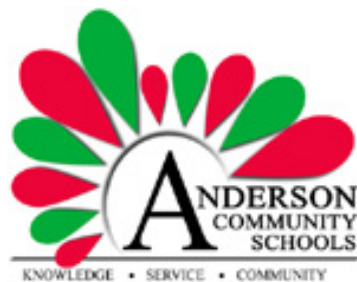


# C.O.M.P.A.S.S.

Community, Organizations, Mentors Partnering in Anderson Student Success



# Action Plan



My Community, My Vision

2015-2016

The ideas and recommendations outlined in this plan are the result of the cooperation between Ball State University, the Indiana Housing and Community Development Authority (IHCDA), and Community Organizations Mentoring and Partnering for Anderson Student Success (C.O.M.P.A.S.S.) in the 2015-2016 My Community My Vision program. The contents of this document are recommendations made by Ball State and COMPASS students. This document is intended for use only in Anderson, Indiana. All information presented is perceived correct at the final publishing date: April 12, 2016.



# Table of Contents

<b>Acknowledgements</b>	<b>4</b>
<b>Executive Summary</b>	<b>6</b>
<b>Preface</b>	<b>8</b>
Program	8
Participants	9
Central Problem (SWOT Analysis)	10
GANTT CHART	11
Objectives	12
Current Conditions	13
<b>Plan of Action</b>	<b>14</b>
Community Profile (General Needs)	14
Survey Needs of COMPASS Students	15
Strategy & Initiatives	16
<b>Appendices</b>	<b>22</b>
Economic Implementation	23
Anderson Resource Inventory & Hazards	30



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Matt Conrad, Investor

## DEPARTMENT OF PUBLIC WORKS

Deon Boston, Director

## Testimonials

*“To me, the garden will help some kids stay out of trouble and find something to do. It (the garden) will make you eat healthier...” - Jarrell Roberts*

*“I believe that our C.O.M.P.A.S.S. Action Plan will make our community better and bigger with more positive people and be able to have more positive people and be able to have more students out of the streets and doing better...People will also eat better...” - Bethany Vines*

*“I believe the community garden will help the youth with business financing and healthier foods.” - Levi Arevalo*

*“There will be less crime, behavior issues, and more people will join to learn better communication skills and help people. It (C.O.M.P.A.S.S. Action Plan) will unite the community.” - Taylor Andrews*

*“I believe the community garden will help us make the community eat healthie. My favorite part of this experience is making out a blueprint of my own project.” - Alezander Edmonds*

*“If we can get the community garden going, I believe it will help our community and people. They will love it. We will have more things to do that will make us productive and happy. It will help the community feel more united and hopeful; creating a sense of pride and accomplishment!” - Zariah O.*

# Executive Summary

## PURPOSE

COMPASS may reference this document when deciding to move forward in their process of redeveloping the school and the surrounding community. Key stakeholders in the local government will play a major factor in the surrounding area (Brentwood). The COMPASS Action Plan is specifically written for beautifying the campus, creating opportunities for students to develop life skills, and to boost, as well as maintain, pride in being a student in the Anderson Community Schools Corporation.

## LEARNING OPPORTUNITY

COMPASS students have a great experience to add to their job applications, college applications, and/or general resumes, as well as Ball State student mentors. Many of the COMPASS high school students have not had the opportunity to be heard and input their opinions - being leaders that expect tangible results. These students can be proud that they left an imprint on their community and school. My Community, My Vision allows immersive planning experience for Ball State students. The best thing about the process has been building friendships and pushing these young adults towards their highest potential.

## ANDERSON ECONOMIC DEVELOPMENT

There are great things happening in Anderson, IN. The Blight Elimination Program will begin in the summer of 2016. Anderson has begun a Bike Share program at a local bike business (Buckskin Bikes). One of the major businesses that has come to Anderson is the new Purdue Polytechnic/Flagship Makers Space Facility, which allows people to utilize maker space equipment (3D printers, computers, etc.). Many ideas were surfacing of downtown redevelopment, but due to administrative changes in the mayoral government, the economic development efforts have shifted.



# PREFACE

## PROGRAM & PARTICIPANTS

COMPASS was founded in 2015 and is located at 2010 Brentwood Drive in Anderson, IN. Tandi Landes and Kristal McCorkle are the Lead Educators and Brian Lane is the Dean of Students and they help to lead the school.

This report has been created in order for COMPASS to have a document to reference in order to move forward with the beautification of their property, implement changes, and remain on track to achieve the organization's goals. The remaining information contains images of the initiatives' current conditions . This action plan also contains SWOT Analysis and surveys distributed before and after MCMV's work with the COMPASS group.

