance of \$3,049,197. The council has adopted Resolution 2018-16 pledging \$230,333 toward match for the Cumberland Heights trail project and an additional \$80,000 for complimentary projects to be paid out of the general fund. Additionally, the town budgets annually \$30,000 in CEDIT funds to be used for trail maintenance and \$30,000 in riverboat funds to be used for ADA sidewalk repairs. The town also uses a trail maintenance system which places an emphasis on pavement preservation as every dollar spent on preservation yields future savings of six to ten dollars in rehabilitation and reconstruction costs.

Similarly, the Cumberland council has pledged \$550,000 from the Gem Wastewater operating fund. The current balance in the Gem Wastewater operating fund is \$1,037,677, and the 2018 operating budget is \$509,570. Over the last four years revenues have averaged \$1,014,299. The match for the project will not result in a rate increase. Furthermore, the project itself may very well reduce rates since rerouting Gem Wastewater to the Cumberland Wastewater plant will make the system more efficient and should significantly reduce operating and maintenance costs.

The Town proposes to use Tax Increment Financing for eligible projects near Carroll Road and US 40. The TIF estimate is currently being prepared, however early estimates show \$128,684 could be generated annually. The project calls for an Incubator/Makerspace that will provide services like the Workforce Navigator and Coder Dojo Clubs. The Stellar project investment will help get these projects off the ground, but user fees and donations are also expected. A full pro forma will be developed for these programs once a firm is selected to operate the Incubator/Makerspace. The project developer is the Hageman Group, which has a reputation for being good stewards for its developments through ensuring they have long-term uses and will become assets for their communities.

Towns of McCordsville and New Palestine

From a project maintenance and budgetary standpoint, the communities share a common methodology which is detailed below.

Projects to be Maintained by MVH Funds:

1. Each project will be assigned a specific appropriation number and that appropriation number will be maintained each year for annual maintenance costs. Maintenance costs will be determined based upon expected deterioration of the infrastructure based on an engineering evaluation and assigned maintenance treatment set in the Capital Project Plan which is updated annually. Early years may not involve in actual maintenance costs.

2. All proposed projects will be incorporated into each town's Asset Management Plan, which is updated annually. All roads within each town are rated by the PASER rating system and the rating is updated into Asset Management Plan every other year. The towns use their Asset Management Plans to prioritize projects which is then updated into the Capital Projects Plan which is used to budget annual capital expenditures.

3. All projects funded through MVH Funds will be maintained via MVH maintenance funds in each town's budget. Depending upon the size of the maintenance expense, wheel tax and property tax would be available to assist in funding the maintenance.

4. If the standard MVH maintenance funds are not sufficient to cover all project maintenance costs, the town would use the 10% of MVH that has historically transferred to Rainy Day each year, for project maintenance. As an example, McCordsville's 10% contribution to Rainy Day from MVH in 2019 is expected to be \$140,000.

5. If neither of the above scenarios are sufficient to cover project maintenance the Town, as a third option, would fund the maintenance, via an additional appropriation, from MVH's operating balance. Both Towns have historically kept an operating balance at 20% of the budget.

Projects to be Maintained by General Funds:

1. Each project will be assigned a specific appropriation number and that appropriation number will be maintained each year for annual maintenance costs. Maintenance costs will be determined based upon expected deterioration of the infrastructure based on an engineering evaluation and assigned maintenance treatment set in the Capital Project Plan which is updated annually. Early years may not involve in actual maintenance costs.

2. All proposed projects will be incorporated into each town's Asset Management Plan, which is updated annually. All roads within each town are rated by the PASER rating system and the rating is updated into Asset Management Plan every other year. The towns use their Asset Management Plans to prioritize projects which is then updated into the Capital Projects Plan which is used to budget annual capital expenditures.

3. All projects funded through General Funds will be maintained via General maintenance funds in each town's budget.

4. If the standard General maintenance funds are not sufficient to cover all project maintenance costs, the Town would use the General funds operating balance. It is important to note that any projects that would be funded from the General Fund as Stellar or Complimentary projects are expected to have minimal maintenance costs.

Projects to be Maintained by CEDIT Funds:

1. Each project will be assigned a specific appropriation number and that appropriation number will be maintained each year for annual maintenance costs. Maintenance costs will be determined based upon expected deterioration of the infrastructure based on an engineering evaluation and assigned maintenance treatment set in the Capital Project Plan which is updated annually. Early years may not involve in actual maintenance costs.

2. All proposed projects will be incorporated into each town's Capital Projects Plan, which is updated annually. The town's use their Capital Projects Plans to budget for annual maintenance.

3. All projects maintained through CEDIT would have an assigned appropriation number and expected annual maintenance cost and therefore, the CEDIT mechanism would lock-in its portion of the monthly CEDIT income. The Town's CEDIT fund takes in more than it spends and therefore the additional annual maintenance costs bore by these projects can be funded through CEDIT. It is important to note that any projects that would be funded from the CEDIT Fund as Stellar or Complimentary projects are expected to have zero or minimal maintenance costs. The only Stellar/Complimentary Projects currently slated for CEDIT funding are the towns' planning studies. In that case, there would be no maintenance costs from CEDIT.

Long Term Viability

We have slated each project, both complementary and Stellar, into a tier, all falling within a 4-year timeline based upon readiness, feasibility, and funding. Those tiers are noted below:

Tier 1 2018-2019			
Project Name	Town	Type	Description
L, C, Q Art	All	Complementary	Public Art
WIFI Zones	All	Complementary	Public hotspots
Train Cam	McCordsville	Complementary	Publicly accessible train cam feed
Trailhead at Buck Creek	Cumberland	Stellar	Mixed-use Development w/ Affordable Housing
Fiber Extension	Cumberland	Complementary	Fiber Optic Extension
Bike Repair	All	Complementary	Bike repair stations
Mental Health In & Out Program	All	Stellar	Health Project
Revitalization Plan	McCordsville	Stellar	Old Town Revitalization
Smart Town Halls	All	Complementary	Smart upgrades
ULI Panel	All	Complementary	National ULI Panel Report
Corridor Plan	All	Complementary	Corridor Land Use/Design Standards Plan
Battle of the Canvas	Cumberland	Complementary	Public Art
Main St. East Gateway	New Palestine	Complementary	Streetscape/Gateway
Nichols Building	New Palestine	Stellar	Nichols Building façade rehabilitation
Owner Occupied Repairs	All	Stellar	Target for specific areas in each community
Sanitary Re-route	Cumberland	Stellar	Re-route of sewer to address capacity issues.

Tier 2 2019-2020			
Project Name	Town	Type	Description
Gateways	All	Complementary	Gateway beautification
Historic Façade Repairs	New Palestine	Stellar	Historic Preservation Façade Program
Lions Club Park	New Palestine	Stellar	ADA accessible park improvements
Heights Trail	Cumberland	Stellar	Trail
Bike Repair	All	Complementary	Bike repair stations
Trail Amenities	All	Complementary	Ped counters, pavement sensors, info screens, call box, charging
Agri-Innovation Forum	All	Complementary	Forum to bring ag sectors together
Aeronautics Partnership	All	Complementary	Multi-org partnership based on furthering aeronautics on corridor
Smart Neighborhood	McCordsville	Complementary	Inclusion of smart home amenities in new home construction.

Tier 3 2020-2021			
Project Name	Town	Type	Description
Master Plan	New Palestine	Stellar	Main St. Master Plan
Pocket Park	New Palestine	Complementary	Larrabee & Rineger Pocket Park
N. Railroad Stormwater	McCordsville	Stellar	Stormwater Improvements
Roadway Amenities	All	Complementary	Roadway pavement sensors
SR 67 Streetscape Ph. II	McCordsville	Complementary	Landscaping and gateway signage
WWTP Expansion	McCordsville	Complementary	0.5 to 1 MBD Plant Expansion
S. Depot Flex Street	New Palestine	Stellar	Flex Street for event space

Tier 4 2021-2022			
Project Name	Town	Type	Description
600W & 600N R-A-B	McCordsville	Stellar	Roundabout
Old Town Greenway	McCordsville	Stellar	Trail through Old Town
US 52 Streetscape	New Palestine	Stellar	Street lights, pocket park, landscaping, ped improvements
Incubator/marker-space	Cumberland	Stellar	Back-up to other CDBG projects
Hancock Health I-70	Cumberland	Complementary	New Hospital Campus
Hancock Health US 52	New Palestine	Complementary	MOB & Wellness Center
Community Room Renovation	New Palestine	Stellar	Town Hall Community Room Renovation
Senior Apts	New Palestine	Complementary	Back-up to Cumberland IHEDA project

The Mt. Comfort Stellar region is focusing its revitalization efforts on underutilized spaces. Revitalization of these spaces, whether for housing, recreation, or workforce, is key to achieving the goals set forth in this plan. Hancock County is still very rural; however, the towns on the western border also are facing sprawl from Indianapolis, so to achieve our vision, we must utilize strategies that allow us to balance urban growth patterns while maintaining small town life.

Focusing efforts on the towns of Cumberland, McCordsville, and New Palestine allow us to use the activity already occurring as a springboard for the corridor by leveraging the public investment made to date. In the last few years, the towns combined have invested over \$15 million into key public projects needed to provide adequate and efficient services as well as create a high quality of life. By mapping these improvements, we can see where the natural areas are to focus and which areas need the communities to step in and help stimulate development.

There are specific areas within our Region that are focused on revitalization, for example, McCordsville's Old Town and New Palestine's Main Street. However, we are also focusing on the potential of the undeveloped or under-developed Mt. Comfort Road Corridor. Our strategy is to pro-actively seek economic development opportunities that coincide with our vision for the Corridor. We believe, the Corridor, with proper public investment, community partnerships, marketing, planning, and branding,

can be a transformative corridor for western Hancock County. Furthermore, we believe if we meet our goals and outcomes, this Corridor will not need revitalization in 20 years, as is often the case with many corridors whose growth goes un-checked. We see our Plan, as a preventative plan. If successful in designation, our vision will produce the next great master planned corridor that can weather downturns in the economy, industry turmoil, new trends, and population shifts, because the corridor is diversified, has been invested in properly, and features amenities and places/spaces people want to visit. This means the towns must continue to maintain and invest in the corridor over the years, instead of allowing un-checked growth and oversight until it was time for a complete revitalization.

All of the proposed major infrastructure projects are included in the applicable town's capital projects plan. Thus, each project is budgeted for long-term and the Town would be taking on and then maintaining regardless of Stellar designation. Some of the add-on items, i.e. trail amenities, roadway sensors, and bike repairs stations, have minimum maintenance cost long-term. These small annual maintenance costs will be rolled into our capital assets plans, once the add-in is installed, and budgeted for through each town's maintenance plan. In some cases, we expect savings from gained efficiencies to off-set maintenance costs. Examples would be the retro-fit of LED lighting at the Town Halls (Smart Town Halls) and more efficient use of salt due to the roadway sensors providing real time, location specific, weather condition, precipitation, and temperature data to the Public Works Depts.



PROJECT OUTCOMES & IMPACTS

The Mt. Comfort Corridor focuses on the portions of Mt. Comfort Road within the towns of Cumberland, McCordsville, and New Palestine as well as their main street corridors as they extend out from the road. These areas were selected because of the impact they will have on the overall community. It's important to have a strong community center and identity.

A Stellar designation for the corridor, along with the established regional partnerships, will create a corridor that links regional assets, creates quality neighborhoods, and attracts employers. A successfully programmed corridor served by the anchoring Towns, will create long-term economic development opportunities. By concentrating growth along the Corridor, with high-tech business, complimentary uses, well-planned neighborhoods, and mixed-use Town centers, the corridor will help control sprawl leaving the more rural and agricultural parts of the region to develop slowly and in a manner that protects the rural heritage of the area. All three Towns believe in managing growth, so growth doesn't manage us. One way to do this is through our established Land Use and Design Committee (LUDC). Establishing quality design standards and appropriate and complementary land use controls will allow for a mix of land uses which will provide residents as consumers and businesses with available workforce.

The Towns will serve as the critical growth centers making the larger corridor vision possible over the next 20 years. The services and amenities we implement will determine the quality and pace of our growth. In partnership with NineStar Connect, we are implementing smart technologies into public spaces throughout the three Towns. Town halls will be used as demonstration sites to show how smart technology can improve homes, businesses, and communities. Additionally, we are working to form public-private partnerships to create quality places with a mix of uses and opportunities.

The talent businesses desired will be drawn to these well-designed vibrant areas. In order to be truly competitive our Towns must demonstrate that the corridor is globally competitive and has the amenities of larger communities while maintaining our small-town character. We believe small town character within each of the Towns can be maintained while at the same time providing a regional corridor with technology and smart growth as part of its DNA.

Our towns have a need for housing and employees. We have low vacancy rates, low housing stock, and a need for diverse housing options. Potential businesses desire quality housing nearby for their employees. Therefore, the Towns propose "smart neighborhoods" that will provide housing for a variety of lifestyles. Our communities have a fairly young median age, but we also have an aging population. Aging in place needs, coupled with employers who need talented, young employees, clearly underscore the region's need for diverse housing for a diverse population. Studies show that millennials and baby boomers both want the same things in a community – walkability, less to maintain, proximity to family and friends, and convenience. Our regional projects work toward addressing those desires so that we can retain existing residents and attract new residents of various age groups.

The goal for our region is a smart, well-programmed corridor serving multiple communities. Our towns will grow significantly over the next 20-30 years. A Stellar designation will assist us in creating a true region of the future with quality of life the entire region will relate and want to model after.

Regional Impacts

The types of projects identified in this plan were selected for the potential impact they can have on housing, retail leakage, workforce development, and quality of life.

The Mt. Comfort Corridor and other parts of the Indianapolis Metro are experiencing a housing crisis. First, the demand outweighs the current housing stock. The towns are experiencing new building at a rate that hasn't been seen since before the Great Recession. Second, there is an affordability issue for some residents. The majority of jobs in this region pay between \$9.38 an hour to \$16.08 an hour. Residents working in those jobs cannot afford the new housing being developed here. Affordability is considered to be 30% of monthly income going to housing expenses. Given the hourly rates most jobs in the area pay, affordable housing would range from \$100,000 - \$150,000 for new construction. The average home price for entry level housing is nearly \$200,000. Based on this data, the communities in the region conclude that there is a need for diverse options available so workers can live in the community they work. Additionally, we also need attract more jobs at higher salaries to provide those that live year, with a higher income, the opportunity to work where they live.

Cumberland in partnership with T& H Investment Properties, LLC and their partners are working to bring the "Trailhead at Buck Creek" development to fruition. The residential component of the development will target workforce housing and the commercial portion will provide an opportunity to close some of the gap with our retail leakage, as well as include quality of life amenities like direct access to both the Penny and Buck Creek Trails and protecting the floodplain and wetlands.

Thomas P. Miller and Associates conducted a retail analysis for the region and found the area attracts visitors for furniture and home furnishing stores as well as Food and Beverage Stores, while general merchandise stores, clothing & clothing accessory stores and food service and drinking places prove to be retail opportunities for the

RETAIL ANALYSIS OF THE CORRIDOR	
ATTRACT VISITORS	LOSE RESIDENTS
 Furniture and Home Furnishing Stores	 General Merchandise Stores
 Food & Beverage Stores	 Clothing & Clothing Accessories Stores
	 Food Services & Drinking Places

three communities. The commercial market is undergoing some changes; however the new commercial centers that are thriving are centered around mixed use and anchored not only by housing, but by restaurants and entertainment. Mixed use development is one way we can try to create some needed commercial space so those commercial businesses that are looking at our communities have a place to locate. There has also been a resurgence in buy local movements. Small businesses are another market segment that is faring well. In addition to mixed use developments, improvements in Main Street New Palestine and Old Town McCordsville will provide opportunities to leverage private investment.

Quality of Life can be a decision factor for locating new businesses. It's important that our region has diverse housing, places for workers to go to lunch or shop, and places to go like trails and good parks. The fact that our communities are so close in proximity will allow for us to better leverage public funds to create a bigger impact. Our focus on the corridor and the spokes each town has off of it will spur interest and development up and down the corridor and focus development

around the towns and allowing more protections for the more rural areas. Public investment shows the private market a commitment from the communities. In addition to public investment, organizations

like NineStar Connect and Hancock Health are making huge investments in the corridor. NineStar Connect has invested in the gigabit fiber network throughout the area, which is a huge factor in making this area globally competitive. They are also purchasing the water utility that serves a portion of the corridor, further committing to growth of the corridor. Hancock Health just purchased 130 acres of land at the Mt. Comfort Road and I-70 interchange. This will be the center of their expansion plans for the future, including a possible second hospital if the

area demands it. For now they are starting with an imaging center and medical offices. They chose this location because it will grow, it's the gateway into Hancock County, and it will be a very competitive area in the future. They have also purchased land in New Palestine for additional expansion plans. The Hospital wants to help shape what growth happens in these key locations and is working with the towns to develop their portions of the corridor. Both NineStar Connect and Hancock Health are major partners in the Mt. Comfort Corridor Region.

RETAIL OPPORTUNITIES: CUMBERLAND



General Merchandise Stores
\$8,110,999



Clothing & Clothing Accessories Stores
\$2,370,603



Food Services & Drinking Places
\$3,656,951

RETAIL OPPORTUNITIES: MCCORDSVILLE



General Merchandise Stores
\$17,110,754



Clothing & Clothing Accessories Stores
\$4,200,739



Food Services & Drinking Places
\$8,308,406

RETAIL OPPORTUNITIES: NEW PALESTINE



General Merchandise Stores
\$5,590,443



Clothing & Clothing Accessories Stores
\$1,345,604



Food & Beverage Stores
\$5,569,813

Project Impacts

In addition to the large-scale regional impacts noted above each project has its own specific impacts to the Region.

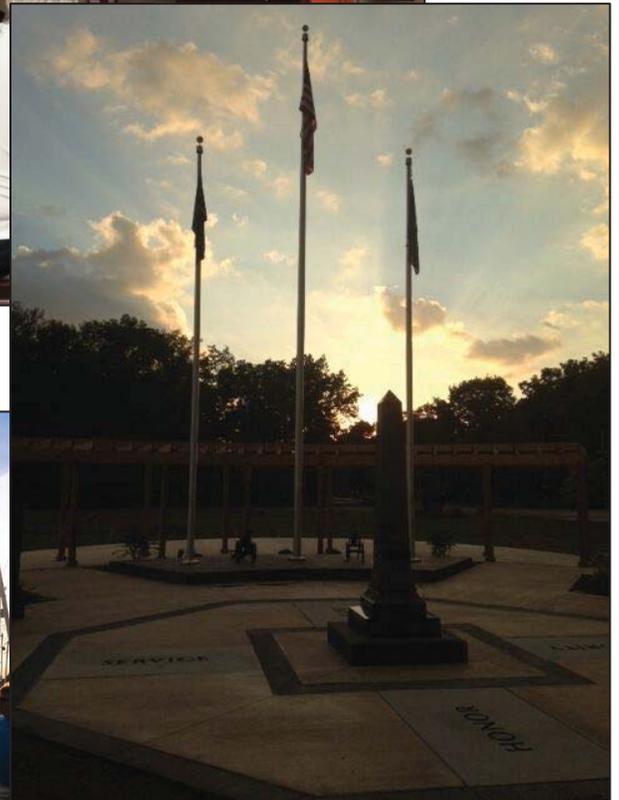
- Gem North Plant Reroute to Cumberland Wastewater Treatment Plant
 - Add Capacity without raising rates for customers
 - Efficiency in Operations
- US 52 Streetscape
 - Activate streetscape with a pocket park
 - Improve safety with new lights
 - Create identity and gateway opportunity for Main St.
 - Provides pedestrian infrastructure for a more connected community
- North Railroad Street Stormwater Improvements
 - Positive drainage would eliminate a public safety hazard
 - Increase in service life of the pavement in the area
- Main Street Master Plan
 - Provide a vision and direction for the New Palestine Main Street Organization
 - Identify revitalization strategies
 - Identify economic development opportunities
 - Develop a marketing campaign
- Old Town Boardwalk
 - Restoration of regulated drain
 - Creation of a public space for residents to enjoy
 - Provides pedestrian infrastructure for a more connected community
 - Enhances quality of life of the Old Town neighborhood
 - Encourages a more active and healthy lifestyle
 - Improves the aesthetics of Old Town
 - Enhances community vibrancy
- Old Town Revitalization Plan
 - Provide a vision and strategy for the revitalization of Old Town McCordsville
 - Reinvestment in Old Town
 - Enhances neighborhood pride
- Cumberland Heights Trail
 - Provide safe space for walking/biking along the narrow Buck Creek Road
 - Allow for aging in place
 - Encourages a more active and healthy lifestyle
- New Palestine Community Room Renovations
 - Improved community space
 - Affordable option for rental space
 - Provides a gathering place
 - Enhances community pride
- Nichols Building
 - Preservation of historically/culturally significant structure

- Enhances neighborhood pride
 - Improves the aesthetics of historic New Palestine
 - Enhances quality of life
 - Enhances community vibrancy
- Historic Façade Program
 - Incentivizes historic building rehab projects
 - Improves the aesthetics of historic New Palestine
 - Enhances quality of life
 - Enhances community vibrancy
- Roundabout
 - Less traffic congestion/improved traffic flow
 - Enhances safety of intersection
 - Reduced maintenance due to elimination of traffic signal
 - Increases desirability of corridor for business & commuters
 - Increases likelihood of investment
- Trailhead at Buck Creek Mixed-use Development
 - Apartments and commercial uses adjacent to the Pennsy and Buck Creek Trails
 - Adds affordable workforce housing options
 - Part of the parcel is in Floodplain and will be retained as natural open space
 - Creates a destination adjacent to Old Town Cumberland that will spur additional revitalization along E. Washington St.
 - Provides a unique development that integrates healthy lifestyle choices
 - Enhances quality of life
- S. Depot Flex Street
 - Street activation
 - Creates a place for events
 - Creation of a public space for residents to enjoy
 - Enhances community vibrancy
 - Enhances quality of life
- Health Project
 - Increase awareness of mental health resources in Hancock County
 - Provide Police Officers with access to a clinician that can assist on mental health cases
 - Train 300 people annually to help identify mental health issues and equip first responders and teachers with the necessary skills
- Incubator/maker-space
 - Affordable option for business start-ups
 - State of the art business incubator
 - Workforce navigator connects people to work/career opportunities
- Owner Occupied Repairs
 - Repair/re-investment in housing stock
 - Assists in revitalization of neighborhoods
 - Enhances community pride
 - Enhances quality of life
- Lions Club Park Improvements

- Modern, accessible playground for children (aged 2-12) in New Palestine

Conclusion

The collaboration between Cumberland, McCordsville and New Palestine, through the Stellar program, has allowed us to think bigger. We are poised to move forward and leverage the technology, health and transportation assets of the corridor to make our plans a reality. With a Stellar designation we would be able to fulfill these plans with a greater efficiency and bring these positive impacts to our communities.