COMPASS is a school for at-risk youth and adult learners. There are 60 students in the program. Presently, there have been no initiatives implemented through the MCMV program. We have outlined and will implement the following five items in our plan. Moving forward, it will be critical to consider the strengths and weaknesses of COMPASS. The organization is well connected to the community and other school organizations. Other strengths include the youth, the school and the opportunities provided through the organization. Some threats and weaknesses to remain aware of that the students discussed as contributors to brain drain were burglary, vandalism, drugs, food deserts, and wasted (misallocated) resources.

Initiatives such as the community garden, farmers market, event center, open gym, and parking lot revitalization introduce a tighter network and heightened communality in Anderson. These multipliers enhance the sense of place in the community and combat brain drain by focusing on targeting food deserts, misallocated resources, and lack of jobs. Students aimed their initiatives at increasing the love in the area, building relationships, and developing a healthy future as to combatant brain drain. Our sponsors have played an instrumental role in the implementation of our initiatives. COMPASS students surveyed the area surrounding the school for local businesses and called these businesses to inquire about donations. Most of these places were very helpful and are acknowledged later in the document.

We will be aiming to serve the youth, senior citizens, and individuals with disabilities. If/when implemented, we hope to be able to provide the community with healthy food options, a resource for a more active lifestyle and an aesthetically pleasing facility to provide a dignified space for future students.





## SWOT ANALYSIS

Anderson

MCMV

9/30/2015

<b><u>Strengths</u></b>	Youth School (Educational opportunities) Abandoned buildings
<b><u>Weaknesses</u></b>	Drugs Abandoned buildings Lack of jobs Violence Wasted (misallocated) resources Role models Food desert
<b><u>Opportunities</u></b>	Build relationships Connectivity Healthy future
<b><u>Threats</u></b>	Time of implementation Burglary Vandalism
<b><u>*Ideas</u></b>	Sports (b-ball, football, track) The love Farmers market Bike trail/Cultural trail Mall Studio (music) MMA (outlet for frustration) B&G CofA

**Notes:**

-Kevin Smith

-Herald Bulletin

-Jobs of Interest (lawyer, truck driver, Payless, Educator, Landscaper)

<b>GANTT CHART</b>	<b>AUG</b>	<b>SEPT</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>
<b>Events</b>												
MCMV Kick - Off	Green											
SWOT Analysis		Orange										
Brainstorming		Yellow	Yellow									
Development of Initiatives and Plan Outline				Green	Green	Green	Green					
Stakeholders Meeting								Green				
Students on WHBU								Blue				
MCMV Final Event									Green			
<b>Initiatives</b>												
<b>URBAN GARDEN</b>												
Partnership with Second Harvest	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Established as food desert			Red	Red								
Sponsorships and garden discussion				Orange	Orange	Orange	Orange					
Food pantry began								Yellow				
Garden materials built									Green			
Garden maintained										Green	Green	Green
<b>OPEN GYM</b>												
Open gym provides youth safe fun on pantry nights									Red	Red	Yellow	Yellow
*Possible tournament or midnight basketball											Grey	Grey
<b>EVENT CENTER</b>												
*Pending for next year												
Plan venue and layout + needs/logistics												
Times, dates, & advertisement												
Gather ardboard, games, prizes, etc. (materials)												

## IMPLEMENTATION OBJECTIVES SHEET

### URBAN GARDEN

COMPASS will request donations from surrounding businesses.

COMPASS will build, develop, and maintain an urban garden on their property.

### OPEN GYM

COMPASS will provide evening and weekend opportunities for the community to use their facilities for recreational purposes.

COMPASS will gain finances by charging < or =\$5 per person.

### EVENT CENTER

COMPASS will request donations from surrounding businesses.

COMPASS will re-engineer their cardboard arcade games.

COMPASS will provide the city with arcade-style games and an event center.