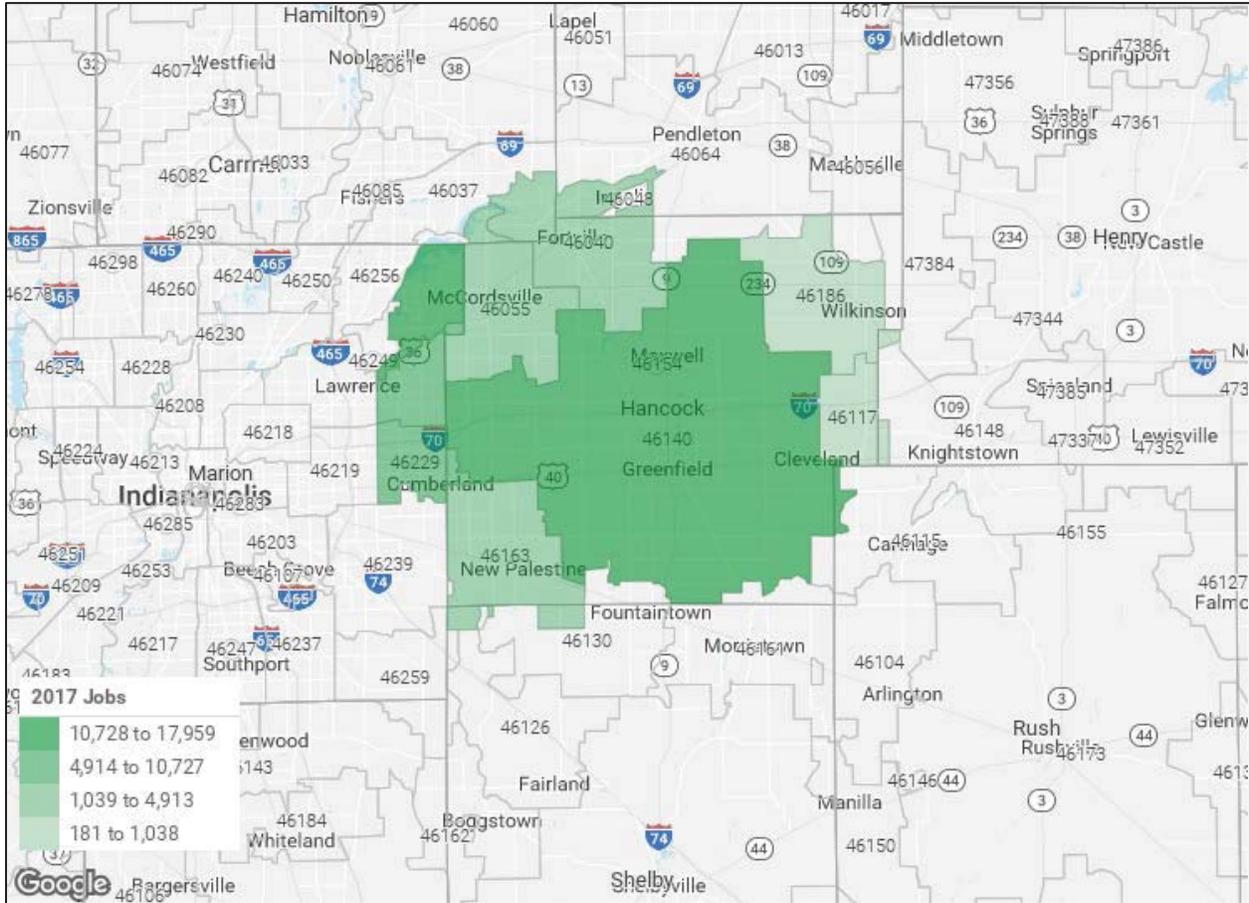


APPENDIX A: RESUMES FOR DEVELOPMENT TEAM, PROJECT STAFF, AND PRIMARY ORGANIZATIONS

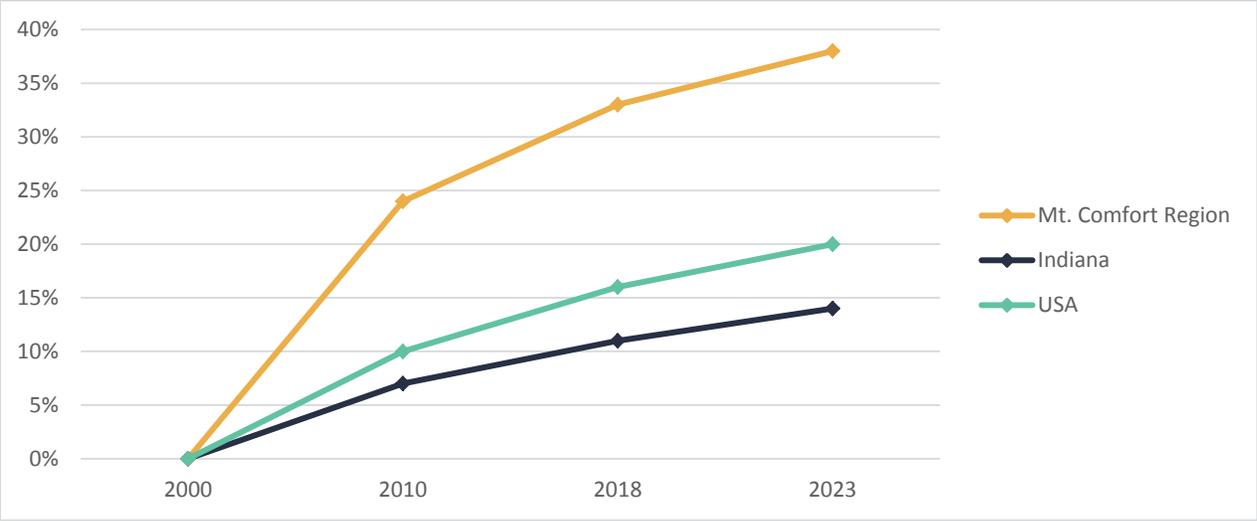
Due to the length of this document the resumes of the Development Team, Project Staff and Primary Organizations has not been included in this document. A link to the resumes can be found [here](#). We have also uploaded the resumes into the on-line application.

APPENDIX B: REGIONAL OVERVIEW

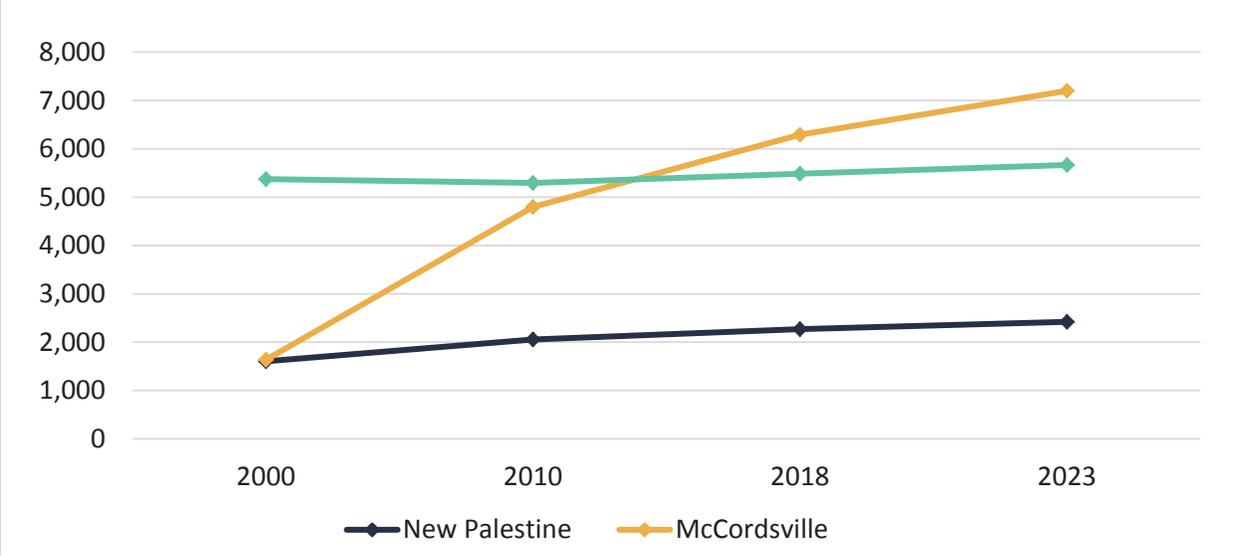
Mt. Comfort Corridor Region



Regional Population Growth

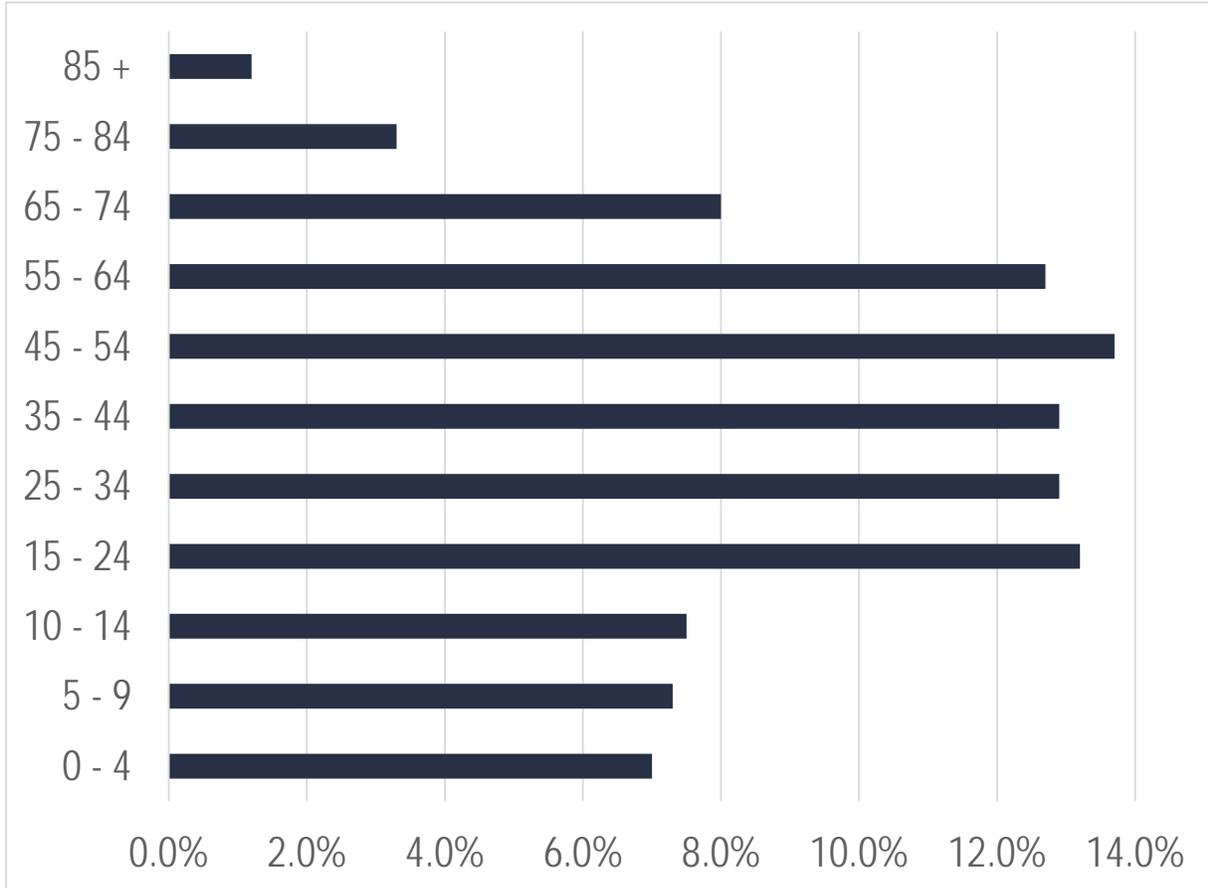


Town Population Growth



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

Age of Population

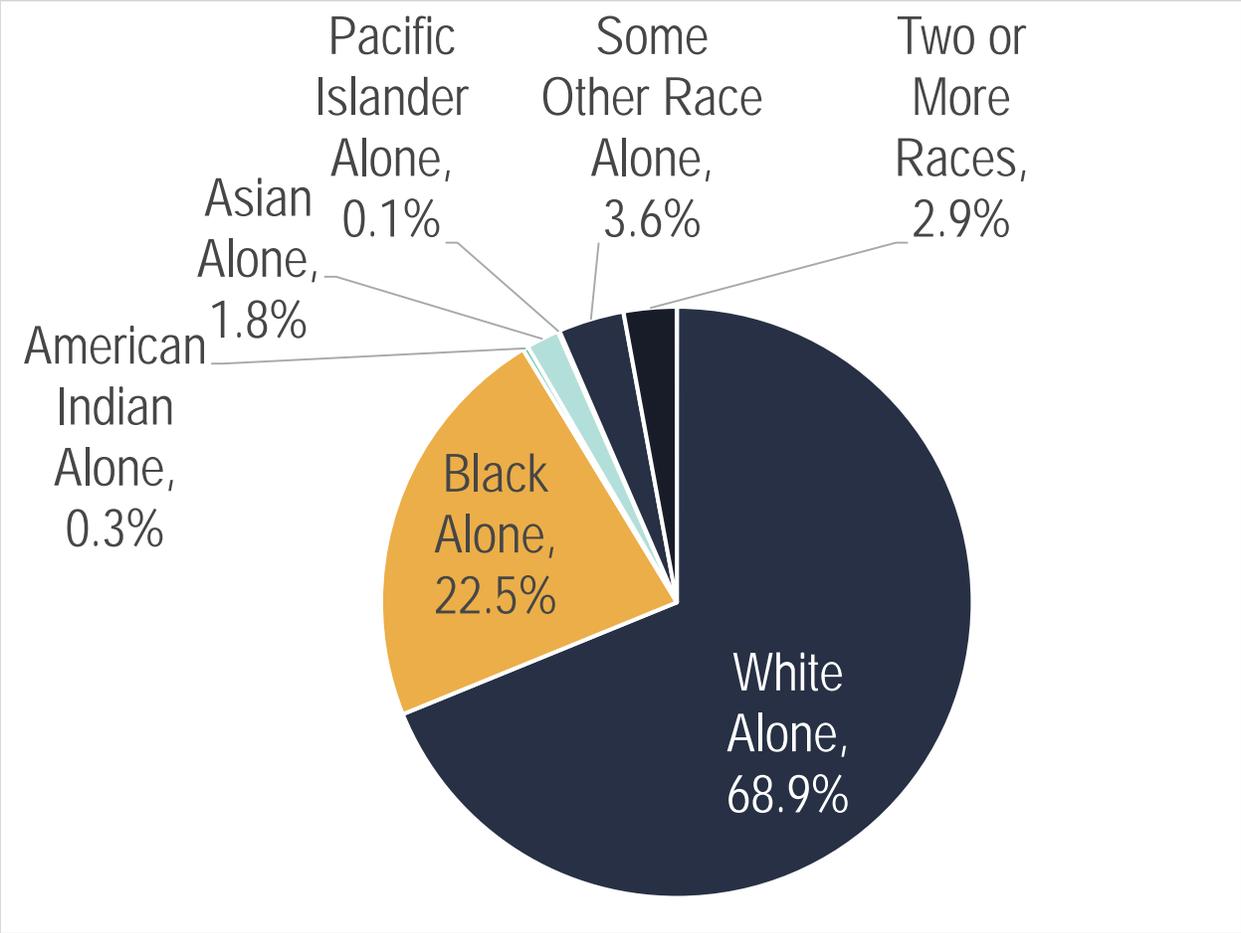


The median age is increasing in the region from 35.2 in 2010 to a predicted 37.2 in 2023.

- Cumberland: 39.5
- McCordsville: 35.7
- New Palestine: 43.5

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

Population by Race

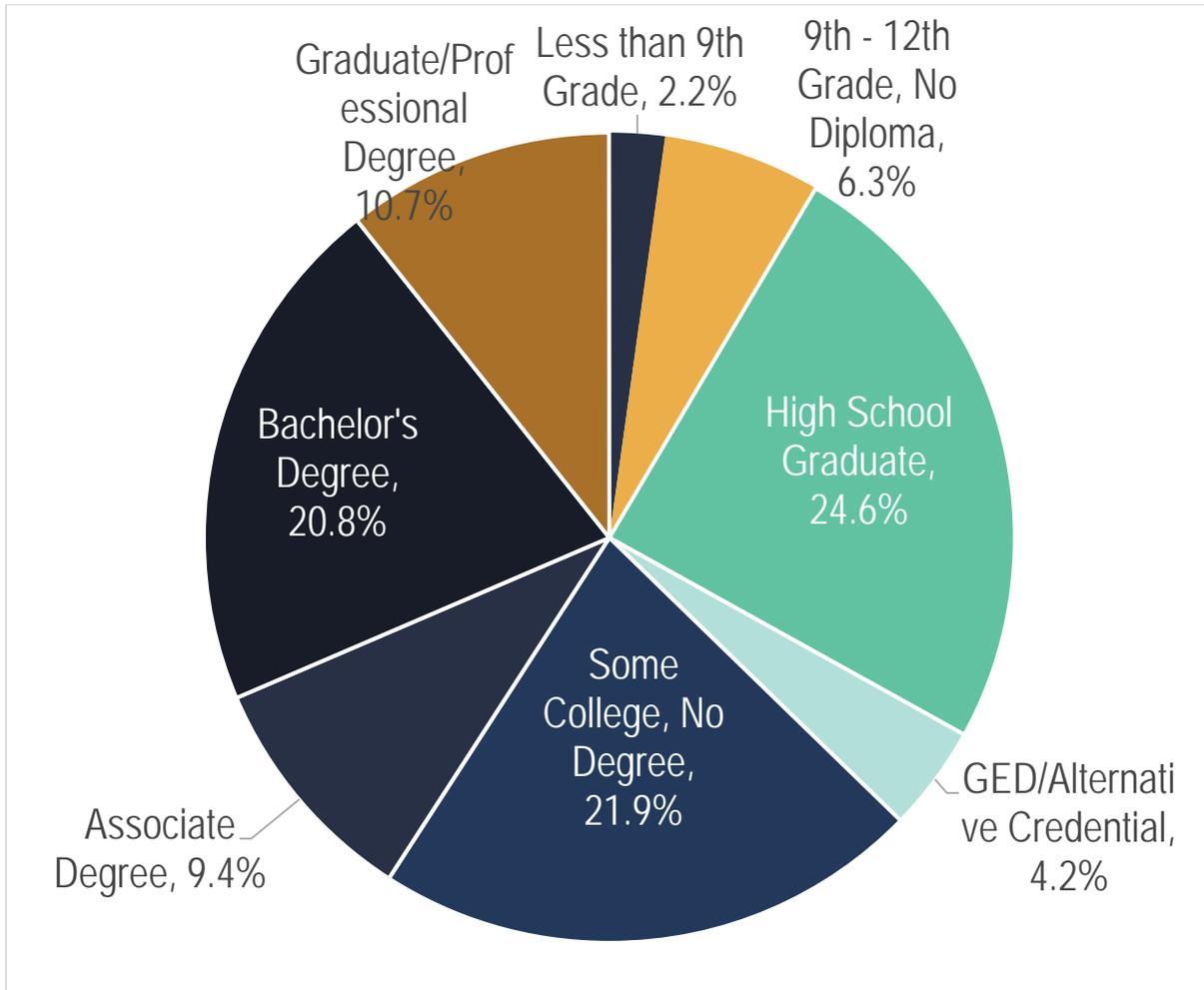


The region is becoming more diverse over time with minorities representing over 30% of the population up from 28% in 2010.

- Cumberland: 26.8%
- McCordsville: 18.2%
- New Palestine: 2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

Educational Attainment (Ages 25+)



40.9% of the population has a post-secondary degree compared to 37% for the United States

- Cumberland: 34.7%
- McCordsville: 58.9%
- New Palestine: 36.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

Top 5 Occupation Groups

Description	2017 Jobs
Office and Administrative Support Occupations	6,467
Transportation and Material Moving Occupations	5,669
Sales and Related Occupations	5,299
Food Preparation and Serving Related Occupations	4,294
Production Occupations	3,497

Wages & Housing Affordability

Description	Median Hourly Earnings	Annual Earnings	Estimated Housing Affordability*	Estimated Affordable Monthly Rent**
Office and Administrative Support Occupations	\$16.08	\$46,310	\$141,574	\$1,286
Transportation and Material Moving Occupations	\$15.93	\$45,878	\$139,586	\$1,274
Sales and Related	\$12.03	\$34,646	\$95,083	\$962

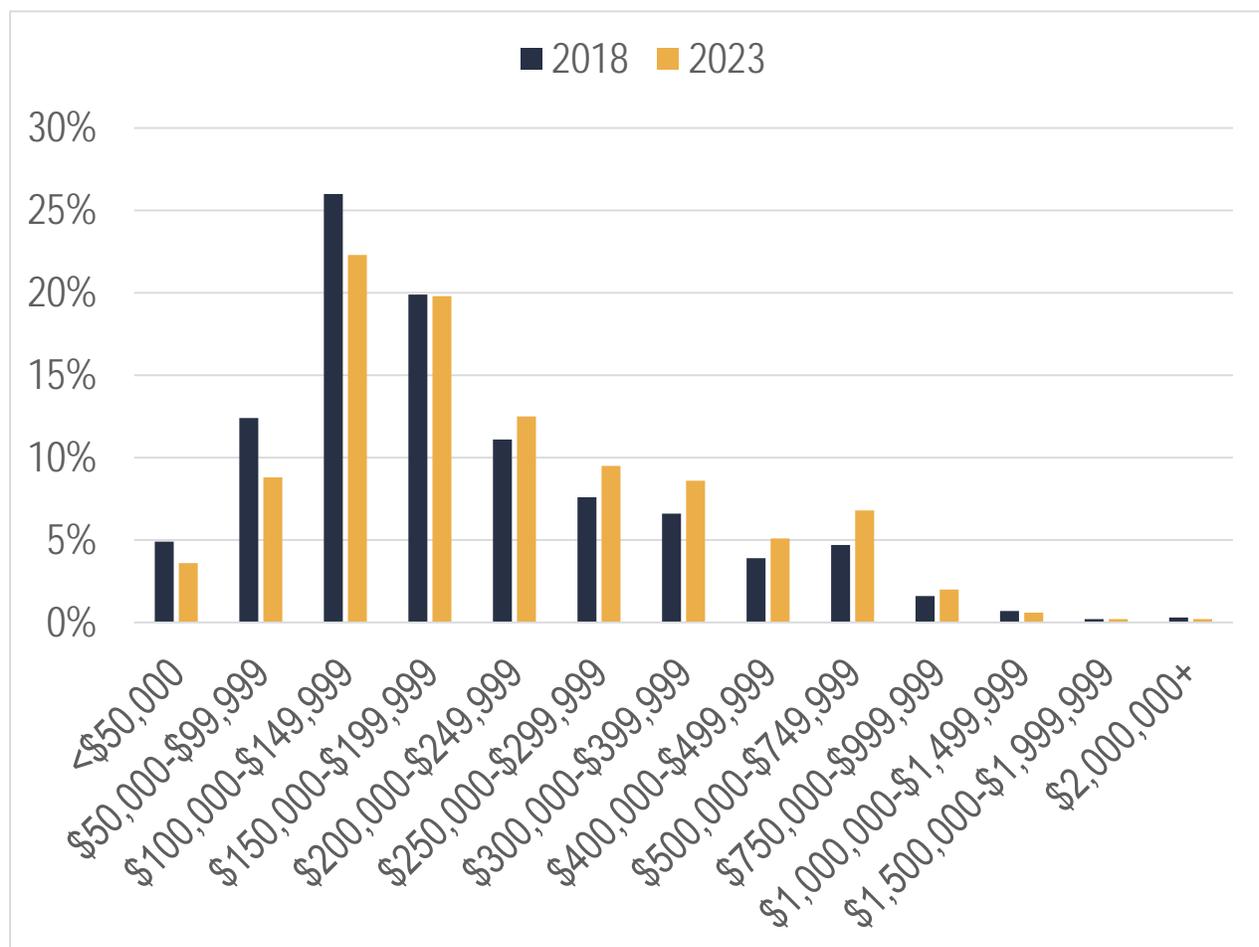
Occupations				
Food Preparation and Serving Related Occupations	\$9.38	\$27,014	\$57,110	\$750
Production Occupations	\$15.70	\$45,216	\$136,541	\$1,256

Source: Emsi 2018.3; Zillow Affordability Calculator

*Assumes \$20,000 down payment, \$500 in monthly debts

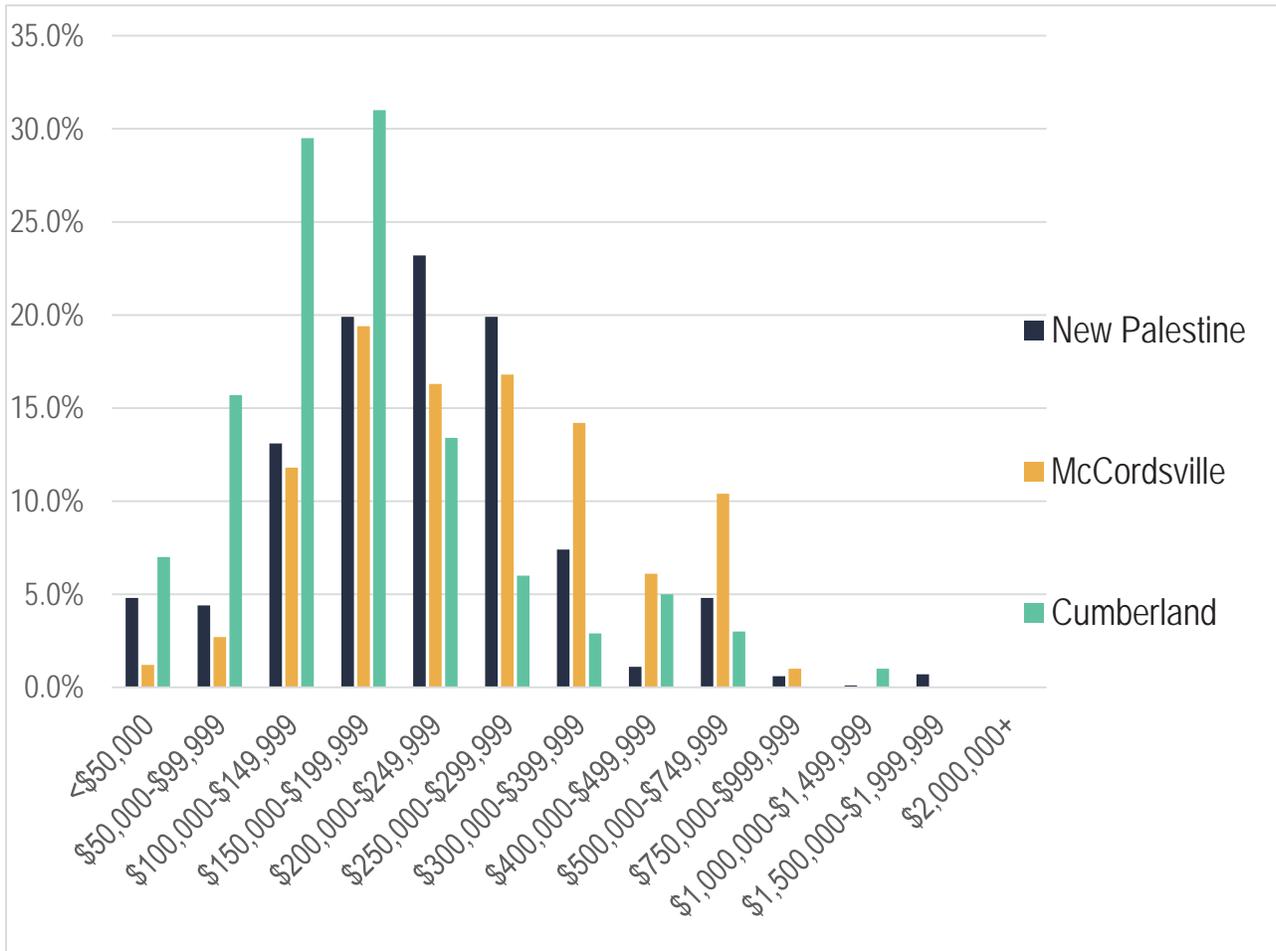
**Assumes 30% of gross monthly income.

Owner Occupied Home Values



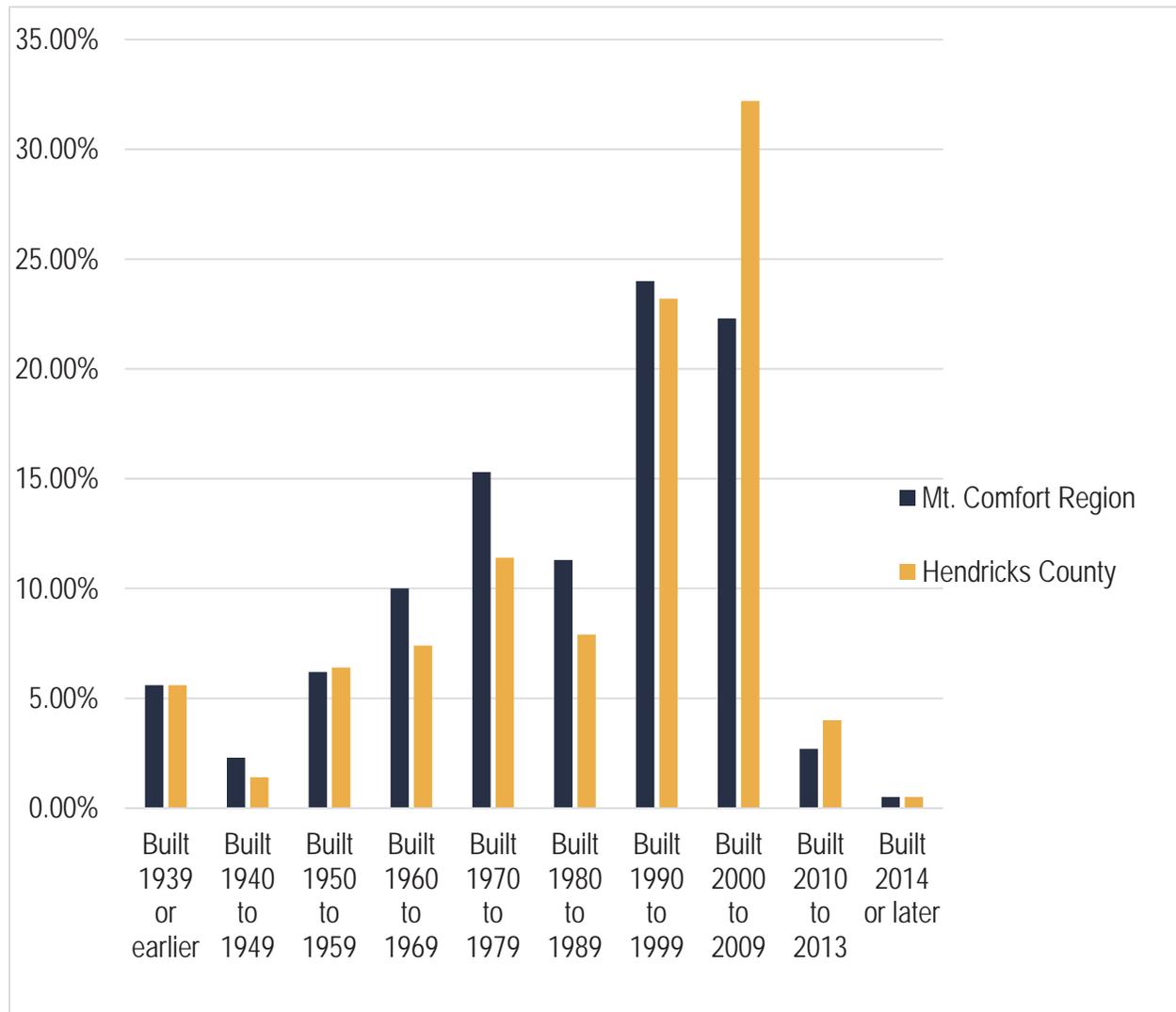
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

2018 Home Values by Town



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 Esri converted Census 2000 data into 2010 geography.

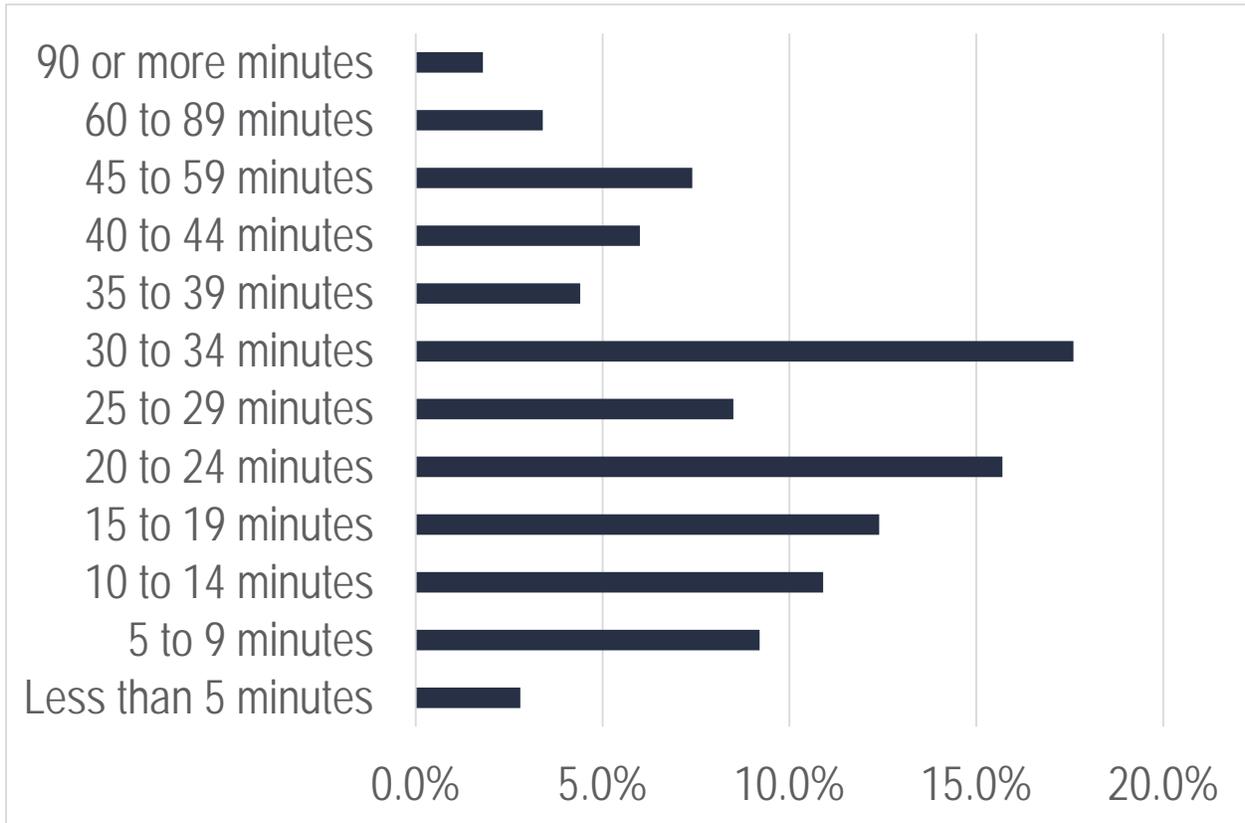
Housing Age



- *67% of housing units are occupied by homeowners*
- *26% are occupied by renters*
- *74% of housing units are single-family detached*

Source: U.S. Census Bureau, 2012-2016 American Community Survey

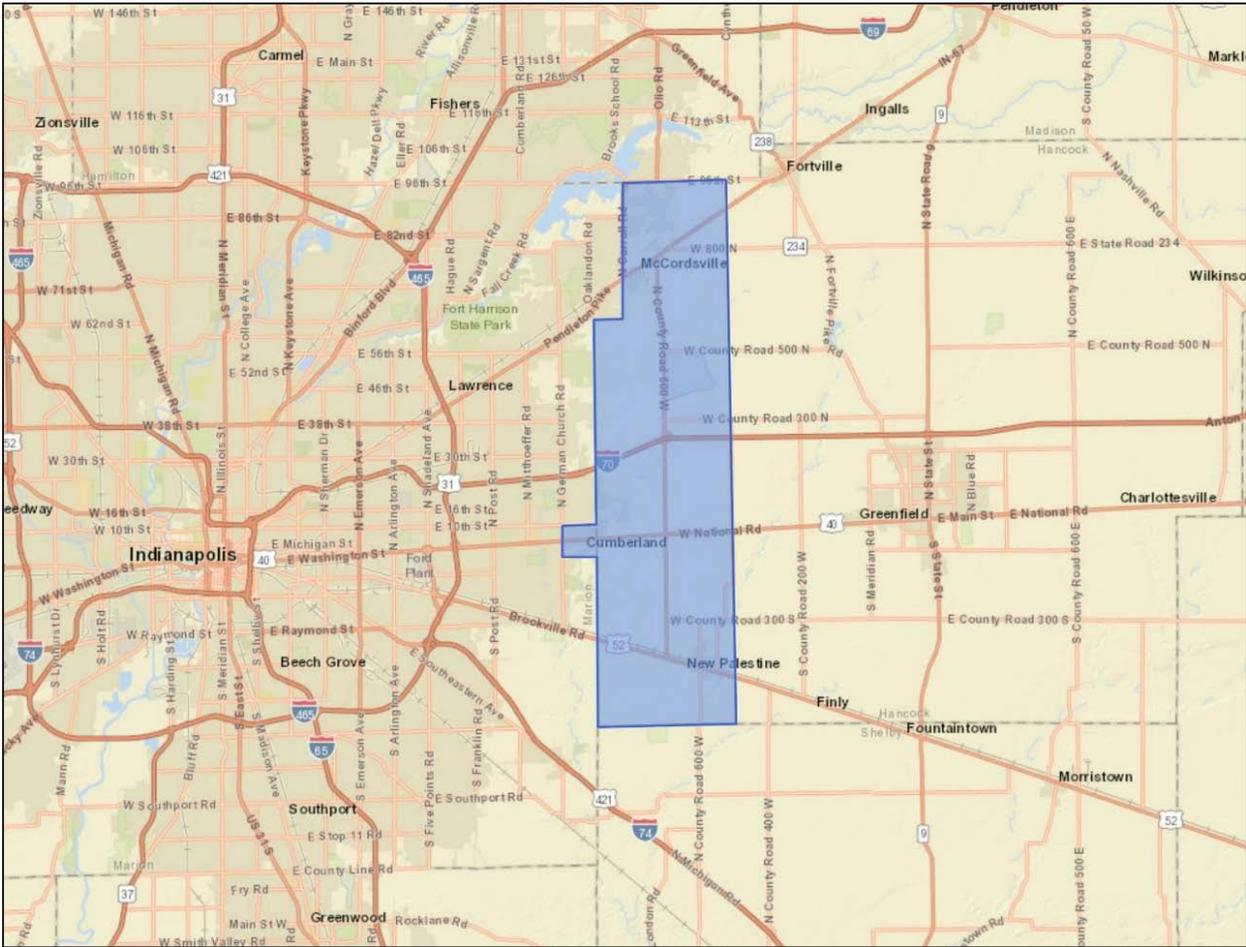
Travel Time to Work



- *59.5% of the population travels less than 30 minutes to work*

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Retail Analysis



Retail Gap: The difference between the amount residents spend at a particular type of business and the sales from those businesses within a community

RETAIL ANALYSIS OF THE CORRIDOR

ATTRACT VISITORS

 Furniture and Home Furnishing Stores

 Food & Beverage Stores

LOSE RESIDENTS

 General Merchandise Stores

 Clothing & Clothing Accessories Stores

 Food Services & Drinking Places

RETAIL OPPORTUNITIES: CUMBERLAND

 General Merchandise Stores
\$8,110,999

 Clothing & Clothing Accessories Stores
\$2,370,603

 Food Services & Drinking Places
\$3,656,951

RETAIL OPPORTUNITIES: MCCORDSVILLE



General Merchandise Stores

\$17,110,754



Clothing & Clothing Accessories Stores

\$4,200,739



Food Services & Drinking Places

\$8,308,406

RETAIL OPPORTUNITIES: NEW PALESTINE



General Merchandise Stores

\$5,590,443



Clothing & Clothing Accessories Stores

\$1,345,604



Food & Beverage Stores

\$5,569,813

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

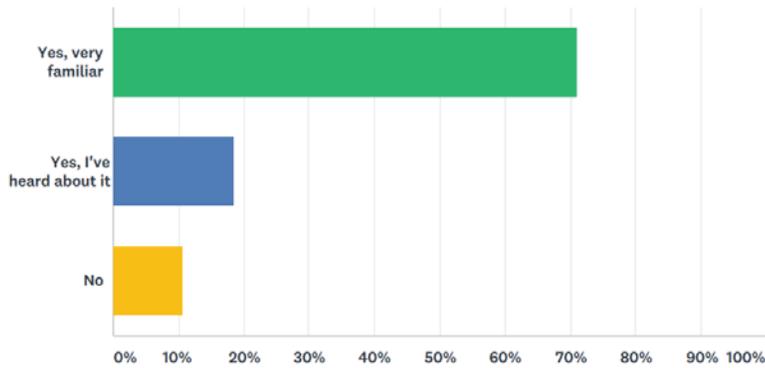
APPENDIX C: SURVEY

Mt. Comfort Corridor Stellar

SurveyMonkey

Q1 Are you familiar with the Mt. Comfort Road Corridor?