CURRENT  
CONDITIONS  
OF  
COMMUNITY  
GARDEN

CURRENT  
CONDITIONS  
OF  
COMPASS'  
GYM



CURRENT  
CONDITIONS  
OF  
EVENT  
CENTER

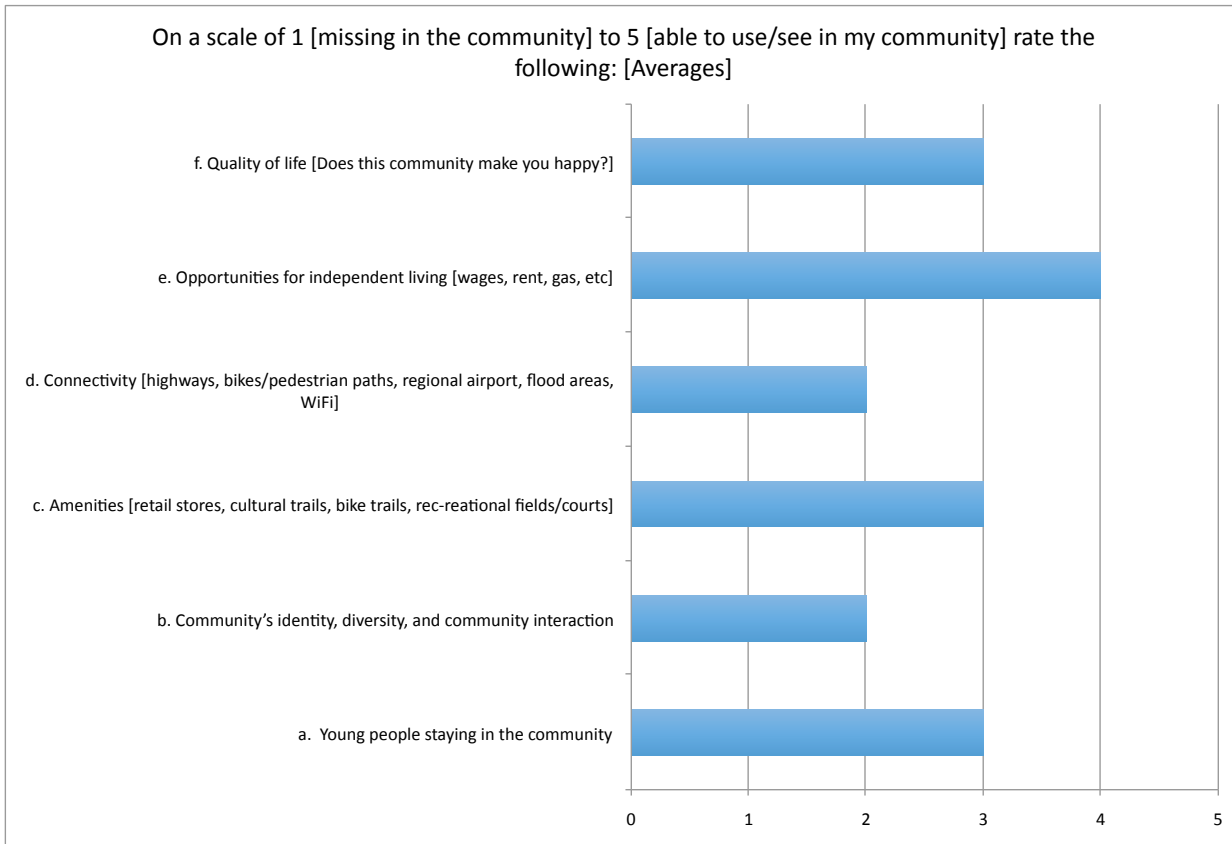
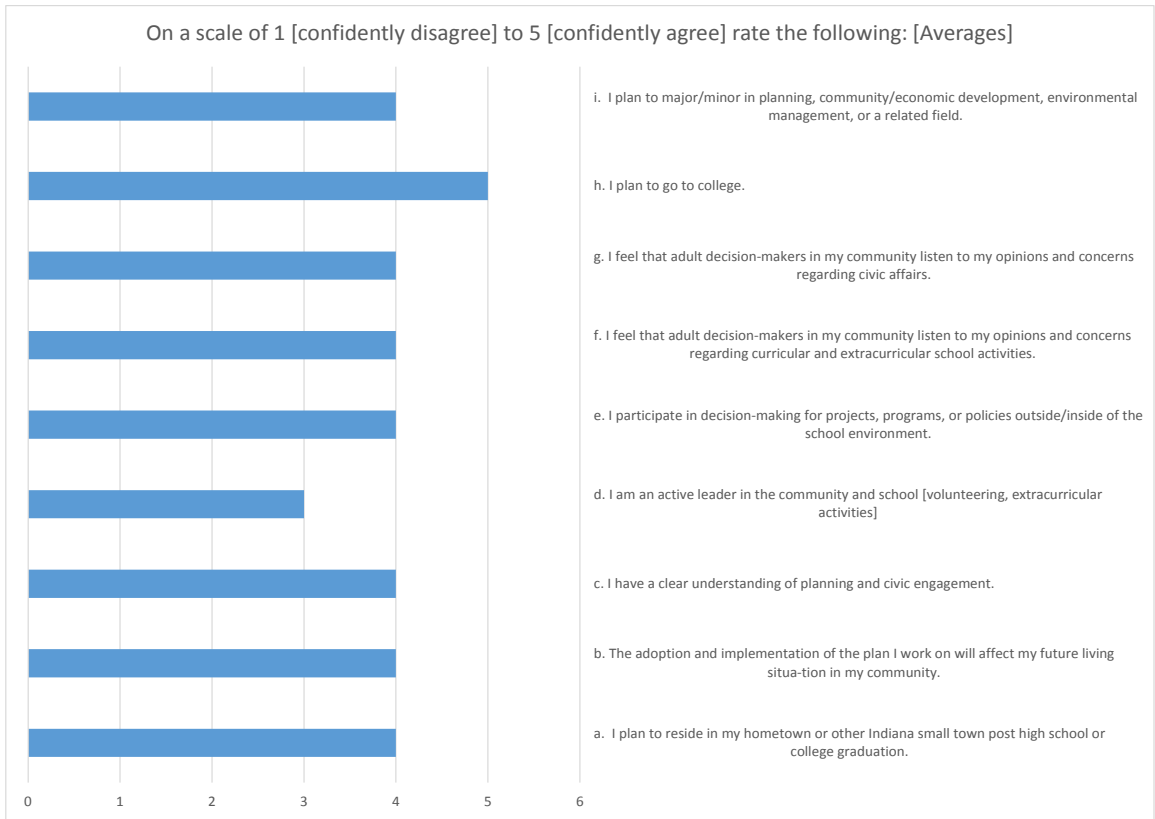
# Plan of Action