Answered: 670 Skipped: 2



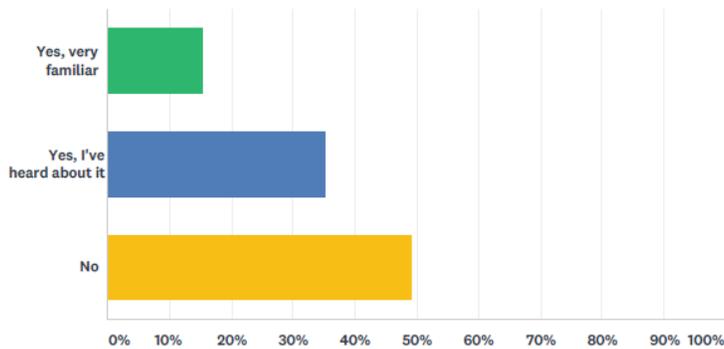
ANSWER CHOICES	RESPONSES	
Yes, very familiar	70.90%	475
Yes, I've heard about it	18.36%	123
No	10.75%	72
TOTAL		670

Mt. Comfort Corridor Stellar

SurveyMonkey

Q2 Are you familiar with Hancock Health's Healthy 365 Initiative?

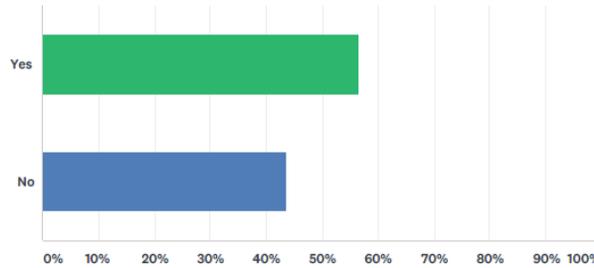
Answered: 668 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes, very familiar	15.57%	104
Yes, I've heard about it	35.18%	235
No	49.25%	329
TOTAL		668

Q3 Would you utilize the PulsePoint app that is made available through HancockHealth? (PulsePoint allows citizens who are trained in CPR to be notified if there is a cardiac emergency).

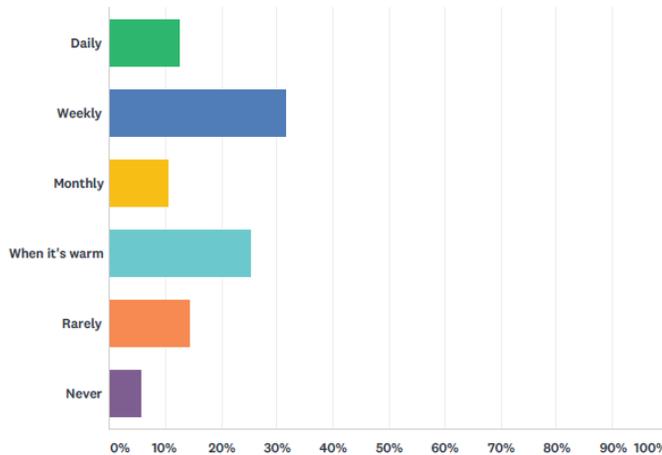
Answered: 669 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	56.50%	378
No	43.50%	291
TOTAL		669

Q4 How frequently would you use a connected multi-use trail system (for biking, running and walking) between Cumberland, McCordsville and New Palestine?

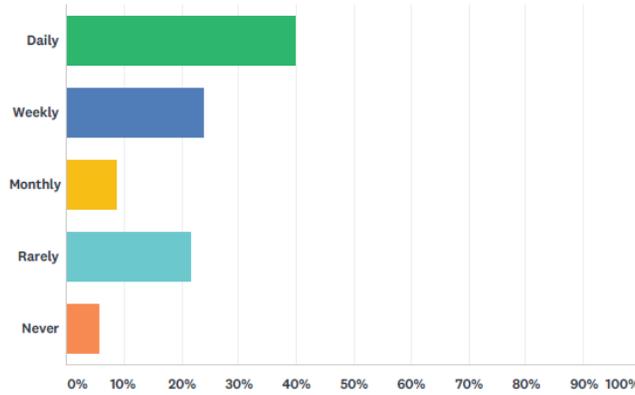
Answered: 669 Skipped: 3



ANSWER CHOICES	RESPONSES	
Daily	12.56%	84
Weekly	31.54%	211
Monthly	10.46%	70
When it's warm	25.41%	170
Rarely	14.35%	96
Never	5.68%	38
TOTAL		669

Q5 How frequently would you utilize WiFi hotspots if they were available?

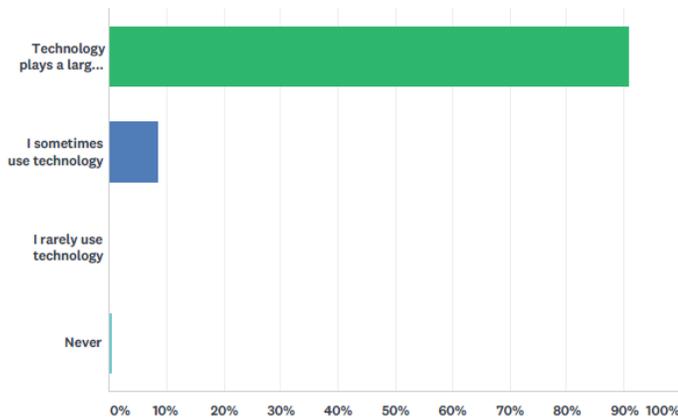
Answered: 669 Skipped: 3



ANSWER CHOICES	RESPONSES	
Daily	39.91%	267
Weekly	23.77%	159
Monthly	8.82%	59
Rarely	21.82%	146
Never	5.68%	38
TOTAL		669

Q6 Does technology (internet, smart phones, tables, car technology) play a role in your life?

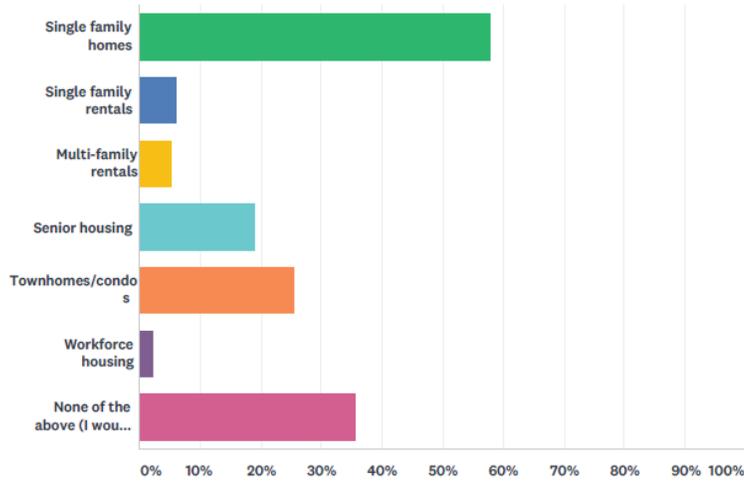
Answered: 670 Skipped: 2



ANSWER CHOICES	RESPONSES	
Technology plays a large role in my life	90.90%	609
I sometimes use technology	8.51%	57
I rarely use technology	0.15%	1
Never	0.45%	3
TOTAL		670

Q7 Please select the types of housing options, if any, that you would like to see increased along the corridor.

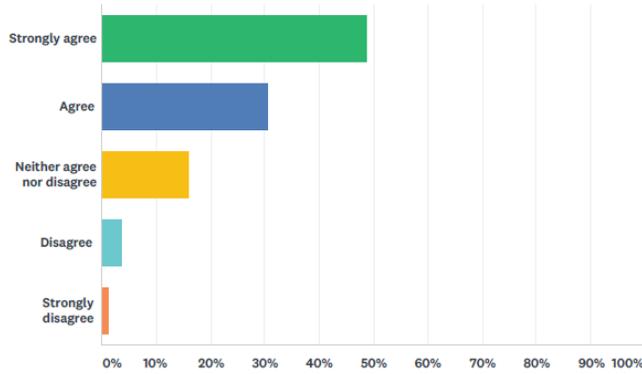
Answered: 668 Skipped: 4



ANSWER CHOICES	RESPONSES	
Single family homes	57.93%	387
Single family rentals	6.14%	41
Multi-family rentals	5.24%	35
Senior housing	19.01%	127
Townhomes/condos	25.60%	171
Workforce housing	2.25%	15
None of the above (I would not like to see increased housing along the corridor)	35.48%	237
Total Respondents: 668		

Q8 Is there a need to improve traffic flow along the Corridor?

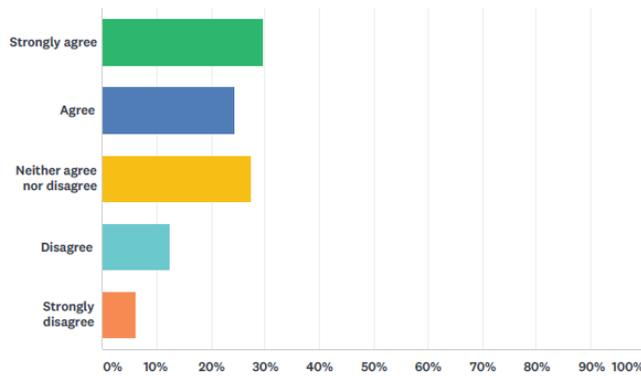
Answered: 670 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	48.66%	326
Agree	30.45%	204
Neither agree nor disagree	15.97%	107
Disagree	3.58%	24
Strongly disagree	1.34%	9
TOTAL		670

Q9 Do you feel there is a need for a roundabout at CR 600W and CR 600N?

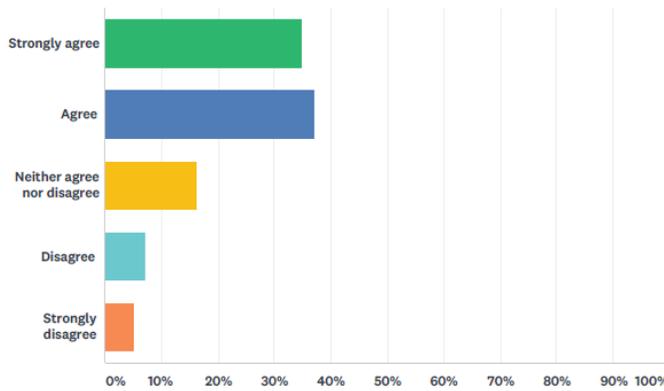
Answered: 669 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly agree	29.60%	198
Agree	24.36%	163
Neither agree nor disagree	27.50%	184
Disagree	12.41%	83
Strongly disagree	6.13%	41
TOTAL		669

Q10 Do you feel that high quality economic growth, such as retail, commercial, or light industrial is an important factor along the Corridor?

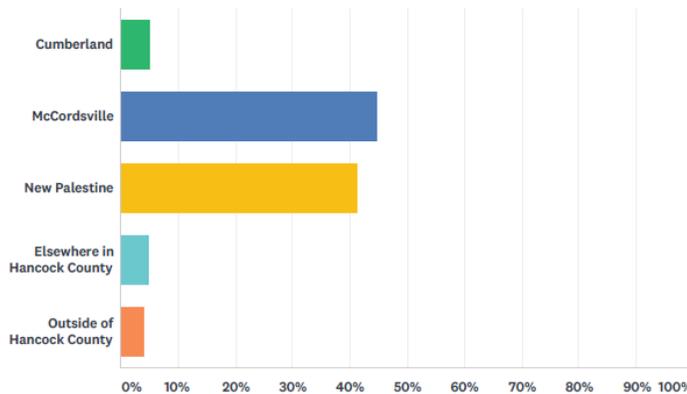
Answered: 669 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly agree	34.68%	232
Agree	37.07%	248
Neither agree nor disagree	16.14%	108
Disagree	7.03%	47
Strongly disagree	5.08%	34
TOTAL		669

Q11 I live in

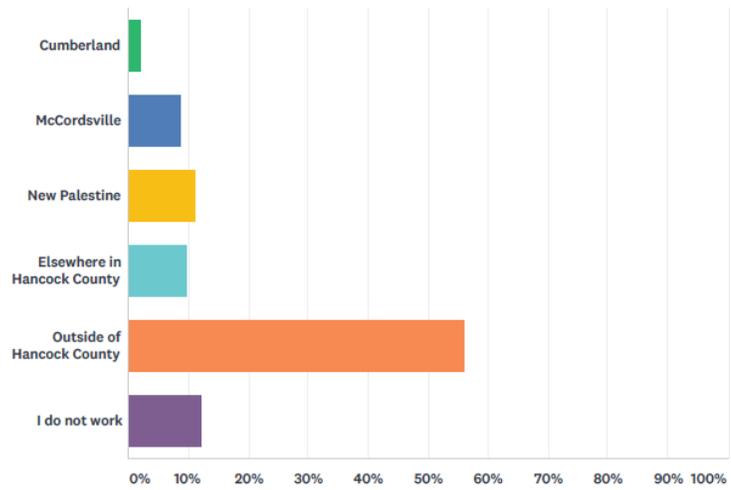
Answered: 672 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cumberland	5.06%	34
McCordsville	44.79%	301
New Palestine	41.22%	277
Elsewhere in Hancock County	4.91%	33
Outside of Hancock County	4.02%	27
TOTAL		672

Q12 I work in

Answered: 671 Skipped: 1



ANSWER CHOICES	RESPONSES
Cumberland	2.09% 14
McCordsville	8.79% 59
New Palestine	11.18% 75
Elsewhere in Hancock County	9.69% 65
Outside of Hancock County	56.04% 376
I do not work	12.22% 82
TOTAL	671

APPENDIX D: MAJOR PROJECT COST ESTIMATES

Nichols Building Renovation

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS TOWN OF NEW PALESTINE NICHOLS BUILDING - EXTERIOR FAÇADE CONDITION ASSESSMENT PLANNING LEVEL OPINION OF PROBABLE COST SEPTEMBER 18, 2018					
					
No.	Description	Quantity	Unit	Unit Price	Amount
1	Remove Parge material	306.5	SF	\$15.00	\$4,597.50
2	Replace damaged brick	459.75	SF	\$30.00	\$13,792.50
3	Re-point brick	3065	SF	\$20.00	\$61,300.00
4	Water Repellent	3160	SF	\$6.00	\$18,960.00
5	Window Sill Repair	6	EA	\$200.00	\$1,200.00
6	Metal Flashing at north façade	15	LF	\$75.00	\$1,125.00
7	Control Joints with sealant	20	LF	\$50.00	\$1,000.00
8	Downspout extender	1	EA	\$50.00	\$50.00
9	Regrading at wall base	70	LF	\$5.00	\$350.00
10	South façade: CMU removal, brick masonry installation	75	SF	\$60.00	\$4,500.00
11	South façade: window opening infill	20	SF	\$50.00	\$1,000.00
Base Bid Subtotal					\$107,875.00
General Conditions		5.00%			\$5,393.75
Bidding Allowance		5.00%			\$5,663.44
Contractor's Overhead and Profit		10.00%			\$11,893.22
Owner's Construction Contingencies		5.00%			\$5,393.75
2018 BASE BID CONSTRUCTION COSTS					\$136,219.16
2018 POTENTIAL SOFT COSTS¹					\$34,054.79
2018 TOTAL PROJECT³					\$170,273.95
2022 BASE BID CONSTRUCTION COSTS²					\$153,315.86
2022 POTENTIAL SOFT COSTS¹					\$38,328.97
2022 TOTAL PROJECT³					\$191,644.83

NOTES:

¹ Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

² Projected costs for 2022 assume 3% per year inflation.

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Cumberland Heights Trail

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
 TOWN OF CUMBERLAND
 CUMBERLAND HEIGHTS TRAIL - BUCK CREEK ROAD
 PLANNING LEVEL OPINION OF PROBABLE COST



SEPTEMBER 18, 2018

OPTION 4 - PREFERRED

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	--	30% CONTINGENCY	1	L.S.	\$ 108,200.00	\$ 108,200.00
2	105-06845	CONSTRUCTION ENGINEERING	1	L.S.	\$ 8,700.00	\$ 8,700.00
3	110-01001	MOBILIZATION AND DEMOBILIZATION {5%}	1	L.S.	\$ 14,500.00	\$ 14,500.00
4	201-52370	CLEARING RIGHT OF WAY {5%}	1	L.S.	\$ 14,500.00	\$ 14,500.00
5	202-02278	CURB, CONCRETE, REMOVE	1,700	L.F.	\$ 11.45	\$ 19,465.00
6	203-02000	EXCAVATION, COMMON	200	C.Y.	\$ 47.51	\$ 9,502.00
7	203-02070	BORROW	100	C.Y.	\$ 25.90	\$ 2,590.00
8	211-09264	STRUCTURE BACKFILL, TYPE 1	5	C.Y.	\$ 75.25	\$ 376.25
9	304-07491	HMA PATCHING, TYPE C	125	TON	\$ 203.17	\$ 25,396.25
10	604-06070	SIDEWALK, CONCRETE	945	SYS	\$ 55.59	\$ 52,532.55
11	604-12083	DETECTABLE WARNING SURFACES	9	SYS	\$ 200.58	\$ 1,805.22
12	605-06120	CURB, CONCRETE	1,700	L.F.	\$ 33.48	\$ 56,916.00
13	610-08446	PCCP FOR APPROACHES, 6 IN.	580	SYS	\$ 75.14	\$ 43,581.20
14	621-06554	SEED MIXTURE U	32	LBS	\$ 8.66	\$ 277.12
15	621-06565	MULCHING MATERIAL	1	TON	\$ 887.57	\$ 887.57
16	621-06567	WATER	3	M.G.	\$ 11.27	\$ 33.81
17	715-04987	CONNECTION {TO EXISTING STRUCTURE}	4	EACH	\$ 749.83	\$ 2,999.32
18	715-05149	PIPE, TYPE 2, CIRCULAR, 12 IN.	1,700	L.F.	\$ 46.56	\$ 79,152.00
19	720-45010	INLET, A3	4	EACH	\$ 2,969.74	\$ 11,878.96
20	801-06775	MAINTAINING TRAFFIC	1	L.S.	\$ 14,500.00	\$ 14,500.00
21	808-03439	TRANSVERSE MARKING, THERMOPLASTIC, CROSSWALK LINE, WHITE, 24 IN.	120	L.F.	\$ 8.21	\$ 985.20
2018 CONSTRUCTION COSTS						\$ 468,778.45
2018 POTENTIAL SOFT COSTS¹						\$ 117,194.61
2018 TOTAL PROJECT³						\$ 585,973.06
2022 CONSTRUCTION COSTS²						\$ 527,614.28
2022 SOFT COSTS¹						\$ 131,903.57
2022 TOTAL PROJECT³						\$ 659,517.84

NOTES:

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Lions Club Park Improvements

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
LIONS PARK PLAYGROUND IMPROVEMENTS
PLANNING LEVEL OPINION OF PROBABLE COST



SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
		OPTION 2 - ASPHALT PAVEMENT AND ENGINEERED WOOD FIBER SAFETY SURFACING				
1		CONSTRUCTION ENGINEERING	1	LS	\$ 3,433.98	\$ 3,433.98
2		MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 5,723.30	\$ 5,723.30
3		EXISTING PLAY AREA, REMOVAL AND FILL	1	LS	\$ 5,000.00	\$ 5,000.00
4		ACCESSIBLE PARKING SPACE/AISLE, ASPHALT	1	EA	\$ 1,800.00	\$ 1,800.00
5		ACCESSIBLE PARKING MARKING AND SIGNAGE	1	EA	\$ 250.00	\$ 250.00
6		ACCESSIBLE ROUTE, 8' WIDTH ASPHALT W/AGGREGATE BASE	306	LFT	\$ 16.00	\$ 4,896.00
7		PLAYGROUND SAFETY SURFACING, ENGINEERED WOOD FIBER	3,000	SFT	\$ 6.00	\$ 18,000.00
8		PLAYGROUND SAFETY SURFACING, EDGE	200	LFT	\$ 18.00	\$ 3,600.00
9		PLAYGROUND EQUIPMENT, 2-5 YR OLD STRUCTURE	1	LS	\$ 22,750.00	\$ 22,750.00
10		PLAYGROUND EQUIPMENT, 5-12 YR OLD STRUCTURE	1	LS	\$ 46,850.00	\$ 46,850.00
11		PLAYGROUND EQUIPMENT, SWINGS (MULTI-USER, ACCESSIBLE)	1	LS	\$ 6,800.00	\$ 6,800.00
12		CHAIN LINK FENCE, 4', VINYL COATED	95	LFT	\$ 40.00	\$ 3,800.00
13		BENCH	2	EA	\$ 2,500.00	\$ 5,000.00
14		MULCHED SEEDING	1,200	SYS	\$ 0.60	\$ 720.00
		CONTINGENCY, 30%	--	--	--	\$ 38,586.98
		2018 CONSTRUCTION COSTS				\$ 167,210.26
		2018 POTENTIAL SOFT COSTS¹				\$ 41,802.57
		2018 TOTAL PROJECT³				\$ 209,012.83
		2022 CONSTRUCTION COSTS²				\$ 188,196.63
		2022 SOFT COSTS¹				\$ 47,049.16
		2022 TOTAL PROJECT³				\$ 235,245.78

NOTES:

¹ Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

² Projected costs for 2022 assume 3% per year inflation.