## COMMUNITY PROFILE (General Needs) Anderson, IN

Platted on in 1827, just a few years after the state capital had its incorporation, Anderson became the county seat for Madison County. Anderson was also home to Delaware Indians. In 1838 the town was incorporated. The population of Anderson has seen much fluctuation throughout the years. Like many rustbelt cities of the mid-20th Century, Anderson saw its largest population increases between Census data years 1950-1970. In addition, Mayor Frank H Allis implementing downtown revitalization and imposing taxes added to the well-doing economy of Anderson. The industrial-heavy Anderson had many affluent individuals move to suburbs, but the residential communities within commuting distance of their jobs gave Anderson an edge in livability. Anderson had a steady population growth of twenty thousand citizens within the 20-year window [1950-1970]. The following administrations, both 'Live in Anderson' mayor J Mark Lawler and Thomas McMahan, saw the loss in jobs and population. Downtown became slightly blighted with federal funding being cut, losses in spending power, changes in ownership/closing of long-time local businesses, and early buyouts via General Motors.

Currently, there are 55,670 Andersonians inhabiting the city. Mayor-elect Tom Broderick beat out Mr. Kevin Smith in the most recent election of local government. The main priorities of Broderick are not yet clear due to the short time spent in office. Estimated median household income hovers slightly above \$30,000 at \$31,856. Anderson is now home to great examples of large-scale redevelopment (Purdue Polytechnic/Flagship Makers Space Facility) as well as plentiful areas of opportunity (the overhauling of the downtown area has been proposed as well as the Edgewood Plaza area on the west side of Anderson). The city sits along the White River, is home to Anderson University, and has some long-time attractions, designated shopping areas, and lodging to offer both permanent residents and temporary residents. Future populations of Anderson will include those visiting Muncie to see their children or friends and individuals that enjoy city life, but are priced-out from Indianapolis and its surrounding suburban areas/cities. Anderson will be home to a diverse population in the near future.

Developing this plan will address the future by already having food deserts addressed for individuals in the city, or at least beginning to address the issue. Our action plan is focusing on the community's need for recreation (safe and healthy), job growth/training for adolescents, and bringing in a new culture founded in togetherness as well as genuine care/concern for the local area.



Name: COMMUNITY GARDEN  
Due Date: Mid-April

Objective(s):

COMPASS will build, develop, and maintain a community garden on their property.  
COMPASS will request donations from surrounding businesses.

Objectives for this initiative are to address:

Food desert (Ideas), Youth & School [Educational opportunities] (Strengths), Farmers market (Weaknesses), Build relationships & Healthy future (Opportunities), Time of implementation (Threats)

Sponsorships:

Wal – Mart (Advertisement & Paint), Meridian Services (Advertisement, T-Shirts, Volunteers, equipment/materials), Office of Public Works (Advertisement, Compost, Volunteers, Field Trip Opportunity), IHCD [NAP Credits] (Advertisement, Shed [Materials/Pre-built], Tarps with bungee)

Students will learn about urban gardening, composting, and building in their classrooms. Students will take field trips to farmers markets and the Office of Public Works. One of the issues facing our community is the lack of affordable food options and access to those food options for the area. The purpose of the Community Garden is to provide healthy food options for the local neighborhood. This opportunity also allows for educators to develop curriculum around agriculture as well as horticulture. Our students will also volunteer to assist with implementation.

The garden is scheduled for an April build and implement date. If this is not possible due to complications, then we expect to have May/June as the next opportunity for implementation before school is released for summer vacation. January has been used for meeting and organizing. February will be meetings devoted to brainstorming outlines and hosting stakeholder meetings. March meetings were implementation specifics and securing donations. We have this initiative started. By the middle of April there should be more tangible implementation.

When an individual with special needs is utilizing the garden and needs assistance there will be a student that is there to assist the person. Our garden will be modified to allow for adequate space for a wheel chair to maneuver through.





Name: OPEN GYM  
Due Date: Summertime

Objective(s):

COMPASS will provide evening and weekend opportunities for the community to use their facilities for recreational purposes.

COMPASS will gain finances by charging \$5 or less per person.