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S. Depot St. Flex Street

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
STREET LIGHTING - DEPOT STREET
PLANNING LEVEL OPINION OF PROBABLE COST
SEPTEMBER 18, 2018



No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	\$ 895.00	\$ 895.00
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 1,490.00	\$ 1,490.00
3	801-06775	MAINTAINING TRAFFIC	1	LS	\$ 1,490.00	\$ 1,490.00
4	807-86805	SERVICE POINT, I	0	EA	\$ 3,500.00	\$ -
5	807-02191	HANDHOLE LIGHTING	2	EA	\$ 900.00	\$ 1,800.00
6	807-03950	LUMINAIRE, ORNAMENTAL, SUN VALLEY, LED, 70 WATT (POST TOP)	4	EA	\$ 1,500.00	\$ 6,000.00
7	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 15 FT POLE, WITH BANNER ARMS & RECEPT.	4	EA	\$ 3,300.00	\$ 13,200.00
8	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 18 FT POLE, WITH BANNER ARMS & RECEPT.	0	EA	\$ 3,600.00	\$ -
9	807-06592	CONDUIT, STEEL, GALVANIZED, 2 IN.	30	LFT	\$ 15.00	\$ 450.00
10	807-07580	WIRE, NO.4 COPPER, IN PLASTIC DUCT IN TRENCH, 4-1/C	305	EA	\$ 9.50	\$ 2,897.50
11	807-02193	LIGHT STANDARD FOUNDATION 3 FT DIAMETER X 8 FT	4	EA	\$ 1,000.00	\$ 4,000.00
12	807-86910	CONNECTOR KIT, UNFUSED	8	EA	\$ 36.00	\$ 288.00
13	807-86915	CONNECTOR KIT, FUSED	8	EA	\$ 39.00	\$ 312.00
14	807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	7	EA	\$ 20.00	\$ 140.00
15	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	4	EA	\$ 23.00	\$ 92.00
16	807-86930	INSULATION LINK, NON-WATERPROOFED	9	EA	\$ 16.00	\$ 144.00
17	807-86935	INSULATION LINK, WATERPROOFED	8	EA	\$ 20.00	\$ 160.00
18	807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	300	LFT	\$ 1.00	\$ 300.00
19	--	CONTINGENCY, 30%	--	--	--	\$ 10,097.55
2018 CONSTRUCTION COSTS						\$ 43,756.05
2018 POTENTIAL SOFT COSTS¹						\$ 10,939.01
2018 TOTAL PROJECT - DEPOT STREET³						\$ 54,695.06
2022 CONSTRUCTION COSTS²						\$ 49,247.82
2022 SOFT COSTS¹						\$ 12,311.95
2022 TOTAL PROJECT - DEPOT STREET³						\$ 61,559.77

NOTES:

¹ Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

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MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
DEPOT STREET - GATES
PLANNING LEVEL OPINION OF PROBABLE COST
SEPTEMBER 18, 2018



No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1		MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 870.00	\$ 870.00
2		MAINTAINING TRAFFIC	1	LS	\$ 522.00	\$ 522.00
3		28' DOUBLE SWING GATE (FABRICATION AND INSTALLATION)	1	EA	\$ 14,600.00	\$ 14,600.00
4		CONCRETE FOUNDATION (EXCAVATION AND INSTALLATION)	2	EA	\$ 800.00	\$ 1,600.00
5		RESTORATION (SEEDING, PAVEMENT PATCH, ETC)	1	LS	\$ 1,200.00	\$ 1,200.00
		CONTINGENCY, 30%	--	--	--	\$ 5,637.60
2018 CONSTRUCTION COSTS						\$ 24,429.60
2018 POTENTIAL SOFT COSTS¹						\$ 6,107.40
2018 TOTAL PROJECT¹						\$ 30,537.00
2022 CONSTRUCTION COSTS²						\$ 27,495.73
2022 SOFT COSTS¹						\$ 6,873.93
2022 TOTAL PROJECT¹						\$ 34,369.66

NOTES:

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MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
ELECTRICAL UPGRADES - DEPOT STREET
PLANNING LEVEL OPINION OF PROBABLE COST
SEPTEMBER 18, 2018



No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1		MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 805.00	\$ 805.00
2		HOFFMAN STAINLESS STEEL CABINET	1	LS	\$ 6,000.00	\$ 6,000.00
3		DUKE ENERGY FEE	1	LS	\$ 2,500.00	\$ 2,500.00
4		200A DROP	1	LS	\$ 800.00	\$ 800.00
5		200A SW	1	EA	\$ 1,000.00	\$ 1,000.00
6		METER BASE	1	EA	\$ 900.00	\$ 900.00
7		CONCRETE PAD	1	EA	\$ 1,200.00	\$ 1,200.00
8		LIGHTING CONTROLLER	1	EA	\$ 700.00	\$ 700.00
9		10 RECEPTACLES	10	EA	\$ 200.00	\$ 2,000.00
10		PANELBOARD WITH 30 CIRCUITS	1	EA	\$ 1,000.00	\$ 1,000.00
		CONTINGENCY, 30%	--	--	--	\$ 5,071.50
2018 CONSTRUCTION COSTS						\$ 16,905.00
2018 POTENTIAL SOFT COSTS¹						\$ 4,226.25
2018 TOTAL PROJECT - ELECTRICAL UPGRADES³						\$ 21,131.25
2022 CONSTRUCTION COSTS²						\$ 19,026.73
2022 SOFT COSTS¹						\$ 4,756.68
2022 TOTAL PROJECT - DEPOT STREET¹						\$ 23,783.41

NOTES:

¹ Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

² Projected costs for 2022 assume 3% per year inflation.

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Old Town Greenway

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF MCCORDSVILLE
OLDTOWN BOARDWALK/TRAIL
PLANING LEVEL OPINION OF PROBABLE COST
 SEPTEMBER 18, 2018



OPTION 2: TRAIL WITHOUT BOARDWALK

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	--	30% CONTINGENCY	1	L.S.	\$ 192,900.00	\$ 192,900.00
2	--	ADDITIONAL {PED BRIDGE}	1	L.S.	\$ 200,000.00	\$ 200,000.00
3	105-06845	CONSTRUCTION ENGINEERING	1	L.S.	\$ 11,900.00	\$ 11,900.00
4	110-01001	MOBILIZATION AND DEMOBILIZATION {5%}	1	L.S.	\$ 19,700.00	\$ 19,700.00
5	201-52370	CLEARING RIGHT OF WAY {5%}	1	L.S.	\$ 19,700.00	\$ 19,700.00
6	203-02000	EXCAVATION, COMMON	250	C.Y.	\$ 51.52	\$ 12,880.00
7	203-02070	BORROW	150	C.Y.	\$ 30.59	\$ 4,588.50
8	207-08266	SUBGRADE TREATMENT, TYPE III	1,950	SYS	\$ 6.29	\$ 12,265.50
9	211-09264	STRUCTURE BACKFILL, TYPE 1	34	C.Y.	\$ 37.33	\$ 1,269.22
10	303-01180	COMPACTED AGGREGATE NO. 53	2,775	TON	\$ 17.25	\$ 47,868.75
11	604-06070	SIDEWALK, CONCRETE	1,390	SYS	\$ 55.59	\$ 77,270.10
12	604-08086	CURB RAMP, CONCRETE	67	SYS	\$ 171.24	\$ 11,473.08
13	604-12083	DETECTABLE WARNING SURFACES	9	SYS	\$ 200.58	\$ 1,805.22
14	604-95344	HAND RAIL, PEDESTRIAN	800	L.F.	\$ 172.99	\$ 138,392.00
15	605-06120	CURB, CONCRETE	700	L.F.	\$ 41.74	\$ 29,218.00
16	610-08446	PCCP FOR APPROACHES, 6 IN.	28	SYS	\$ 99.63	\$ 2,789.64
17	621-06554	SEED MIXTURE U	25	LBS	\$ 11.41	\$ 285.25
18	621-06565	MULCHING MATERIAL	1	TON	\$ 887.57	\$ 887.57
19	621-06567	WATER	3	M.G.	\$ 11.27	\$ 33.81
20	715-04987	CONNECTION {TO EXISTING STRUCTURE}	1	EACH	\$ 904.40	\$ 904.40
21	715-05149	PIPE, TYPE 2, CIRCULAR, 12 IN.	300	L.F.	\$ 46.56	\$ 13,968.00
22	715-05163	PIPE, TYPE 2 CIRCULAR 60 IN	35	L.F.	\$ 197.00	\$ 6,895.00
23	720-45010	INLET, A3	2	EACH	\$ 2,969.74	\$ 5,939.48
24	801-06775	MAINTAINING TRAFFIC {5%}	1	L.S.	\$ 19,700.00	\$ 19,700.00
25	802-05701	SIGN POST, SQUARE TYPE 1 REINFORCED ANCHOR BASE	42	L.F.	\$ 18.40	\$ 772.80
26	802-09838	SIGN, SHEET, WITH LEGEND, 0.080 IN.	25	S.F.	\$ 22.95	\$ 573.75
27	808-03439	TRANSVERSE MARKING, THERMOPLASTIC, CROSSWALK LINE, WHITE, 24 IN.	120	L.F.	\$ 8.21	\$ 985.20
2018 CONSTRUCTION COSTS						\$ 834,965.27
2018 POTENTIAL SOFT COSTS¹						\$ 208,741.32
2018 TOTAL PROJECT³						\$ 1,043,706.59
2022 CONSTRUCTION COSTS²						\$ 939,760.77
2022 SOFT COSTS¹						\$ 234,940.19
2022 TOTAL PROJECT³						\$ 1,174,700.96

NOTES:

¹ Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

² Projected costs for 2022 assume 3% per year inflation.

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US 52/Mt. Comfort/Gem Road Streetscape

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS

TOWN OF NEW PALESTINE

STREET LIGHTING - US 52 AND CR 500W (GEM RD)

PLANNING LEVEL OPINION OF PROBABLE COST

SEPTEMBER 18, 2018



No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	\$ 4,755.00	\$ 4,755.00
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 7,925.00	\$ 7,925.00
3	801-06775	MAINTAINING TRAFFIC	1	LS	\$ 7,925.00	\$ 7,925.00
4	807-86805	SERVICE POINT, I	1	EA	\$ 3,500.00	\$ 3,500.00
5	807-02191	HANDHOLE LIGHTING	4	EA	\$ 900.00	\$ 3,600.00
6	807-03950	LUMINAIRE, ORNAMENTAL, SUN VALLEY, LED, 70 WATT (POST TOP)	20	EA	\$ 1,500.00	\$ 30,000.00
7	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 15 FT POLE, WITH BANNER ARMS & RECEPT.	20	EA	\$ 3,300.00	\$ 66,000.00
8	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 18 FT POLE, WITH BANNER ARMS & RECEPT.	0	EA	\$ 3,600.00	\$ -
9	807-06592	CONDUIT, STEEL, GALVANIZED, 2 IN.	400	LFT	\$ 15.00	\$ 6,000.00
10	807-07580	WIRE, NO.4 COPPER, IN PLASTIC DUCT IN TRENCH, 4-1/C	2,400	EA	\$ 9.50	\$ 22,800.00
11	807-02193	LIGHT STANDARD FOUNDATION 3 FT DIAMETER X 8 FT	20	EA	\$ 1,000.00	\$ 20,000.00
12	807-86910	CONNECTOR KIT, UNFUSED	40	EA	\$ 36.00	\$ 1,440.00
13	807-86915	CONNECTOR KIT, FUSED	40	EA	\$ 39.00	\$ 1,560.00
14	807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	68	EA	\$ 20.00	\$ 1,360.00
15	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	8	EA	\$ 23.00	\$ 184.00
16	807-86930	INSULATION LINK, NON-WATERPROOFED	12	EA	\$ 16.00	\$ 192.00
17	807-86935	INSULATION LINK, WATERPROOFED	16	EA	\$ 20.00	\$ 320.00
18	807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	1,500	LFT	\$ 1.00	\$ 1,500.00
19	--	CONTINGENCY, 30%	--	--	--	\$ 53,718.30
2018 CONSTRUCTION COSTS						\$ 232,779.30
2018 POTENTIAL SOFT COSTS¹						\$ 58,194.83
2018 TOTAL PROJECT - US 52 AND CR 500W (GEM RD)³						\$ 290,974.13
2022 CONSTRUCTION COSTS²						\$ 261,995.15
2022 SOFT COSTS¹						\$ 65,498.79
2022 TOTAL PROJECT - US 52 AND CR 500W (GEM RD)³						\$ 327,493.94

NOTES:

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MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
STREET LIGHTING - US 52 AND CR 600W (MOUNT COMFORT RD)
PLANNING LEVEL OPINION OF PROBABLE COST



SEPTEMBER 18, 2018

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	\$ 4,785.00	\$ 4,785.00
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 7,970.00	\$ 7,970.00
3	801-06775	MAINTAINING TRAFFIC	1	LS	\$ 7,970.00	\$ 7,970.00
4	807-86805	SERVICE POINT, I	1	EA	\$ 3,500.00	\$ 3,500.00
5	807-02191	HANDHOLE LIGHTING	3	EA	\$ 900.00	\$ 2,700.00
6	807-03950	LUMINAIRE, ORNAMENTAL, SUN VALLEY, LED, 70 WATT (POST TOP)	20	EA	\$ 1,500.00	\$ 30,000.00
7	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 15 FT POLE, WITH BANNER ARMS & RECEPT.	0	EA	\$ 3,300.00	\$ -
8	807-03951	LIGHT POLE, ORNAMENTAL, SUN VALLEY, 18 FT POLE, WITH BANNER ARMS & RECEPT.	20	EA	\$ 3,600.00	\$ 72,000.00
9	807-06592	CONDUIT, STEEL, GALVANIZED, 2 IN.	250	LFT	\$ 15.00	\$ 3,750.00
10	807-07580	WIRE, NO.4 COPPER, IN PLASTIC DUCT IN TRENCH, 4-1/C	2,200	EA	\$ 9.50	\$ 20,900.00
11	807-02193	LIGHT STANDARD FOUNDATION 3 FT DIAMETER X 8 FT	20	EA	\$ 1,000.00	\$ 20,000.00
12	807-86910	CONNECTOR KIT, UNFUSED	40	EA	\$ 36.00	\$ 1,440.00
13	807-86915	CONNECTOR KIT, FUSED	40	EA	\$ 39.00	\$ 1,560.00
14	807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	74	EA	\$ 20.00	\$ 1,480.00
15	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	8	EA	\$ 23.00	\$ 184.00
16	807-86930	INSULATION LINK, NON-WATERPROOFED	6	EA	\$ 16.00	\$ 96.00
17	807-86935	INSULATION LINK, WATERPROOFED	12	EA	\$ 20.00	\$ 240.00
18	807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	1,500	LFT	\$ 1.00	\$ 1,500.00
19	--	CONTINGENCY, 30%	--	--	--	\$ 54,022.50
2018 CONSTRUCTION COSTS						\$ 234,097.50
2018 POTENTIAL SOFT COSTS¹						\$ 58,524.38
2018 TOTAL PROJECT - US 52 AND CR 600W (MOUNT COMFORT RD)³						\$ 292,621.88
2022 CONSTRUCTION COSTS²						\$ 263,478.80
2022 SOFT COSTS¹						\$ 65,869.70
2022 TOTAL PROJECT - US 52 AND CR 600W (MOUNT COMFORT RD)³						\$ 329,348.50

NOTES:

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Community Room Renovations

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
COMMUNITY CENTER, TOWN HALL
PLANNING LEVEL OPINION OF PROBABLE COST
 SEPTEMBER 18, 2018



No.	Description	Quantity	Unit	Unit Price	Amount
1	Remove window and modify masonry opening	1	EA	\$5,000.00	\$5,000.00
2	New Storefront door, frame, and hardware	25	SF	\$100.00	\$2,500.00
3	New Panic Bar on existing Storefront door	1	EA	\$750.00	\$750.00
4	New Panic Bar connected to alarm on Hallway Door	1	EA	\$1,500.00	\$1,500.00
5	Interior Wall/storefront removal	210	SF	\$2.50	\$525.00
5	Flooring removal	730	SF	\$1.50	\$1,095.00
5	Ceiling removal	730	SF	\$1.25	\$912.50
6	New poured concrete ramp	4	CY	\$450.00	\$1,800.00
5	New metal stud and gypsum board wall	160	SF	\$7.50	\$1,200.00
7	Solid Surface countertop	18.5	LF	\$130.00	\$2,405.00
8	Base cabinets	5	EA	\$550.00	\$2,750.00
9	Sink and faucet	1	EA	\$2,000.00	\$2,000.00
10	Upper cabinets	5	EA	\$400.00	\$2,000.00
11	Refrigerator	1	EA	\$1,500.00	\$1,500.00
12	Above-counter Microwave	1	EA	\$500.00	\$500.00
13	Paint	1800	SF	\$2.00	\$3,600.00
14	24"x24" carpet tile	82	SY	\$40.00	\$3,280.00
15	24"x24" lay-in grid ceiling	730	SF	\$6.00	\$4,380.00
16	4" vinyl cove base	180	LF	\$3.50	\$630.00
17	Light Fixtures	9	EA	\$350.00	\$3,150.00
18	Power	1	LS	\$2,000.00	\$2,000.00
19	New diffusers and revise ductwork	1	LS	\$1,500.00	\$1,500.00
20	Cold and Hot Water supply lines	100	LF	\$10.00	\$1,000.00
21	Sanitary line extension and concrete slab repair	35	LF	\$80.00	\$2,800.00
22	Continue Sanitary line to utility main in alley	150	LF	\$50.00	\$7,500.00
23	Modify existing restrooms to meet ADA	2	EA	\$5,000.00	\$10,000.00
	Contingency	30%			\$19,883.25
Base Bid Subtotal					\$86,160.75

General Conditions	5.00%			\$4,308.04
Bidding Allowance	5.00%			\$4,523.44
Contractor's Overhead and Profit	10.00%			\$9,499.22
Owner's Construction Contingencies	5.00%			\$4,308.04
2018 BASE BID CONSTRUCTION COSTS				\$108,799.49
2018 POTENTIAL SOFT COSTS¹				\$27,199.87
2018 TOTAL PROJECT³				\$135,999.36
2022 BASE BID CONSTRUCTION COSTS²				\$122,454.78
2022 POTENTIAL SOFT COSTS¹				\$30,613.70
2022 TOTAL PROJECT³				\$153,068.48

NOTES:

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Trailhead at Buck Creek Mixed-use

1st Mortgage DSCR 1.65
Stabilized DSCR 1.16

Program											2017			
Year	AMI	bed/unit	bath/unit	Units	Rent Charged	monthly	yearly	unit rsf	\$/sf	total rsf	17 HUD Max	2018 HUD MAX	Market Rents	Utility Allow
2	30%	1	1		\$ 293	\$ -	\$ -	675	50.43	0		\$ 434	\$ 141	
2	30%	2	2		\$ 348	\$ -	\$ -	875	50.40	0		\$ 521	\$ 173	
2	30%	3	2		\$ 399	\$ -	\$ -	1,075	50.37	0		\$ 602	\$ 203	
2	50%	1	1		\$ 583	\$ -	\$ -	675	50.86	0		\$ 724	\$ 141	
2	50%	2	2		\$ 695	\$ -	\$ -	875	50.79	0		\$ 868	\$ 173	
2	50%	3	2		\$ 800	\$ -	\$ -	1,075	50.74	0		\$ 1,003	\$ 203	
2	60%	1	1	15	\$ 600	\$ 9,000	\$ 108,000	675	50.89	10,125		\$ 869	\$ 141	
2	60%	2	2	35	\$ 850	\$ 29,750	\$ 357,000	875	50.97	30,625		\$ 1,042	\$ 173	
2	60%	3	2	10	\$ 975	\$ 9,750	\$ 117,000	1,075	50.91	10,750		\$ 1,204	\$ 203	
Total				60	\$ 808.33	\$ 48,500	\$ 582,000	858	50.94	51,500				

% Market Rate SF 0%

Other Income	\$/unit/yr	\$/yr
Pet Fees and Charges	\$ 50.00	\$ 1,500
Laundry	\$ -	\$ -
Lease Termination	\$ 40.00	\$ 40
Late Charges	\$ 50.00	\$ 750
Application Fees	\$ 30.00	\$ 1,800
Water Meter Refunds	\$ -	\$ -
Laundry Units	\$ -	\$ -
Misc	\$ -	\$ -
Total	\$ 170.00	\$ 4,090

1st Mortgage DSCR 1.65
Stabilized DSCR 1.16

Start Year				
Start Month				
Start Day				
Close Date				
Program		Expense	\$/year	\$/yr/unit
Total Number of Units	60	Payroll / Benefits	\$ 58,000.00	\$ 1,100.00
Average NRSF/unit	858	Administrative	\$ 12,000.00	\$ 200.00
Unit Efficiency	79.2%	Maintenance & Grounds	\$ 55,000.00	\$ 1,000.00
Building GSF	65,000	Marketing & Training	\$ 5,400.00	\$ 90.00
Building NRSF	51,500	Apartment Turnover	\$ 6,000.00	\$ 100.00
Year Open		Utilities - Electricity/Gas	\$ 18,000.00	\$ 300.00
Month Open		Utilities - Water/Sewer	\$ 30,000.00	\$ 750.00
		Utilities - Other	\$ 10,000.00	\$ 100.00
Occupancy		Real Estate Taxes	\$ 40,000.00	\$ 666.67
Base Occupancy	92.9%	Housing Authority Fees	\$ 3,000.00	\$ 50.00
Yearly Occupancy Increase	10.0%	Property Insurance	\$ 16,470.59	\$ 274.51
Stabilized Occupancy	93.0%	Resident Services	\$ 13,500.00	\$ 225.00
Stabilized Year	-1	Property Management Fee (% of op revenue)	\$ 25,000.00	\$ 416.67
		Subtotal	\$292,371	\$5,273
		Asset Management Fee (% of op revenue)		4.59%
Revenue - Rent [see program tab]		Capital Replacement Reserves (\$/unit/yr)	18,000	\$300
Blended Avg Rent (\$/unit/month)	\$808	Expense/Capital Reserve Inflation		3.00%
Blended Avg Rent (\$/sf/month)	\$0.94	Property Tax Inflation		3.00%
Other Income (\$/unit/yr) (gross before vacancy)	\$170	Tax Abatement (years)		10
Rent Increase Year (after stabilization)	-1	Abatement Type		
Rent Increase Rate	2.00%	Total OpEx (Expense Ratio and \$/unit/yr)	\$4,872.84	

Units 60
Gross Residential SF 65,000
Net Residential RSF 51,500

1ST MORTGAGE DCR 1.65
STABILIZED DCR 1.16

Sources and Uses

Sources/Uses		\$	eligible basis	\$/unit	\$/gsf	\$/nrsf
Sources						
Primary Debt	15.6%	2,000,000		33,333	\$ 30.77	\$ 38.83
IHCDA Development Fund Loan	3.9%	500,000		8,333	\$ 7.69	\$ 9.71
CDBG and/or TIF	23.4%	3,000,000		50,000	\$ 46.15	\$ 58.25
Deferred Developer Fee	0.3%	37,872		631	\$ 0.58	\$ 0.74
Federal LIHTC LP Equity	56.8%	7,279,272		121,321	\$ 111.99	\$ 141.35
Total Sources		12,817,144		213,619	\$ 197.19	\$ 248.88
Funding Surplus / (Gap) 0						
Uses						
Acquisition Costs (Land/Buildings)						
Land (\$)		500,000		8,333	\$ 7.69	\$ 9.71
Hard Costs						
Multifamily Construction Costs		6,150,000	6,150,000	102,500	\$ 119.42	\$ 119.42
Infrastructure (roads and trails)		1,000,000	1,000,000	16,667	\$ 15.38	\$ 19.42
Site Costs		600,000	600,000	10,000	\$ 9.23	\$ 11.65
Trail Head Pavilion		150,000	150,000	2,500	\$ 2.31	\$ 2.91
Farmers Market		75,000	75,000	1,250	\$ 1.15	\$ 1.46
Pedestrian Bridge		400,000	400,000	6,667	\$ 6.15	\$ 7.77
Public Restroom		50,000	50,000	833	\$ 0.77	\$ 0.97
Playground		50,000	50,000	833	\$ 0.77	\$ 0.97
General Conditions	6%	508,500	508,500	8,475	\$ 7.82	\$ 9.87
Construction Overhead	2%	169,500	169,500	2,825	\$ 2.61	\$ 3.29
Construction Profit	6%	508,500	508,500	8,475	\$ 7.82	\$ 9.87
Owner Const Contingency (% of Costs)	5%	446,825	446,825	7,447	\$ 6.87	\$ 8.68
Pre Development Due Diligence						
Phase I ESA		8,300	8,300	138	\$ 0.13	\$ 0.16
Geotechnical Analysis / PCR		5,000	5,000	83	\$ 0.08	\$ 0.10
Survey		5,000	5,000	83	\$ 0.08	\$ 0.10
Appraisal		6,000	6,000	100	\$ 0.09	\$ 0.12
Market Study		6,500	6,500	108	\$ 0.10	\$ 0.13
x LIHTC Application Fee		3,000		50	\$ 0.05	\$ 0.06
Due Diligence MISC		10,000	10,000	167	\$ 0.15	\$ 0.19
Architect and Engineering						
Civil Engineering		90,000	90,000	1,500	\$ 1.38	\$ 1.75
TAP Fees		100,000	100,000	1,667	\$ 1.54	\$ 1.94
Architect -MEP	1.98%	200,000	200,000	3,333	\$ 3.08	\$ 3.88
Legal and Accounting						
Legal/accounting		35,000	35,000	583	\$ 0.54	\$ 0.68
Third Party Costs						
FF&E Residential Public/Site		50,000	50,000	833	\$ 0.77	\$ 0.97
Entitlements/variances/plan review		20,000	20,000	333	\$ 0.31	\$ 0.39
Tax Credits Fees						
IHCDA Fees	6.5%	91,751		1,529	\$ 1.41	\$ 1.78
Application Fee		3,000		50	\$ 0.05	\$ 0.06
Syndication fee		45,000		750	\$ 0.69	\$ 0.87
Syndication - organizational cost		4,889		81	\$ 0.08	\$ 0.09
Interim Loan Costs						
Origination Fees		70,000	70,000	\$ 1,166.67	\$ 1.08	\$ 1.36
Construction Inspections		30,000	30,000	\$ 500.00	\$ 0.46	\$ 0.58
Insurance (builders risk/GL)	0.35	35,379	35,379	\$ 589.65	\$ 0.54	\$ 0.69
Real Estate/Transfer Taxes		5,000	5,000	\$ 83.33	\$ 0.08	\$ 0.10
Closing Fees - Title/Recording		20,000	20,000	\$ 333.33	\$ 0.31	\$ 0.39
Document Review Fee		15,000	15,000	\$ 250.00	\$ 0.23	\$ 0.29
Issuer Counsel		10,000	10,000	\$ 166.67	\$ 0.15	\$ 0.19
Construction Debt Legal		38,000	38,000	\$ 633.33	\$ 0.58	\$ 0.74
Other Costs						
Fannie MTEBS Interest on Perm				0	\$ -	\$ -
Construction Interest		200,000	70,000	3,333	\$ 3.08	\$ 3.88
IHCDA Development Fund Loan Legal		2,000	2,000	33	\$ 0.03	\$ 0.04
Rental Assistance Reserve	1.2%			2,500	\$ 2.31	\$ 2.91
Operating Reserve		150,000		2,500	#REF!	#REF!
Lease up and Marketing						
Marketing		50,000		833	\$ 0.77	\$ 0.97
Development/Acquisition Fee		900,000	900,000	15,000	\$ 13.85	\$ 17.48
Total Uses		12,817,144	12,064,504	216,119	#REF!	\$ 248.88

Residential Proforma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Rental Revenue															
Gross Potential Revenue	582,000	593,640	605,513	617,623	629,976	642,575	655,427	668,535	681,906	695,544	709,455	723,644	738,117	752,879	767,937
(-) Economic Vacancy	(43,026)	(41,847)	(42,884)	(43,537)	(44,408)	(45,296)	(46,202)	(47,126)	(48,069)	(49,030)	(50,011)	(51,011)	(52,031)	(53,072)	(54,133)
Collectible Rental Revenue	540,974	551,793	562,629	574,086	585,567	597,279	609,224	621,409	633,837	646,514	659,444	672,633	686,085	699,807	713,803
(+) Other Revenue (after vacancy)	4,000	4,172	4,255	4,340	4,427	4,516	4,606	4,698	4,792	4,888	4,985	5,085	5,187	5,291	5,397
Total Operating Revenue	545,065	555,965	567,084	578,426	589,994	601,794	613,830	626,107	638,629	651,402	664,430	677,718	691,273	705,098	719,200
Operating Expenses															
(-) Payroll / Benefits	(58,000)	(59,740)	(61,532)	(63,378)	(65,280)	(67,238)	(69,255)	(71,333)	(73,473)	(75,677)	(77,947)	(80,286)	(82,694)	(85,175)	(87,730)
(-) Administrative	(12,000)	(12,360)	(12,731)	(13,113)	(13,506)	(13,911)	(14,329)	(14,758)	(15,201)	(15,657)	(16,127)	(16,611)	(17,109)	(17,622)	(18,151)
(-) Maintenance & Grounds	(55,000)	(56,650)	(58,350)	(60,100)	(61,903)	(63,760)	(65,673)	(67,643)	(69,672)	(71,763)	(73,915)	(76,133)	(78,419)	(80,769)	(83,182)
(-) Marketing & Training	(5,400)	(5,562)	(5,729)	(5,901)	(6,078)	(6,260)	(6,448)	(6,641)	(6,841)	(7,046)	(7,257)	(7,475)	(7,699)	(7,930)	(8,168)
(-) Apartment Turnover	(6,000)	(6,190)	(6,385)	(6,586)	(6,793)	(6,996)	(7,204)	(7,416)	(7,633)	(7,855)	(8,083)	(8,316)	(8,555)	(8,811)	(9,076)
(-) Utilities - Electricity/Gas	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)
(-) Water/Sewer/Other	(30,000)	(30,900)	(31,827)	(32,782)	(33,765)	(34,778)	(35,822)	(36,896)	(38,003)	(39,143)	(40,317)	(41,527)	(42,773)	(44,056)	(45,378)
(-) Misc	(10,000)	(10,300)	(10,609)	(10,927)	(11,255)	(11,593)	(11,941)	(12,299)	(12,666)	(13,043)	(13,430)	(13,827)	(14,235)	(14,655)	(15,086)
(-) Real Estate Taxes	(40,000)	(41,200)	(42,436)	(43,709)	(45,020)	(46,371)	(47,762)	(49,195)	(50,671)	(52,184)	(53,735)	(55,326)	(56,958)	(58,631)	(60,345)
(-) Housing Authority Fees	(3,000)	(3,090)	(3,183)	(3,278)	(3,377)	(3,478)	(3,582)	(3,690)	(3,800)	(3,914)	(4,032)	(4,153)	(4,277)	(4,406)	(4,538)
(-) Property Insurance	(16,471)	(16,905)	(17,474)	(17,998)	(18,538)	(19,094)	(19,667)	(20,257)	(20,864)	(21,490)	(22,135)	(22,799)	(23,483)	(24,188)	(24,913)
(-) Resident Services	(13,500)	(13,905)	(14,322)	(14,752)	(15,194)	(15,650)	(16,120)	(16,603)	(17,101)	(17,614)	(18,143)	(18,687)	(19,246)	(19,821)	(20,412)
(-) Property Management Fee	(25,000)	(25,750)	(26,533)	(27,348)	(28,195)	(29,076)	(29,991)	(30,941)	(31,926)	(32,946)	(33,999)	(35,086)	(36,208)	(37,365)	(38,558)
Total Operating Expenses	(292,371)	(301,142)	(310,176)	(319,481)	(329,066)	(338,938)	(349,106)	(359,579)	(370,366)	(381,386)	(392,645)	(404,150)	(415,907)	(427,921)	(440,194)
(-) Replacement Reserve	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)
Net Operating Income	252,694	254,823	256,908	259,045	261,228	263,456	265,729	268,047	270,411	272,820	275,275	277,776	280,323	282,917	285,558
(-) Debt Service	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)	(142,015)
(-) IHDA Loan Fund Debt Service	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)	(25,296)
Total Debt Service	(167,311)														
Net Project Cash Flow	85,383	87,512	89,593	91,734	93,913	96,141	98,414	100,736	103,100	105,505	107,960	110,465	113,020	115,625	118,280
DSOR W/ taxes	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30
DSOR w/o taxes	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49	1.50	1.51	1.52	1.53	1.54

Debt Summary

PERM DEBT				IHDA Development Fund				Principal				Interest			
Principal	\$2,000,000			Principal	\$500,000			Principal	50			Principal	50		
Interest	6.25%			Interest rate	3.00%			Interest rate	0.50%			Interest rate	0.50%		
Amortization (yrs)	35			Amortization (yrs)	30			Amortization (yrs)	35			Amortization (yrs)	35		
Perm Debt Begins	1			Interest Only?	0			Interest Only?	0			Interest Only?	0		
				Debt begins	2018			Year Mezz. Debt Begins				Year Mezz. Debt Begins			
Year	Payment	Interest	Principal	Balance	Year	Payment	Interest	Principal	Balance	Year	Payment	Interest	Principal	Addl Princ	Balance
0				\$2,000,000	2017				\$500,000	-1					\$0
1	(\$142,015)	(\$125,000)	(\$17,015)	\$1,982,985	2018	(\$25,296)	(\$14,857)	(\$10,439)	\$489,561	0	50	50	50		\$0
2	(\$142,015)	(\$123,484)	(\$18,530)	\$1,964,455	2019	(\$25,296)	(\$14,540)	(\$10,757)	\$478,804	1	50	50	50		\$0
3	(\$142,015)	(\$122,364)	(\$19,650)	\$1,944,805	2020	(\$25,296)	(\$14,213)	(\$11,084)	\$467,721	2	50	50	50		\$0
4	(\$142,015)	(\$121,172)	(\$20,843)	\$1,923,962	2021	(\$25,296)	(\$13,875)	(\$11,421)	\$456,300	3	50	50	50		\$0
5	(\$142,015)	(\$119,903)	(\$22,111)	\$1,901,850	2022	(\$25,296)	(\$13,528)	(\$11,768)	\$444,532	4	50	50	50		\$0
6	(\$142,015)	(\$118,553)	(\$23,462)	\$1,878,389	2023	(\$25,296)	(\$13,170)	(\$12,126)	\$432,406	5	50	50	50		\$0
7	(\$142,015)	(\$117,115)	(\$24,899)	\$1,853,489	2024	(\$25,296)	(\$12,801)	(\$12,495)	\$419,911	6	50	50	50		\$0
8	(\$142,015)	(\$115,585)	(\$26,429)	\$1,827,060	2025	(\$25,296)	(\$12,421)	(\$12,875)	\$407,036	7	50	50	50		\$0
9	(\$142,015)	(\$113,957)	(\$28,057)	\$1,799,003	2026	(\$25,296)	(\$12,030)	(\$13,267)	\$393,769	8	50	50	50		\$0
10	(\$142,015)	(\$112,224)	(\$29,790)	\$1,769,213	2027	(\$25,296)	(\$11,626)	(\$13,670)	\$380,099	9	50	50	50		\$0
11	(\$142,015)	(\$110,380)	(\$31,634)	\$1,737,578	2028	(\$25,296)	(\$11,210)	(\$14,086)	\$366,013	10	50	50	50		\$0
12	(\$142,015)	(\$108,417)	(\$33,597)	\$1,703,981	2029	(\$25,296)	(\$10,782)	(\$14,514)	\$351,499	11	50	50	50		\$0
13	(\$142,015)	(\$106,328)	(\$35,687)	\$1,668,294	2030	(\$25,296)	(\$10,340)	(\$14,956)	\$336,543	12	50	50	50		\$0
14	(\$142,015)	(\$104,104)	(\$37,910)	\$1,630,384	2031	(\$25,296)	(\$9,886)	(\$15,411)	\$321,132	13	50	50	50		\$0
15	(\$142,015)	(\$101,738)	(\$40,277)	\$1,590,107	2032	(\$25,296)	(\$9,417)	(\$15,879)	\$305,253	14	50	50	50		\$0
16	(\$142,015)	(\$99,219)	(\$42,796)	\$1,547,311	2033	(\$25,296)	(\$8,934)	(\$16,362)	\$288,890	15	50	50	50		\$0
17	(\$142,015)	(\$96,538)	(\$45,477)	\$1,501,834	2034	(\$25,296)	(\$8,436)	(\$16,860)	\$272,030	16	50	50	50		\$0
18	(\$142,015)	(\$93,684)	(\$48,330)	\$1,453,504	2035	(\$25,296)	(\$7,923)	(\$17,373)	\$254,657	17	50	50	50		\$0
19	(\$142,015)	(\$90,647)	(\$51,367)	\$1,402,137	2036	(\$25,296)	(\$7,395)	(\$17,901)	\$236,756	18	50	50	50		\$0
20	(\$142,015)	(\$87,415)	(\$54,599)	\$1,347,538	2037	(\$25,296)	(\$6,850)	(\$18,446)	\$218,310	19	50	50	50		\$0
21	(\$142,015)	(\$83,975)	(\$58,039)	\$1,289,498	2038	(\$25,296)	(\$6,289)	(\$19,007)	\$199,303	20	50	50	50		\$0
22	(\$142,015)	(\$80,314)	(\$61,701)	\$1,227,797	2039	(\$25,296)	(\$5,711)	(\$19,585)	\$179,718	21	50	50	50		\$0
23	(\$142,015)	(\$76,417)	(\$65,598)	\$1,162,200	2040	(\$25,296)	(\$5,116)	(\$20,181)	\$159,538	22	50	50	50		\$0
24	(\$142,015)	(\$72,269)	(\$69,745)	\$1,092,454	2041	(\$25,296)	(\$4,502)	(\$20,794)	\$138,743	23	50	50	50		\$0
25	(\$142,015)	(\$67,855)	(\$74,160)	\$1,018,295	2042	(\$25,296)	(\$3,869)	(\$21,427)	\$117,316	24	50	50	50		\$0
26	(\$142,015)	(\$63,157)	(\$78,858)	\$939,437	2043	(\$25,296)	(\$3,218)	(\$22,079)	\$95,238	25	50	50	50		\$0
27	(\$142,015)	(\$58,156)	(\$83,858)	\$855,578	2044	(\$25,296)	(\$2,546)	(\$22,750)	\$72,487	26	50	50	50		\$0
28	(\$142,015)	(\$52,834)	(\$89,181)	\$766,398	2045	(\$25,296)	(\$1,854)	(\$23,442)	\$49,045	27	50	50	50		\$0
29	(\$142,015)	(\$47,169)	(\$94,845)	\$671,553	2046	(\$25,296)	(\$1,141)	(\$24,155)	\$24,890	28	50	50	50		\$0
30	(\$142,015)	(\$41,141)	(\$100,874)	\$570,679	2047	(\$25,296)	(\$406)	(\$24,890)	(\$0)	29	50	50	50		\$0

Mt. Comfort & CR 600N Roundabout



ENGINEERING
ENVIRONMENTAL
INSPECTION
LAND SURVEYING
LAND ACQUISITION
PLANNING
WATER &
WASTEWATER
SINCE 1965

OFFICERS
William E. Hall, PE
Dave Richter, PE, PLS
Steven W. Jones
Christopher R. Pope, PE
B. Keith Bryant, PE
Michael Rowe, PE

PROFESSIONAL STAFF
Andrew T. Wolka, PE
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Michael S. Oliphant, AICP
E. Rachelle Pemberton, PE
Timothy J. Coomes, PLS
Jon E. Clodfelter, PE
Steven R. Passey, PE
Brian J. Pierson, PE
Christopher L. Hammond, PE
Paul D. Glotzbach, PE
Brian S. Frederick, PE
Jay N. Riders, PE
Christopher J. Dyer, PE
Matthew R. Lee, PE
William R. Curtis, PE
Jeremy A. Richardson, PE
Heather E. Kilgour, PE
Adam J. Greulich, PLS
Caleb C. Ross, PE
Dann C. Barnett, PE
Scott G. Minnich, PE
Jim R. Lesh, PE
Nicholas J. Kocher, PE
Jennifer L. Hart, PE
Kallon S. Cunningham, PE
Braun S. Rodgers, PE
Chris J. Andrzejewski, PE
Greg J. Broz, PE
Joshua D. Gonya, PE
Brian S. Haelliger, PE
Aminda Stevens, PE

www.uciindy.com
(317) 895-2585
8440 Allison Pointe Blvd., Suite 200, Indianapolis, IN 46250

September 17, 2018

RE: Project Status Memo
Roundabout at CR 600W & CR 600N

Hancock County decided in 2009 to improve CR 600W and CR 300N to provide a safer, more effective corridor through the county. Both roads would be widened from two lanes to four lanes with a new two-lane roundabout at the intersection. The improvements to CR 600W included a roundabout at CR 600W and CR 600N.

Current Status

Stage 1 Plans (30%) were prepared in September 2010. The plans were updated for the Preliminary Field Check, which was held in December 2010. These plans included identification of proposed right-of-way and preliminary drainage design.

An Environmental Assessment for both the CR 600W and CR 300N corridors was approved by INDOT and FHWA on October 7, 2013. A Public Hearing was held on November 19, 2013. FHWA released a Finding of No Significant Impact for both corridors on April 9, 2014.

Required Actions

Upon Notice to Proceed, an engineering firm will complete the drainage design and finalize the proposed right-of-way. We estimate this could take approximately 4 months.

With the proposed right-of-way established, the engineering firm will prepare right-of-way documents for the affected parcels. Once the documents are approved by the Town of McCordsville, appraising of these parcels will begin. Once the Town approves the appraisals, offers can be extended to each property owner. If there are no condemnations, we estimate this entire process could take approximately 12 months. If there are condemnations, we estimate the duration could be approximately 18 months.

While the proposed right-of-way is being acquired, the engineering firm will complete Stage 2 Plans (60%) for review by the Town of McCordsville and INDOT. These plans will also be used to coordinate with utilities and minimize possible conflicts between the construction plans and existing utilities. Using these plans, the engineering firm will apply for a Rule 5 permit and any other necessary permits.