Objectives for this initiative are to address:

Sports, Outlet for frustration (Ideas), Youth & School [Educational opportunities] (Strengths), Drugs, Lack of jobs, Violence, Wasted (misallocated) Resources (Weaknesses), Build relationships & Healthy future (Opportunities), Time of implementation & Vandalism (Threats)

Sponsorships:

Anderson Community Schools (Advertisement, Volunteers, Approval, Logo usage) & Wal – Mart (Advertisement, Basketballs, Beverages, Paint brushes, Paint, Healthy snack foods)

Students will create taped outlines with painters tape in order to create what will be painted on the gym walls. Students will research what logo they would like to use and choose their mascot. This initiative allows for the surrounding neighborhood and COMPASS students to partake in something positive after school/ over summer. We may look into midnight basketball as a tournament. Gain enough funds to pay off paint, staff/volunteer, and all equipment needed.

Open Gym allows for students to occupy their time outside of school hours for a small cost. Some students may not be able to have reliable transportation or access to a local park or basketball court. Depending on the living situation, the pupils around the COMPASS area will not have any resource close to that of a YMCA or Boys & Girls Club. The purpose for open gym is not only to raise funds for the school, but also to help with team building and to decrease idle time sometimes utilized for wrong doing in this particular neighborhood. Staff/local volunteer chaperones will play a major role in the success of these initiatives.

COMPASS has aimed for the summer months for implementation of this initiative. During these months Anderson Community Schools will most likely need a 1:30 ratio of supervisors to Open Gym attendees. Due to having a small area, we will have to put a limit on individuals allowed to participate per hour – first come first served. In order to accommodate individuals with disabilities we will try to host a wheelchair basketball game. Ball State University offers wheelchair basketball, so they will need to be contacted with dates and times in order to offer a demonstration.





Name: EVENT CENTER  
Due Date: Summer – Post-school year

Objective(s):

COMPASS will request donations from surrounding businesses.  
COMPASS will re-engineer their cardboard arcade games.  
COMPASS will provide the city with arcade-style games and an event center.

Objectives for this initiative are to address:

Sports and Outlet for frustration (Ideas), Youth, Abandoned buildings & School [Educational opportunities] (Strengths), Drugs, Lack of jobs, Violence, Wasted (misallocated) Resources (Weaknesses), Build relationships & Healthy future (Opportunities), Time of implementation & Vandalism (Threats)

Sponsorships:

Anderson Community Schools (Advertisement, Staffing/Chaperones, Approval, Volunteers) & IHEDA (NAP Credits)/ Refurbished game/console store (Advertisement, Older video games, Games for consoles)

Global Creativity Challenge by the Imagination Foundation [<http://cardboardchallenge.com/>].

In order to service a wider range of demographics we would like to host the already functional, Herald Bulletin [Anderson's currently circulated newspaper] publicized, Cardboard Arcade. This was a major event that happened last semester. Students were inspired to do the arcade by a young man (Caine Mullick) living in the East Los Angeles, California area that created his own in order to utilize extra space in his father's garage.

Cardboard Arcade initiative entails old and new video games to set up cost-to-enter tournaments. The 'Finals' will be played on large screens instead of the movies during that weekend for at least one time slot. Older and younger students will be allowed to enter this venue under the condition that those contenders wanting to play next on a particular game/game system will notify staff. Video game systems will include N64, Nintendos, Playstations (1st to current), XBOXs (1st to current), SEGAs, et cetera. In their truest fashion, we will have these systems connected to older televisions. This notion will allow for better nostalgic efforts for the older generations. The charge to enter will go towards maintenance of the systems and better video games. We will consult third party resell game stores for our inventory as well as rent projectors from these schools if we cannot properly handle the amount of game traffic in the given space. We will also need the schools to allow for other resources that will be used for the events only. Our own responsibilities will be to provide organized, responsible surveillance amongst this initiative. The initiative would not be a difficult implementation. We would have the most difficulty simply with set up and breakdown of equipment.

Having their games modified within the cardboard arcade arena will accommodate individuals with disabilities. Individuals with disabilities will also be accommodated by given extra turns during games.



# Appendices

## Economic Implementation

Lindi Conover

While each community has their specific goals and initiatives, there are several factors that each plan has in common. A list of economic improvement strategies was developed at a meeting of MCMV Year One community members in November 2014 in Columbus, IN. The list was compiled and organized by India Ballard-Bonfito. This portion of the plan is intended to share resources which empower each community to achieve their goals.

1. Business Improvement Districts
2. Crowdfunding
3. Heritage Tourism
4. Makers Districts
5. Revolving Loan Funds
6. Downtown Living Opportunities
7. Student Led Restaurants
8. Community Gathering Events
9. Food Security
10. Resource Recovery

The list includes the overall strategies for community development. Viewed alone, these strategies can be rather overwhelming. “How does one actually implement heritage tourism?” for example, is a question you might ask yourself. If broken down into smaller tasks in the form of individual projects and programs, coupled with community dedication and provided the resources to do so, the goals can become ever-achievable!

	Overall strategies
Smaller Projects/programs (1-5 years)	Longer-term goals (5-15 years)
	Business improvement districts
Crowdfunding	Heritage Tourism Makers districts
Revolving loans funds	Downtown living opportunities
Student-lead restaurants Community gathering events	Food security
Farmers markets Community Gardens	Resource recovery

Oftentimes, larger goals must be broken down into smaller projects, pilot projects and use project-specific funding sources to be achieved. Once a history of success is established, then higher-dollar funders will be more likely to give, as is the case for federal funding resources.

## **ACTION**

All programs, whether they are small projects with a short timeline, or larger projects that will take five years or more, require collaboration with various local, state and federal partnerships. Such partnership is essential for success, but also demonstrates strong, grassroots commitment to community improvement.

In this guide, Lindi Conover takes you through the following components with an example to explain the particular organizing goals and strategies, along with the fundraising and economic implementation tools.

Keys to success include the following:

### **A core group of dedicated individuals who will begin the planning**

The good news is that you already have this in place by being a part of the My Community, My Vision program! But you may need more people on board, which involves “selling” or lobbying for your project(s). Before you can really begin to inform and educate, you have to identify and plan out the smaller tasks of your specific projects/plan. Again, because of your involvement in the My Community, My Vision program, you already have a really strong start!

### **Identifying local stakeholders**

Include local county and city government (mayor, city & county council, commissioners), school boards, libraries, parks departments, community leaders, businesses and business owners, political parties, banks, chambers of commerce, tourist and visitors centers. This step usually involves the core group of organizers to brainstorm and systematically write down what headway has been made. Time will be spent looking up phone numbers, asking questions, being re-directed to the right people and generally learning the “lay of the land” in your local community.

### **Educate & Advocate**

Now your job is to get the stakeholders on board with your project, to bring them into the fold and get them excited for your plan. This is the step in which partnerships really begin to emerge and blossom. You will discover aspects of your community which you didn't already know and begin to work together with others who are passionate about your town(s). Delegate out to your core group of people specific tasks required to get the job done. Don't be afraid to ask for help and guidance. This is your chance to show stakeholders what the plan is and why you need them.

### **Assign Tasks to Achieve the Plan**

You have committed individuals, agencies, organizations, and all sorts of local institutions ready to see your plan take shape and begin to make a difference in the experiences of people within the community. Identify which institutions are best suited to take part in various aspects of the process and ask them to do so.



## **FUNDING**

Funding sources for community projects can be broken down into several basic category types. Each type of funding sources has its benefits and particular use, which are described below.

1. Grants
2. Private Corporate/Business sponsorship
3. Individual sponsorship
4. In-kind sponsorship
5. Crowd funding
6. Tax Incentives
7. Loans

### **Grants**

Grants are monies which are applied for by organizations from foundations. These are monies that do not need to be repaid, but often have certain requirements, including public acknowledgement and reporting. Foundations which grant money usually have one or more application rounds each year and give priority to particular program areas or project types. Check with each foundation for details.

One great thing to keep in mind is that each county in Indiana has an established community foundation. This good fortune was made possible by the Eli Lilly Foundation. These local community foundations grant funds in each county, and their giving levels can vary based on available funds. This is always a great place to start with funding and grants because these foundations are plugged in to what is happening on the local level and are very accessible.

### **Private corporate or business sponsorship**

Oftentimes, corporations or local businesses are interested in working with local communities to support projects, especially if those projects have some connection to the business's mission or commercial matter. Like grants, sponsorship dollars do not need to be repaid but may require significant public acknowledgement and reporting. Business sponsorship committees may also have application deadlines, or rolling deadlines. Be sure to check with each business prior to requesting funding.

One great way to encourage sponsorship is to frame it as an advertising opportunity for the local business by giving them naming rights and/or allowing the entity to place their logo on publicly displayed objects like signs, etc.

### Individual sponsorship

Individual sponsorship generally occurs for a particular event and is funded by an individual, family, or small group of individuals who have donated money to the same thing. Typically, this type of sponsorship involves direct solicitation and request, and does not include an application. These types of sponsorships might be given as memorials for a loved one, because the individual(s) cares about the program/project, and can include naming rights.

### In-kind sponsorship

In-kind donations or sponsorships occur when an entity provides goods or services free-of-charge as a donation and does not include direct monetary donations. In-kind sponsorship is often appropriate for projects that might require supplies that can be donated by a local business, but can occur at any scale. It might also be appropriate for overhead costs that an organization might not have in their budget as they start up, like marketing services.

### Crowdfunding

Crowdfunding is an emerging field of fundraising in which funds are requested from a large group of people, usually for a singular project, and typically occurring through intense social media campaigns. There are 3 participants in the crowdfunding model: the project initiator who proposes the project, individuals/groups who support and fund the project; and a moderator to bring the groups together. The project initiator creates a business plan and marketing strategy for their idea. After deciding on an appropriate crowdfunding platform, they connect with a moderator. The moderator assists them in finding local supporters appropriate for the project.