After coordinating with utilities over possible conflicts and applying for permits and while the land acquisition process comes to conclusion, the engineering firm will complete Stage 3 plans (90%) for review by the Town and INDOT. During this time final coordination with utilities will result in utility work plans and any necessary utility relocation drawings.

After Stage 3 plans have been reviewed and utility coordination and land acquisition is complete, the engineering firm will submit Final Tracings to INDOT. These plans and contract documents will be used by INDOT to let the project. INDOT will review all bids and select a contractor. Once INDOT and the Contractor have signed

their agreement, construction can begin. We estimate the time to complete tracings, bid the project, and secure an agreement could be approximately 8 months.

We estimate the total time required to progress the project from the current state of plan development to construction could be approximately 24 to 30 months. If the Town obtains funding and issues a Notice to Proceed by January 1, 2019, the project could be ready for construction on or before Spring 2022.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,

UNITED CONSULTING



Steven Passey, PE
Sr. Project Manager

enclosures

c: Ryan Crum, Director of Planning and Building
Mark Witsman, Town Engineer
Steve Jones, UNITED
18-416

Roundabout Hancock CR 600W and CR 600W Town of McCordsville

Project Cost

Description	Fee
Professional Services (PE)	\$ 255,000
Utility and Railroad	\$ 95,000
Land Acquisition (RW1/RW2)	\$ 175,000
Construction Cost (CN)	\$ 1,900,000
Construction Inspection (CE)	\$ 285,000
Total Project Cost (2018)	\$ 2,710,000

A link to the itemized project cost estimate performed by United Consulting can be found [here](#).

Mt. Comfort Gateway Signage

MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS
TOWN OF NEW PALESTINE
GATEWAY SIGNAGE
OPINION OF PROBABLE CONSTRUCTION COST
SEPTEMBER 18, 2018



No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	\$ 1,742.71	\$ 1,742.71
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 2,904.52	\$ 2,904.52
3	801-06775	MAINTAINING TRAFFIC	1	LS	\$ 2,904.52	\$ 2,904.52
4	201-52370	CLEARING RIGHT OF WAY	1	LS	\$ 2,904.52	\$ 2,904.52
5		PRIMARY GATEWAY SIGNAGE	1	UNIT	\$ 34,095.37	\$ 34,095.37
6		LANDSCAPE PLANTINGS	1	LS	\$ 7,500.00	\$ 7,500.00
7		TOPSOIL	18	CY	\$ 75.00	\$ 1,375.00
8		SEEDING	200	SYS	\$ 0.60	\$ 120.00
9		ACCENT LIGHTING AT SIGNAGE	1	LS	\$ 15,000.00	\$ 15,000.00
10		DECORATIVE STREET LIGHTS INCLUDED IN EXHIBIT C				N/A
11	--	CONTINGENCY, 30%	--	--	--	\$ 20,563.99
2018 CONSTRUCTION COSTS						\$ 89,110.63
2018 POTENTIAL SOFT COSTS¹						\$ 22,277.66
2018 TOTAL PROJECT¹						\$ 111,388.29
2022 CONSTRUCTION COSTS²						\$ 100,294.80
2022 SOFT COSTS¹						\$ 25,073.70
2022 TOTAL PROJECT¹						\$ 125,368.50

NOTES:

¹ Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

² Projected costs for 2022 assume 3% per year inflation.

³ The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

APPENDIX E: LETTERS OF SUPPORT



STATE OF INDIANA
HOUSE OF REPRESENTATIVES
THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

Brian C. Bosma
Speaker of the House

Website: www.in.gov/h88
E-mail: H88@in.gov
Phone: (317) 232-9677

September 19, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Stellar Regional Development Plan

Dear Ms. Golden:

Please accept this letter as indication of my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in this area with a regional approach. The Mt. Comfort Gateway Corridor is primed to be the next area for major development in the Central Indiana Area, so it is important for us to do what we can to focus on this region now.

The decision to focus efforts on technology and health will capitalize on assets already in place along the corridor, and a focus on improved amenities in the three towns will allow them to be better anchors for the development we are already seeing in the area. Becoming a Stellar Region would ensure the planning efforts in this region will continue moving Western Hancock County towards its goal of becoming a premier location for development and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Sincerely,

A handwritten signature in black ink that reads "Brian C. Bosma".

Brian C. Bosma
Speaker of the House
120th General Assembly



STATE OF INDIANA
HOUSE OF REPRESENTATIVES
THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

Bob Cherry
200 W. Washington St.
Indianapolis, IN 46204
Website: www.in.gov/H20
E-mail: h53@iga.in.gov
Phone: (317) 232-9651

COMMITTEES:
Vice Chairman, Ways and Means
Government and Regulator Reform
Rules and Legislative Procedure
Budget Committee (Alternate)

September 18, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Dear Ms. Golden,

Please accept this letter as in indication of my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in this area with a regional approach. The Mt. Comfort Gateway Corridor is primed to be the next area for major development in the Central Indiana Area, so it is important for us to do what we can to focus on this region now.

The decision to focus efforts on technology and health will capitalize on assets already in place along the corridor, and a focus on improved amenities in the three towns will allow them to be better anchors for the development we are already seeing in the area. Becoming a Stellar Region would ensure the planning efforts in this region will continue moving Western Hancock County towards its goal of becoming a premier location for development and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Sincerely,

A handwritten signature in black ink that reads "Bob Cherry".

Bob Cherry
State Representative
House District 53

BC:rb

August 23, 2018

Jodi Golden, Executive Director
Office of Community and Rural Affairs
One North Capitol, Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Corridor Stellar Application

Dear Ms. Golden:

Please accept this letter as our commitment of support for the Mt. Comfort Corridor Stellar Application. The towns of Cumberland, McCordsville, and New Palestine continue to demonstrate thoughtful planning efforts for growth in this area with a regional approach to promote consistent and coordinated development opportunities, while bringing in much needed dollars into our community.

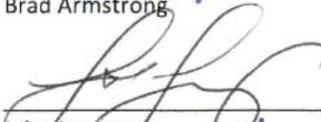
In 2016, the towns funded a study exploring various economic development impact scenarios along the Corridor. From that study they started a land use committee to begin planning best uses for the Corridor. Representatives of the towns also sit on the corridor's Government Relations Steering Committee, which is a committee born of our County Redevelopment Commission which is designed to help secure funding for major road improvements along the Corridor.

The Corridor has the opportunity to be a planned growth corridor, with a diverse and healthy tax-base, that provides the quality of life amenities and benefits residents and employers desire. This shared vision for the Corridor, along with its proximity to Central Indiana, accessibility, transportation connections, and the healthy economic environment of Hancock County will enable the shared vision of the Corridor to become reality. While the Hancock County Board of Commissioners will have no financial contribution or participation in the effort, the Hancock County Board of Commissioners supports the progressive thinking of the three towns. We know that becoming a Stellar Community would ensure the planning efforts in this region will move the Corridor forward as a corridor for tomorrow. By focusing on technology, health, efficiency and safety, these efforts will create a robust economy and enhanced quality of life. On behalf of the Hancock County Board of Commissioners, we are pleased to support the Mt. Comfort Corridor Application submitted by the towns of Cumberland, McCordsville, and New Palestine.

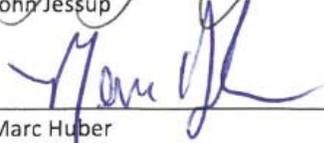
BOARD OF COMMISSIONERS OF HANCOCK COUNTY, INDIANA



Brad Armstrong



John Jessup



Marc Huber



State of Indiana

Senate

Senator Michael Crider
200 W. Washington Street
Indianapolis, Indiana 46204-2785
State House (800) 382-9467

Committees:
Homeland Security & Transportation, Chair
Veterans Affairs and the Military, Ranking Member
Appropriations
Rules & Legislative Procedure
Health and Provider Services

September 12, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Stellar Regional Development Plan

Dear Ms. Golden:

I am writing to you to express my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in this area with a regional approach. The Mt. Comfort Gateway Corridor is primed to be the next area for major development in the Central Indiana Area. It is more important than ever before for us to focus on ensuring this area develops well and according to strong plans.

I also believe this is a strong plan as it has a component which focuses on mental health. More than ever before, we are seeing how important it is to address mental health issues. The Rural Health Project Proposal included in this plan will help train and provide resources which are desperately needed. Specifically, I appreciate the efforts the plan will make in educating and providing more resources for first responders.

Becoming a Stellar Region would ensure the planning efforts in this region will move the corridor forward as a corridor for tomorrow and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Sincerely,

A handwritten signature in cursive script that reads "Michael Crider".

Michael Crider
Indiana State Senator



September 17, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Stellar Regional Development Plan

Dear Ms. Golden:

I would like to offer my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in their areas on a regional level. Having three strong towns just east of the Marion County border is an asset to our county and positively affects economic growth for the entire region. The Mt. Comfort Gateway Corridor is an ideal site for major development in the Central Indiana Area and has the potential to greatly impact our entire area, especially the east side of Indianapolis.

Becoming a Stellar Region would ensure the planning efforts in this region will move the corridor forward and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Sincerely,

Joseph H. Hogsett
Mayor
City of Indianapolis



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

DAVID RAY
Councillor, District 19

September 19, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Stellar Regional Development Plan

Dear Ms. Golden:

Please accept this letter as an indication of my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in their areas on a regional level. Having three strong towns just east of the Marion County border is an asset to our county and positively affects economic growth for the entire region. The Mt. Comfort Gateway Corridor is an ideal site for major development in the Central Indiana Area and has the potential to greatly impact our entire area.

Becoming a Stellar Region would ensure the planning efforts in this region will move the corridor forward and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Sincerely,

A handwritten signature in cursive script that reads "David M. Ray".

David M. Ray
City-County Council, District 19

September 10, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

On behalf of the Buck Creek Township Fire Department, I would like to extend my support of the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health is becoming a bigger and bigger community issue. It is important for us to ensure those who interact with the public are adequately trained on mental health issues and know how to refer people to appropriate services. The proposed project will not only offer training, but will go a long way in helping reduce current barriers to seeking appropriate treatment and services.

Participation in the proposed project would greatly benefit the members of our department. We are happy to support this project and to participate.

Sincerely,

A handwritten signature in black ink, appearing to read "David Sutherlin", written over a large, stylized circular flourish.

David Sutherlin
Chief
Buck Creek Township Fire Department



CUMBERLAND METROPOLITAN POLICE DEPARTMENT

PRIDE IN TRADITION, DEDICATION TO EXCELLENCE

September 10, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

I would like to extend the support of the Cumberland Police Department for the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health issues are more prevalent in our community than ever before, and it is especially important for police departments to be up-to-date on current mental health issues and trained on how to interact with those who may be suffering a mental health crisis. Over the past year, we have been building our department's CARE (Cumberland Assertive Response and Engagement) Unit. Through this Unit we are better trained and equipped to help fill gaps in the mental health system to get more individuals into services. The project proposal from the Mt. Comfort Gateway Corridor will replicate some of the practices we have developed over the past year throughout other agencies, groups, and departments in our region.

Participation in the proposed project would greatly benefit the members of our department. We are happy to support this project and to participate.

Sincerely,

Michael Crooke
Chief of Police
Cumberland Police Department
P.O. Box 29177
Cumberland, IN 46229
Ph (317) 894-3525



312 East Main Street
Greenfield, Indiana 46140
Phone: 317.462.8870
Fax: 317.467.3330
giveHCgrowHC.org

September 18, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Signage and Branding

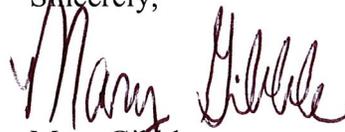
Dear Ms. Golden:

Please accept this letter as in indication of support on behalf of the Hancock County Community Foundation for the Mt. Comfort Gateway Signage and Branding Initiative included in the Mt. Comfort Corridor Stellar Regional Development Plan. This is a project that aligns with our organization's strategic initiative called "Celebrating Communities"; and therefore, presents itself as a future funding priority for HCCF. As is our practice, we welcome the opportunity to partner with fellow community stakeholders to ensure success of this and all complimentary components of the Regional Development Plan.

The Mt. Comfort Corridor is an ideal site for major development in the Central Indiana area and has the potential to greatly impact our entire county. Consistent signage and branding will help give the Corridor a recognizable identity and better ensure that people understand its significance.

Please feel free to contact me should you have questions or concerns.

Sincerely,



Mary Gible
President

MG/ad



September 19, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

I would like to extend the support of Hancock Health Foundation for the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health issues are more prevalent in our community than ever before, Hancock Health Foundation is committed to the emotional health of Hancock County and working to improve conversations while addressing the stigma of mental illness. For the past two years, Hancock Health Foundation has supported the healthy365 initiative that is focused on promoting health, happiness, and wholeness in Hancock County. A priority of this team is to address the mental health needs of our community. We have been working with community stakeholders to identify resources, needs, and gaps in care. We have facilitated difficult conversations and helped ensure that individuals understand the resources available while reducing barriers to those facing a mental health crisis. We have assisted in providing Crisis Intervention Team training to first responders, created an electronic resource database for available resources, and have created an open space to discuss mental health needs and substance use disorders freely, working to change the perception that mental illness is a negative thing. Our goal is to ensure that individuals are aware of services available, reduce the stigma that is preventing individuals from getting help, and work to ensure Hancock County has the best service delivery system possible. The project proposal from the Mt. Comfort Gateway Corridor will have a significant impact on the ability to reduce barriers to mental health treatment and coordinate services for those in need throughout our community. As the fiscal sponsor for the mental health proposal, Hancock Health Foundation will remain committed to supporting growth and barrier reduction for mental health services.

Please accept this strong recommendation in support of the Mt. Comfort Gateway Corridor's rural health project proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Davis", is written over a light grey signature line.

Nancy Davis, Executive Director
Hancock Health Foundation

Visit us online
HancockRegional.org



801 N State St
Greenfield, IN 46140
(317) 468.4177



STATE OF INDIANA
HOUSE OF REPRESENTATIVES
THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

Cindy Kirchhofer
200 W. Washington St
Indianapolis, IN 46204
www.in.gov/H89
317-232-9793
h89@in.gov

COMMITTEES:
Public Health: Chair
Courts and Criminal Code
Insurance

September 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Stellar Regional Development Plan

Dear Ms. Golden:

Please accept this letter as an indication of my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in this area with a regional approach. The Mt. Comfort Gateway Corridor is primed to be the next site for major development in the Central Indiana Area and has the potential to positively impact our entire area.

Becoming a Stellar Region would ensure the planning efforts in this region will move the corridor forward and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Sincerely,

Cindy Kirchhofer
State Representative
Indiana House of Representatives
House District 89

CK: ga

McCordsville Police Department

6280 West 800 North
McCordsville, IN 46055-9592



EMERGENCY 911

Office: (317) 335-2812

Fax: (317) 335-2811

Web: www.mccordsville.org

"Proactively Serving Our Community"

September 13, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

I would like to extend the support of the McCordsville Police Department for the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health issues are very prevalent in our community, and law enforcement knows that better than anyone. More than ever, it is important for police departments to be up-to-date on current mental health issues and trained on how to interact with those who may be suffering a mental health issue or crisis. The proposed project would assist in these goals and would also help reduce barriers to seeking mental health treatment.

Participation in the proposed project would greatly benefit the members of our department. We are happy to support this project and to participate.

Sincerely,

A handwritten signature in black ink that reads "Paul Casey". The signature is stylized with a large, sweeping initial "P" and a long, horizontal flourish at the end.

Paul Casey
Assistant Chief
McCordsville Police Department

Chris Smedley
Co-Interim Superintendent
Heather Noesges
Co-Interim Superintendent
Chris Smedley
Chief Financial Officer
Derek Shelton
Director of Operations



MT. VERNON

COMMUNITY SCHOOL CORPORATION

Greg Rollo
Director of Technology
Maria Bond
Director of Communications
Heather Noesges
Director of Elementary Education
Scott Shipley
Director of Secondary Education

September 18, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

I would like to extend the support of the Mt. Vernon Community School Corporation for the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health issues are very prevalent throughout our community as well as our schools. More than ever, it is important for educators to be up-to-date on current mental health issues and trained on how to recognize the signs of someone having a mental health crisis. The proposed project would assist in these goals and would also help reduce barriers to seeking mental health treatment.

Participation in the proposed project would greatly benefit our school district. We are happy to support this project and to participate.

Sincerely,

Scott Shipley



Achieving our Personal Best in Pursuit of Excellence

Community School Corporation of Southern Hancock County
P.O. Box 508, 4711 South 500 West
New Palestine, IN 46163
Phone: (317) 861-4463
Fax: (317)861-2142
www.newpal.k12.in.us

September 14, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

I would like to extend the support of the Community School Corporation of Southern Hancock County for the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health issues are very prevalent throughout our community as well as our schools. More than ever, it is important for educators to be up-to-date on current mental health issues and trained on how to recognize the signs of someone having a mental health crisis. The proposed project would assist in these goals and would also help reduce barriers to seeking mental health treatment.

Participation in the proposed project would greatly benefit our school district. We are happy to support this project and to participate.

Sincerely,

Lisa Lantrip
Superintendent

New Palestine Police Department

42 EAST Main Street, New Palestine, INDIANA 46163

Chief Robert Ehle

Office: (317) 861-4225

E-mail: (newpalestinepd@townofnewpalestine.org)

Fax: (317) 434-0595

September 10, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

I would like to extend the support of the New Palestine Police Department for the Mt. Comfort Gateway Corridor's rural health project proposal.

Mental health issues are very prevalent in our community, and law enforcement knows that better than anyone. More than ever, it is important for police departments to be up-to-date on current mental health issues and trained on how to interact with those who may be suffering a mental health issue or crisis. The proposed project would assist in these goals and would also help reduce barriers to seeking mental health treatment.

Participation in the proposed project would greatly benefit the members of our department. We are happy to support this project and to participate.

Sincerely,



Robert Ehle
Chief
New Palestine Police Department



SUGAR CREEK TOWNSHIP FIRE DEPARTMENT

OFFICE OF THE FIRE CHIEF

John A. Begovich

September 10, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol Street
Suite 600
Indianapolis, IN 46204

Re: Letter of support for Mt. Comfort Rural Health Project Proposal

Dear Ms. Golden:

Please consider this letter as an indication of the full support of the Sugar Creek Township Fire Department for the Mount Comfort Gateway Corridor's rural health project proposal.

Today my department is encountering more persons experiencing mental health issues than ever before. I believe that it is important to ensure that our first responders are adequately trained on mental health issues and know how to refer people to appropriate services. The proposed project will not only offer training but will go a long way in helping reduce current barriers to seeking appropriate treatment and services.

Participation in the proposed project would greatly benefit the members of the Sugar Creek Township Fire Department and the public we serve. We are happy to support this project and to participate.

Sincerely,

A handwritten signature in black ink that reads "John A. Begovich".



STATE OF INDIANA
HOUSE OF REPRESENTATIVES

THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

Sean R. Eberhart
200 W. Washington St.
Indianapolis, IN 46204
Website: www.in.gov/H57
Statehouse: (800) 382-9841
E-mail: H57@in.gov

COMMITTEES:
Natural Resources: Chairman
Environmental Affairs
Public Policy

September 17, 2018

Jodi Golden
Executive Director
Office of Community and Rural Affairs
One North Capitol
Suite 600
Indianapolis, IN 46204

RE: Letter of Support for Mt. Comfort Gateway Stellar Regional Development Plan

Dear Ms. Golden:

Please accept this letter as an indication of my support for the Mt. Comfort Gateway Stellar Regional Development Plan. The towns of Cumberland, McCordsville, and New Palestine have always shown continuous and thoughtful planning efforts for growth in this area with a regional approach. The Mt. Comfort Gateway Corridor is primed to be the next area for major development in the Central Indiana Area, so it is important for us to do what we can to focus on this region now.

The decision to focus efforts on technology and health will capitalize on assets already in place along the corridor, and a focus on improved amenities in the three towns will allow them to be better anchors for the development we are already seeing in the area. Becoming a Stellar Region would ensure the planning efforts in this region will continue moving Western Hancock County towards its goal of becoming a premier location for development and create momentum with physical projects exemplifying the vision for this region. I am pleased to support the Mt. Comfort Gateway Stellar Regional Development Plan submitted by the towns of Cumberland, McCordsville, and New Palestine.

Regards,

Sean R. Eberhart
State Representative
House District 57

SRE/ga



September 21, 2018

To Whom It May Concern:

AgriNovus Indiana commends the effort being put forward in this Stellar application being submitted by the three Hancock County towns – Cumberland, McCordsville and New Palestine. This Stellar application is an important step forward in building a regional focus that will serve these communities as well as many others in the Central Indiana region.

Agriculture plays a major role in the economy of Hancock County. Much of the central and eastern portions of the county will likely remain rural in nature supporting numerous family farming operations. In western Hancock County, the Mt. Comfort Corridor is a major transportation route connecting Hamilton County and the fast-growing Fishers community to the north with Interstate 70 and U.S. 40 to the south. The corridor is well-positioned to play a major economic development role potentially impacting not only western Hancock County but much of the Central Indiana region as well.

AgriNovus Indiana looks forward to working with Hancock County leadership to explore opportunities related to food and agricultural innovation (the agbiosciences) investment. Elanco, a global innovator (and now public company), is headquartered in Hancock County and one of our AgriNovus corporate investors, represents the type of business opportunity that can be nurtured and grown over time. Our team is also currently collaborating with NineStar, a local electric and broadband provider, and with a local entrepreneur exploring the use of sensor technology in monitoring farm field nutrient and water conditions.