An organization typically sets up a website which accepts pledges; if a particular amount is met, then those pledges are turned into donors and the project is funded. See this resource for rules about crowdfunding projects in Indiana: <http://www.in.gov/sos/securities/4114.htm>.

### Tax Incentives

This type of economic development tool requires detailed coordination with governing bodies like state and local councils and government agencies. Tax incentive tools are designed to bring a certain type of business or resident to an area and offer certain tax credits or benefits for those people/businesses.

### Business Improvement Districts

A business improvement district is an economic development tool with a purpose to improve the livelihood of a downtown area. Through a BID, all owners within the proposed district are required to contribute to the communal fund through an assessment fee. Additional funds can be raised (through efforts like those described above). These communal funds are then used for services that benefit the downtown; this in turn makes the area more attractive to visitors, tourists, residents, which spurs businesses, and propels from there. This requires intensive local organizing and buy-in from policy makers who will approve the plans and assessments, owners within the district, and intense management once implemented.

## Revolving Loans

Revolving loan funds provide a source of capital within the community that can be used to fill in gaps for funding. They provide low interest loans to community members. When the loans are repaid, the loan amount is returned to the fund and is available to other borrowers. This type of funding is most useful for projects that will eventually make money and be self-sustaining. RLFs are typically administered by planning and development commissions or economic development organizations. Initial funding can come from federal grant programs and other sources, listed above.

## Business Loans

Business loans are available through banks. Loans must be repaid with varying levels of interest.

The best resources are usually those in one's own community, including local credit unions and banks.

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## C.OM.P.A.S.S. Implementation & Economic Development Plan

### **Urban Garden**

This is a perfect pilot initiative for COMPASS because it is scalable, measurable, small, yet allows for students to see the impact of their work in a very tangible way while also providing a good to the community.

Grants, NAP Credit funding and in-kind sponsorships are the way to go for this project.

NAP Credit funding is an opportunity with through the State of Indiana whereby a non-profit can apply for tax credits that can be sold to an individual or business. The dollars acquired through this sale can be applied to just about any component of this project. Dollars from NAP credits can help to supplement components of this project that cannot be gathered through alternative support forms detailed below.

### **Sponsorships**

A committee of dedicated individuals may solicit sponsorships from local businesses and, in turn, provide advertising opportunities for those businesses and/or individuals. For example, a local business, Agency XYZ, may choose to sponsor the project at the \$250,000 dollar level, and in turn, the garden might be named the "Agency XYZ Garden" and the business can place their logo and advertising information around the garden. Several businesses have been identified in the plan already from which to seek sponsorship.

## Grants

Grants from the local community foundation or other private foundations can be sought out to help with components of the project. It is important to understand that oftentimes, grantors will not fund all components of a project. For example, finding bricks and mortar grants can be quite tricky. But, looking for grants that support *parts* of the construction of the garden might be more effective.

## In-kind donations

In-kind donations or sponsorships occur when an entity provides goods or services free-of-charge as a donation and does not include direct monetary donations. Local businesses are usually good candidates for requesting in-kind donations, especially for specific and clearly detailed projects such as this. Asking a local hardware store for wood for the raised beds and a local landscaping company for soil, for example, are good in-kind donation candidates. In turn, COMPASS should provide marketing and advertising materials for the sponsoring business. For example, after the garden has begun selling products, the committee could have grand opening day in which the newspaper covers the project, and notes that the hardware store sponsored the project.

## Open Gym

### Grants

Grants from the local community foundation or other private foundations can be sought out to help with components of the project. This is an easily attainable project. All of the funding needed for this project is just to update some of the equipment. Applying for a small grant (under \$2500) should be a simple option for this program.

The small user fee of \$5 could help to support future operating costs and/or be allocated to help with other components of this project.

## Event Center

Interested residents should form a committee or taskforce to oversee the implementation of the following finance options. A governing committee or board should be established for this project.

## Memberships

One option for the event center is to offer a memberships to the center for a set rate. Membership to the center would be a set rate and allow families or individuals to visit during open hours. Conducting a one-time robust membership drive aimed at opening the center would provide part of the upfront costs needed for one-time capital improvements.

## Sponsorships

A committee of dedicated individuals may solicit sponsorships from local businesses and, in turn, provide advertising opportunities for those businesses and/or individuals. For example, a local business, Agency XYZ, may choose to sponsor the project at the \$250,000 dollar level, and in turn, the center might be named the “Agency XYZ Center” and the business can place their logo and advertising information in throughout the building.

## Grants

Grants from the local community foundation or other private foundations can be sought out to help with this component. It is important to understand that oftentimes, grantors will not fund all components of a project. For example, finding bricks and mortar grants can be quite tricky. But, looking for grants that support parts of the construction of the center might be more effective.

## Public Funding

Since the center would be open to the public good, asking the city and/or school district to help pay for components of the center is appropriate. The committee should approach the city council to help with operating costs.

## Loans

A loan from a local bank or credit union is a logical option for an initiative of this magnitude. Since banks rarely finance 100% of a project, funds that are raised from the options above will help to fill the gap. Repayment can be made from entrance fees and other funds raised through things like concessions.

## Anderson Resource Inventory & Hazards

This document is a list of the environmental hazards and environmental resources in the Anderson area. The hazards are mainly chemical in nature; they include active and archived sights. The resources are areas and features that Anderson has available to it, these areas are opportunities for development.

Spencer Starke

Hazards:

### Active Superfund Sites

Environmental Protection Agency (EPA) has listed 19 active superfund sites. These sights are potentially harmful to human health and are on schedule to be cleaned up.

1. Amacor Residential  
32nd & Forrest Terrace  
Anderson, IN 46013
2. Amacor Magnesium Fire  
1820 E 32nd St  
Anderson, IN 46013
3. Vickers Warehouse Site  
1625 Ohio Avenue  
Anderson, IN 46017
4. Nu Process Cleaners  
930 West 14th Street  
Anderson, IN 46016
5. Ranney Well Field Ground Water Plume  
533 Wheeler Ave.  
Anderson, IN 46016
6. Prime Battery Mfg Company Inc  
230 W Jackson Street  
Anderson, IN 46016

### Archived Superfund Sites

There are 17 superfunds sites that have already been cleaned up and are listed as archived. These sights may be redeveloped potential depending on the specification of the site. More information found here [Superfund Redevelopment initiative](#) and an example close to home [Indianapolis Landfill Redevelopment](#)

### Brownfields

Brownfields are areas that previously were used for industrial or commercial uses. The land is considered contaminated but not to the level of a NPL. These areas can be used for business developments and retail parks once they have been cleaned. There are currently 18 identified brownfields in Anderson; there are probably more that have not yet been identified.

## Polluters

There are currently 3 active sources of pollution within and immediately surrounding Anderson. These sources affect the air, soil, and water quality throughout Anderson. The listed polluters have varying degrees of output, from negligible to severe.

1. Nestle Beverage  
4301 W 73rd St  
Anderson, IN 46013
2. Guide Indiana Llc  
2915 Martin Luther King, Jr. Blvd  
Anderson, IN 46016
3. Delphi Automotive Systems Llc Anderson  
2620 E 38th St  
Anderson, IN 46013

## Resource Inventory & Recommendations:

### White River:

The White River is the primary environmental feature for Anderson. The river runs straight through the center of the city. The river is the greatest environmental resource for Anderson, and has the greatest potential for development.

### Recommendations:

#### Riverside expansion:

- Shops and cafes that look over the river
- Expand the buffer area (approximately 30 foot zones on either side of the river) with trees and native flora to increase the aesthetic and health of the river
- Clean up and mitigate up stream point source pollution
- Clean stream allows it be used recreationally
- Increase fish and wildlife

### Killbuck Wetlands

The wetland is a central piece of the health of the White River. Wetland help to clean waters and are an area that a variety of plants and animals.

### Recommendations:

Expanding the Wetland to the west would help the White river even further and would off set some of the run off from the Anderson by providing natural treatment and biotic absorption.

## Rangeline Nature Reserve

Range line Nature Reserve is currently being utilized as a mountain biking/off-road biking facility. The facility however is small and does not have sufficient space.

### Recommendations:

Expand the Nature Reserve and the bike trails. This would help to expand mountain biking as a recreational activity and set Anderson apart from other Indiana towns.

## Mounds State Park

Mounds State park is located east of Anderson right outside its boundaries. The Park boasts mounds formed by the Adena culture more than 2,000 years ago. The Park is 250 acres in size and holds many species of indigenous flora.

### Recommendations:

Mounds State park is very beautiful area and is a unique feature of American history. The mounds are something that set Anderson apart and could be instrumental in developing Anderson as an attractive destination.

### White River Trail

The white river trail winds through Anderson along the White river. It connects Anderson from East to West. It is a place where people can walk, run and bike.

### Recommendations:

Expand the trail towards Indianapolis and towards Anderson. Create a continuous trail that weaves in and out of South Central Indiana's downtowns into the rural areas along the White River. Bring in restaurants, shops, breweries, wineries, campgrounds, and bed and breakfasts to increase the experience of the travelers.

## Empty lots

The abundance of empty lots is great opportunity for establishing local green space. These areas have tremendous potential. Putting these spaces to use would not only improve the quality of place in Anderson but could brand Anderson as an innovative city. The recommendations below are just few uses out of a myriad that may be implemented

### Recommendations:

- Urban Gardens
- Butterfly Gardens
- Song Bird Gardens
- Neighborhood parks
- Art parks
- Outdoor theatre space
- Local markets