As the Mt. Comfort Corridor builds its infrastructure and the three towns create true quality places and assets, the potential to grow business and entrepreneurial investment will follow. We look forward to our continued collaboration with the leadership of Hancock County towards this end.

Sincerely,

A handwritten signature in cursive script that reads "Beth Bechdol".

Beth Bechdol
President + CEO
AgriNovus Indiana

111 Monument Circle
Suite 1800
Indianapolis, IN 46204
(317) 638-2440

www.agrinovusindiana.com

APPENDIX F: PROJECT MATRICES

A link to the Budget & Leverage Matrix can be found [here](#).

A link to the Stellar Research Investment Spreadsheet can be found [here](#).

A link to the Project Feasibility Matrix can be found [here](#).

APPENDIX G: FINANCIAL COMMITMENT

RESOLUTION 2018-16

RESOLUTION OF THE TOWN OF CUMBERLAND CONFIRMING SUPPORT AND PLEDGING MATCH FOR THE MT. COMFORT ROAD GATEWAY CORRIDOR STELLAR COMMUNITIES APPLICATION

WHEREAS, the Towns of Cumberland, McCordsville, and New Palestine (“the Towns”) have previously agreed to partner on the Mt. Comfort Gateway Corridor Stellar Communities application; and

WHEREAS, the Mt. Comfort Gateway Corridor is one of six Stellar Communities finalists; and

WHEREAS, the Towns have prepared the Regional Development Plan and identified a series of projects that will help implement the vision for a corridor of the future powered by technology and health, and

WHEREAS, projects identified as “Stellar Projects” in the plan will require match if the region is designated a Stellar Community, and

WHEREAS, the Town of Cumberland is committed to the projects identified for Stellar and has identified sources of funding to use as local match.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Cumberland, Indiana, as follows:

SECTION I

The Town of Cumberland hereby approves this Resolution and commits the following funds toward project match if the Mt. Comfort Gateway Corridor is designated Stellar:

Stellar Utility Projects	Gem Sanitary Sewer Utility	\$550,000
Stellar Other Projects	General Fund	\$150,333
Complementary Projects	General Fund	\$80,000

SECTION II

This Resolution shall be in full force and effect from and after its due passage.

Adopted this 19th day of September, 2018.

Cumberland Town Council



Anna Pea, President



Joe Siefker, Vice President



Nicole Bell, Council Member



Brian Gritter, Council Member



Aaron Cutshaw, Council Member

ATTEST:



Erica Salmon, Clerk-Treasurer

Installed by the 9830TOWN OF CUMBERLAND-2013

Fund Report

All Funds

For the month of August 2018

Grouped By Bank, Sort Code

Ordered By Bank, Fund

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
**Bank 0							
**Sort Code 0							
402 CCD Cumulative Capital Development	0.00	11316.65	0.00	11316.65	0.00	0.00	11316.65
SubTotal Sort Code 0	0.00	11316.65	0.00	11316.65	0.00	0.00	11316.65
**Sort Code 0							
101 GENERAL	3100086.53	1319410.97	1750206.86	3049197.42	0.00	379906.78	2669290.64
201 MOTOR VEHICLE HIGHWAY	397047.44	613981.57	537891.40	514710.32	0.00	41572.71	473137.61
202 LOCAL ROAD AND STREET	104481.25	59189.42	0.00	163670.67	0.00	0.00	163670.67
204 PARK & RECREATION	222276.37	90363.40	206661.43	127559.03	0.00	21580.69	105978.34
213 CANINE DRUG/ALCOHOL	2266.41	0.00	1924.55	405.85	0.00	63.99	341.86
217 LAW-DONATIONS-SCHOLARSHIP	8657.47	1250.00	1368.21	8598.24	0.00	58.98	8539.26
233 LAW ENFORCE CONT ED	13646.02	2012.00	1770.50	13937.52	0.00	50.00	13887.52
242 RIVERBOAT REV SHARING	838.79	0.00	0.00	838.79	0.00	0.00	838.79
245 RAINY DAY	515009.31	0.00	0.00	515009.31	0.00	0.00	515009.31
249 LOIT - PUBLIC SAFETY	751283.93	283226.90	339278.75	720875.26	0.00	25643.18	695232.08
257 LOIT Special Distribution	343416.89	0.00	0.00	343416.89	0.00	0.00	343416.89
270 LAW ENFORCEMENT OTHER	143774.38	28994.32	21694.98	152627.05	0.00	1553.33	151073.72
274 PARK DONATION -NATL ROAD PARK ONLY	5000.00	0.00	0.00	5000.00	0.00	0.00	5000.00
307 GENERAL OBLIGATION 2009	78090.34	89013.08	110790.00	56313.42	0.00	0.00	56313.42
444 ECONOMIC DEV INCOME TAX	57391.59	62459.98	301.47	119750.10	0.00	200.00	119550.10
802 COURT COSTS	0.00	1298.53	0.00	1298.53	0.00	0.00	1298.53
888 SALES TAX COLLECTED	1424.53	11568.17	19957.42	-4584.59	0.00	2380.13	-6964.72
SubTotal Sort Code 0	5744691.25	2562768.34	2991845.57	5788623.81	0.00	473009.79	5315614.02
SubTotal Bank 0	5744691.25	2574084.99	2991845.57	5799940.46	0.00	473009.79	5326930.67
**Bank 2							
**Sort Code 0							
601 WATER UTL OPERATING	381396.65	246639.43	195065.31	450032.92	2457.00	19519.15	432970.77

Fund Report

All Funds

For the month of August 2018

Grouped By Bank, Sort Code

Ordered By Bank, Fund

Date: 09/17/2018 10:02:26

FUNDACCOUNTS.FRX

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
603 WATER UTL DEPRECIATION	82470.63	0.00	18634.76	64335.87	0.00	500.00	63835.87
604 WATER UTL METER DEPOSIT	7032.35	0.00	60.00	7032.35	0.00	60.00	6972.35
SubTotal Sort Code 0	470899.63	246639.43	213760.07	521401.14	2457.00	20079.15	503778.99
**Sort Code 2							
606 SEWER OPERATING	1038639.69	1033551.59	1169394.41	1065439.83	0.00	162642.96	902796.87
608 SEWER DEPRECIATION	644688.10	1891.10	0.00	646579.20	0.00	0.00	646579.20
SubTotal Sort Code 2	1683327.79	1035442.69	1169394.41	1712019.03	0.00	162642.96	1549376.07
**Sort Code 3							
615 GEM SANI UTL OPERATING	928944.93	550448.27	509668.05	1037677.33	3268.00	71220.18	969725.15
617 GEM SANI UTL DEPRECIATION	593732.05	0.00	10500.00	593732.05	0.00	10500.00	583232.05
618 GEM UTILITY METER DEPOSIT	14325.31	0.00	225.00	14325.31	0.00	225.00	14100.31
SubTotal Sort Code 3	1537002.29	550448.27	520393.05	1645734.69	3268.00	81945.18	1567057.51
**Sort Code 4							
626 STRM/WATER UTIL OPERATIN	127352.61	160756.77	131370.13	166721.85	0.00	9982.60	156739.25
628 STRM/WATER DEPRECIATION	114173.60	0.00	80070.61	114173.60	0.00	80070.61	34102.99
630 CUMBERLAND UTL METER DEPOSIT	8826.50	0.00	0.00	8826.50	0.00	0.00	8826.50
SubTotal Sort Code 4	250352.71	160756.77	211440.74	289721.95	0.00	90053.21	199668.74
SubTotal Bank 2	3941582.42	1993287.16	2114988.27	4168876.81	5725.00	354720.50	3819881.31
**Bank 3							
**Sort Code 2							
607 SEWER BOND & INTEREST	168207.38	258266.68	263000.00	163474.06	0.00	0.00	163474.06
SubTotal Sort Code 2	168207.38	258266.68	263000.00	163474.06	0.00	0.00	163474.06
SubTotal Bank 3	168207.38	258266.68	263000.00	163474.06	0.00	0.00	163474.06
**Bank 6							
**Sort Code 0							

Installed by the 9830TOWN OF CUMBERLAND-2013

Fund Report
All Funds
For the month of August 2018
Grouped By Bank, Sort Code
Ordered By Bank, Fund

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Date: 09/17/2018 10:02:27
FUNDACCOUNTS.FRX

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
805 PAYROLL OPERATING	0.00	0.00	178.50	-178.50	0.00	0.00	-178.50
806 PAYROLL-NET SALARIES	0.00	883761.00	1155937.00	-133057.30	0.00	139118.70	-272176.00
814 PAYROLL-PERF-RETIREMENT	6972.34	152940.67	184951.08	-3524.79	0.00	21513.28	-25038.07
850 PAYROLL/AFLAC	0.00	7181.59	10109.22	-1892.61	0.00	1035.02	-2927.63
851 PAYROLL/FOP DUES	775.86	2970.24	4579.12	-833.02	0.00	0.00	-833.02
852 PAYROLL/GRP INSURANCE	0.00	13126.41	0.00	13126.41	0.00	0.00	13126.41
853 PAYROLL/POLICE & FIRE INS	0.00	3208.76	3330.20	309.10	0.00	430.54	-121.44
855 PAYROLL/DEF COMP /AUL	0.00	3542.50	4632.50	-545.00	0.00	545.00	-1090.00
857 HEALTH SAVINGS ACCOUNT	750.00	22365.41	23190.41	25.00	0.00	100.00	-75.00
858 PAYROLL/INS VISION	0.00	1458.92	2824.70	-682.54	0.00	683.24	-1365.78
860 PAYROLL-VOL LIFE INSURANC	0.00	2166.76	0.00	2166.76	0.00	0.00	2166.76
892 MISC DEDUCTION/child support	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SubTotal Sort Code 0	8498.20	1092722.26	1389732.73	-125086.49	0.00	163425.78	-288512.27
SubTotal Bank 6	8498.20	1092722.26	1389732.73	-125086.49	0.00	163425.78	-288512.27
**Bank 9							
**Sort Code 0							
704 SELF FUNDED INSURANCE	477768.79	425289.59	487843.24	487688.81	0.00	72473.67	415215.14
SubTotal Sort Code 0	477768.79	425289.59	487843.24	487688.81	0.00	72473.67	415215.14
SubTotal Bank 9	477768.79	425289.59	487843.24	487688.81	0.00	72473.67	415215.14
**Bank 11							
**Sort Code 0							
602 WATER UTL BND & INT	42455.98	47539.80	96679.75	-6683.97	0.00	0.00	-6683.97
798 SRF DSR HELD/AGENT -WATER	76190.41	622.27	0.00	76812.68	0.00	0.00	76812.68
SubTotal Sort Code 0	118646.39	48162.07	96679.75	70128.71	0.00	0.00	70128.71
SubTotal Bank 11	118646.39	48162.07	96679.75	70128.71	0.00	0.00	70128.71
**Bank 12							
**Sort Code 0							

Installed by the 9830TOWN OF CUMBERLAND-2013

Fund Report

All Funds

For the month of August 2018

Grouped By Bank, Sort Code

Ordered By Bank, Fund

Page : 4

Date: 09/17/2018 10:02:27

FUNDACCOUNTS.FRX

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
799 SRF DSR HELD/AGENT -SEWER	678865.72	4713.37	0.00	683579.09	0.00	0.00	683579.09
SubTotal Sort Code 0	678865.72	4713.37	0.00	683579.09	0.00	0.00	683579.09
**Sort Code 3							
616 GEM SANI UTL BND & INT	55913.82	89270.42	106212.00	70472.24	1500.00	33000.00	38972.24
SubTotal Sort Code 3	55913.82	89270.42	106212.00	70472.24	1500.00	33000.00	38972.24
SubTotal Bank 12	734779.54	93983.79	106212.00	754051.33	1500.00	33000.00	72251.33
*** GRAND TOTAL ***	11194173.97	6485796.54	7450301.56	11319073.69	7225.00	1096629.74	10229668.95

RESOLUTION NO. 092018

RESOLUTION OF THE TOWN OF MCCORDSVILLE CONFIRMING SUPPORT AND PLEDGING MATCH FOR THE MT. COMFORT ROAD GATEWAY CORRIDOR STELLAR COMMUNITIES APPLICATION

WHEREAS, the Towns of Cumberland, McCordsville, and New Palestine (“the Towns”) have previously agreed to partner on the Mt. Comfort Gateway Corridor Stellar Communities application; and

WHEREAS, the Mt. Comfort Gateway Corridor is one of six Stellar Communities finalists; and

WHEREAS, the Towns have prepared the Regional Development Plan and identified a series of projects that will help implement the vision for a corridor of the future powered by technology and health, and

WHEREAS, projects identified as “Stellar Projects” in the plan will require match if the region is designated a Stellar Community, and

WHEREAS, the Town of McCordsville is committed to the projects identified for Stellar and has identified sources of funding to use as local match.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of McCordsville, Indiana, as follows:

SECTION I

The Town of McCordsville hereby approves this Resolution and commits the following funds toward project match if the Mt. Comfort Gateway Corridor is designated Stellar:

Stellar Utility Projects	Storm Sewer Utility	\$150,000
Stellar Other Projects	General/MVH/CEDIT/Rainy Day Fund	\$1,307,146
Complementary Projects	General/MVH/CEDIT/Rainy Day Fund	\$156,643

SECTION II

This Resolution shall be in full force and effect from and after its due passage.

Adopted this 20th day of September, 2018.

TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA

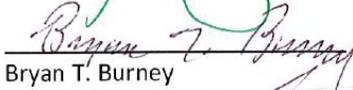
Voting Affirmative:

Voting Opposed:



 Larry J. Longman

 Larry J. Longman



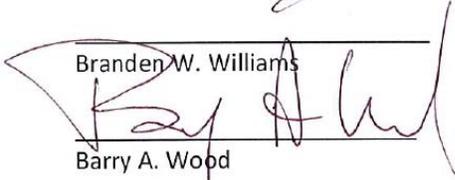
 Bryan T. Burney

 Bryan T. Burney



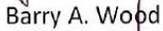
 Thomas R. Strayer

 Thomas R. Strayer



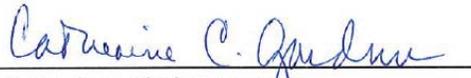
 Branden W. Williams

 Branden W. Williams



 Barry A. Wood

 Barry A. Wood

ATTEST: 

 Catherine C. Gardner, Clerk-Treasurer

A12050 Oper:CCG
 Date 9/18/2018
 Time 2:06 PM

TOWN OF MCCORDSVILLE
 OFFICE OF THE CLERK-TREASURER
 EXPENSE - MONTHLY FINANCIAL REPORT
 AUGUST 2018

Page 1

Period 08/2018

Funds	Monthly Balance	Beginning Balance	Yearly Beginning Balance	Debits - MTD	Debits - YTD	Credits - MTD	Credits - YTD	Ending Balance
GENERAL FUND CASH	\$ 1,820,909.15	\$ 1,991,501.00	\$ 1,991,501.00	\$ 63,060.68	\$ 1,193,787.45	\$ 187,349.47	\$ 1,488,668.09	\$ 1,696,620.36
RAINY DAY CASH	\$ 1,327,222.68	\$ 1,107,461.66	\$ 1,107,461.66	\$ -	\$ 310,894.27	\$ -	\$ 91,133.25	\$ 1,327,222.68
MVH CASH	\$ 932,328.10	\$ 905,401.45	\$ 905,401.45	\$ 9,544.19	\$ 709,228.94	\$ 36,343.80	\$ 709,101.90	\$ 905,528.49
CEDIT CASH	\$ 372,608.98	\$ 329,321.10	\$ 329,321.10	\$ -	\$ 72,007.69	\$ -	\$ 28,719.81	\$ 372,608.98
STORM WATER MGMT CASH	\$ 852,837.11	\$ 840,104.07	\$ 840,104.07	\$ 21,566.95	\$ 212,464.55	\$ 12,628.11	\$ 190,792.67	\$ 861,775.95

RESOLUTION # 091918B

**RESOLUTION OF THE TOWN OF NEW PALESTINE CONFIRMING SUPPORT AND
PLEDGING MATCH FOR THE MT. COMFORT ROAD GATEWAY CORRIDOR STELLAR
COMMUNITIES APPLICATION**

WHEREAS, the Towns of Cumberland, McCordsville, and New Palestine (“the Towns”) have previously agreed to partner on the Mt. Comfort Gateway Corridor Stellar Communities application; and

WHEREAS, the Mt. Comfort Gateway Corridor is one of six Stellar Communities finalists; and

WHEREAS, the Towns have prepared the Regional Development Plan and identified a series of projects that will help implement the vision for a corridor of the future powered by technology and health, and

WHEREAS, projects identified as “Stellar Projects” in the plan will require match if the region is designated a Stellar Community, and

WHEREAS, the Town of New Palestine is committed to the projects identified for Stellar and has identified sources of funding to use as local match.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of New Palestine, Indiana, as follows:

SECTION I

The Town of New Palestine hereby approves this Resolution and commits the following funds toward project match if the Mt. Comfort Gateway Corridor is designated Stellar:

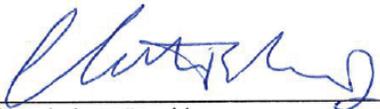
Stellar Utility Projects	MVH	\$ 190,000
Stellar Other Projects	GEN	\$ 53,000
Complementary Projects	CEDIT	\$ 76,000

SECTION II

This Resolution shall be in full force and effect from and after its due passage.

Adopted this 19 day of Sept, 2018.

New Palestine Town Council

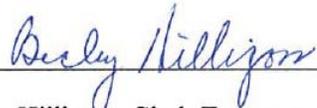


Clint Bledsoe, President


Brandee Bastin, Vice President


Jan Jarson, Council Member

ATTEST:


Becky Hilligoss, Clerk-Treasurer

APPENDIX H: PROJECT RESPONSIBILITY CHART

Stellar Project Staff Responsible

Trailhead at Buck Creek	
Project Manager:	T & H Investments, LLC
Cumberland Staff Involved:	Christine Owens, April Fisher
Team Contributors:	The Hageman Group, The Annex Group, Cumberland Redevelopment Commission

Cumberland Heights Trail	
Project Manager:	Christine Owens
Cumberland Staff Involved:	Ben Lipps, April Fisher
Team Contributors:	Engineering Consulting Firm, Grant Administrator

Gem North Re-route	
Project Manager:	Ben Lipps
Cumberland Staff Involved:	Ben Lipps, April Fisher, John Mollencupp
Team Contributors:	Triad Engineering, Grant Administrator

Incubator/Makerspace (includes workforce navigator & CoderDojo)	
Project Manager:	Christine Owens
Cumberland Staff Involved:	April Fisher
Team Contributors:	Thomas P. Miller & Associates, Grant Administrator

Owner Occupied Repairs	
Project Manager:	Jim Robinson (New Palestine), Christine Owens (Cumberland), Jack Spaulding (McCordsville)
Town Staff Involved:	Dave Book, Ryan Crum, April Fisher
Team Contributors:	Grant Administrator

Mt. Comfort & CR 600 N Roundabout	
Project Manager:	Ryan Crum (ERC)
McCordsville Staff Involved:	Mark Witsman
Team Contributors:	Engineering Consulting Firm

Old Town Greenway	
Project Manager:	Ryan Crum (ERC)
McCordsville Staff Involved:	Mark Witsman
Team Contributors:	Engineering Consulting Firm

N. Railroad St. Stormwater	
Project Manager:	Mark Witsman

McCordsville Staff Involved:	Ron Crider
Team Contributors:	Engineering Consulting Firm

Old Town Revitalization Plan	
Project Manager:	Ryan Crum
McCordsville Staff Involved:	Tonya Galbraith
Team Contributors:	Grant Administrator, Plan Consultant

US 52 Streetscape	
Project Manager:	Dave Book
New Palestine Staff Involved:	Steve Pool
Team Contributors:	Engineering Consulting Firm, New Palestine Main Street

Main Street Master Plan	
Project Manager:	New Palestine Main Street
New Palestine Staff Involved:	Dave Book
Team Contributors:	Grant Administrator, Plan Consultant

Lions Club Park Improvements	
Project Manager:	Dave Book
New Palestine Staff Involved:	Jim Robinson
Team Contributors:	New Palestine Lions Club, Grant Administrator

Community Room Improvements	
Project Manager:	Jim Robinson
New Palestine Staff Involved:	Dave Book
Team Contributors:	Grant Administrator, Engineering/Architectural Consulting Firm

Nichols Building Renovation	
Project Manager:	Dave Book
New Palestine Staff Involved:	Jim Robinson
Team Contributors:	New Palestine Main Street, New Palestine Museum, Engineering/Architectural Consulting Firm, Grant Administrator

Historic Façade Grants	
Project Manager:	New Palestine Main Street
New Palestine Staff Involved:	Dave Book, Jim Robinson
Team Contributors:	Indiana Landmarks

S. Depot Flex Street	
Project Manager:	Dave Book
New Palestine Staff Involved:	Jim Robinson, Steve Pool
Team Contributors:	New Palestine Main Street, New Palestine Museum, New Palestine Chamber of Commerce, Grant Administrator

Mental Health In/Out Program	
Project Manager:	Hancock Health Hospital Foundation
Staff Involved:	April Fisher, Dave Book, Tonya Galbraith
Team Contributors:	Hancock Health