



MADISON, INDIANA

STELLAR PROGRESS REPORT

JUNE 2018



FROM THE DESK OF THE MAYOR

Dear Stellar Partners,

We have experienced a whirlwind of activity since my last letter to you in “America’s Stellar Hometown.” Developers (hotel and retail) are interested in investing in our community. Businesses (such as Royer Corporation) are planning expansion. Our Historic Board has had over 10 applications during each of the last three meetings (they normally average four or five), which means residents are purchasing and fixing up properties in our community.

Though the amount of private pledges to the Stellar Communities Fund at the Community Foundation has slowed as expected, it has not stopped. We are still meeting with businesses and industries to discuss long-term pledges and will continue to do so. We currently have over \$60,000 available in the “pass through” fund for projects right now, and I anticipate utilizing some of that in the near future.

As I mentioned in the last report, our designation has resulted in a number of other new projects that we had not originally anticipated. The most notable of these is the Mad Paddle Brewing Company, which will result in an investment of over \$1 million in a building on West Street. While it is not a Stellar project, this will affect many of the same goals (Adaptive Reuse) and metrics (increased assessed value) of our Stellar projects. Projects like this are a direct result of the publicity and reputation we have due to the Stellar designation.

The City of Madison and our partners are weaving the Stellar designation into every project we do; new banners on Main Street will bear the designation, our website bears the designation proudly, and the Chamber’s new guide has Stellar prominently on the cover with a number of photos and an article about our work inside.

Finally (and most importantly), our Stellar projects are pushing forward. We have turned in our owner-occupied rehabilitation application and look forward to getting the project started. The riverfront sidewalk extension is going out to bid. We’re in final planning for the OCRA application on Georgetown Memorial Park and the Ohio Theatre. Riverside Tower Apartments hit a snag this spring, but are going in for tax credit application this fall. The Cotton Mill, Elks Building, and Habitat neighborhood are all complementary projects and are making great progress in their respective stages. I appreciate all the work of the State to help us reach this point and I look forward to the months ahead.

Sincerely,

A handwritten signature in black ink that reads "Damon F. Welch". The signature is written in a cursive, flowing style.

Mayor Damon Welch

TARGET AREA MAP (STRATEGIC INVESTMENT PLAN PROJECTS)

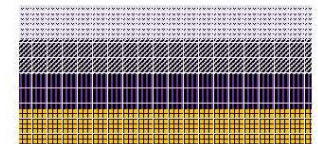


TIMELINE

City of Madison, Indiana
Timeline
2018-2021

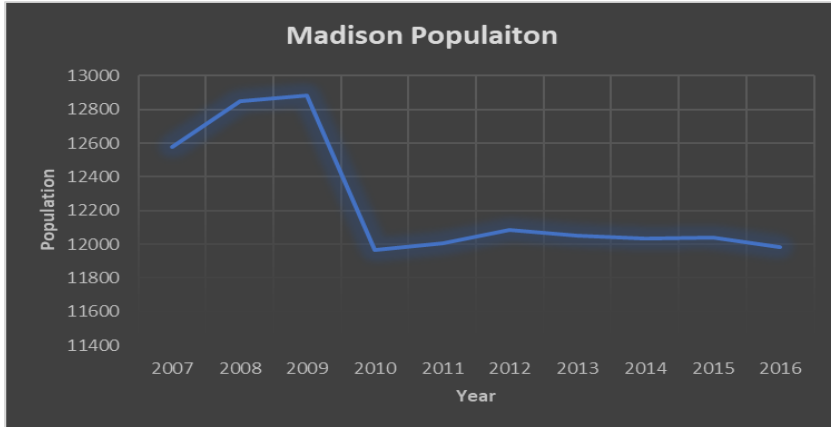
#	Project	2018	2019	2020	2021
M1	Hatcher Hill	Pre-Design	Design	Construction	
M2	Multi-Modal Pathways: Saddle Tree	Pre-Design	Design	Construction	
M2 - B	Multi-Modal Pathways: Mulberry Street	Pre-Design	Design	Construction	
M3	Johnson Lake	Pre-Design	Design	Construction	
A1	Adaptive Reuse: Cotton Mill Rehabilitation	Pre-Design	Design	Construction	
A2	Adaptive Reuse: Ohio Theatre Rehabilitation	Pre-Design	Design	Construction	
A3	Adaptive Reuse: Tack Factory Rehabilitation	Pre-Design	Design	Construction	
A4	Adaptive Reuse: Scott Block	Pre-Design	Design	Construction	
D1	Crystal Beach	Pre-Design	Design	Construction	
D2	Playground for all Children	Pre-Design	Design	Construction	
D3	Heritage Park	Pre-Design	Design	Construction	
D4	Georgetown Park	Pre-Design	Design	Construction	
D5	Jaycee Park	Pre-Design	Design	Construction	
D6	Campground	Pre-Design	Design	Construction	
D7	Riverfront	Pre-Design	Design	Construction	
I1	US 421 North	Pre-Design	Design	Construction	
I2	US 421 South		Pre-Design	Design	Construction
I3	SR 56 West		Pre-Design	Design	Construction
I4	SR 7 North			Pre-Design	Design
S	Student - Community Initiatives: Entrepreneurship / Tech Transfer / Education	Pre-Design	Design	Construction	
O1	Clifty Drive	Pre-Design	Design	Construction	
O2	Lanier Drive	Pre-Design	Design	Construction	
O3	Overhaul Corridors: Madison Plaza Shopping Center Redevelopment	Pre-Design	Design	Construction	
N1	Neighborhood Revitalization: Owner Occupied Rehabilitation	Pre-Design	Design	Construction	
N2	Neighborhood Revitalization: Central Business District Revitalization	Pre-Design	Design	Construction	

Preliminary Design and Cost Estimate
Funding Applications and Contracts
Environmental Design and Bidding
Construction

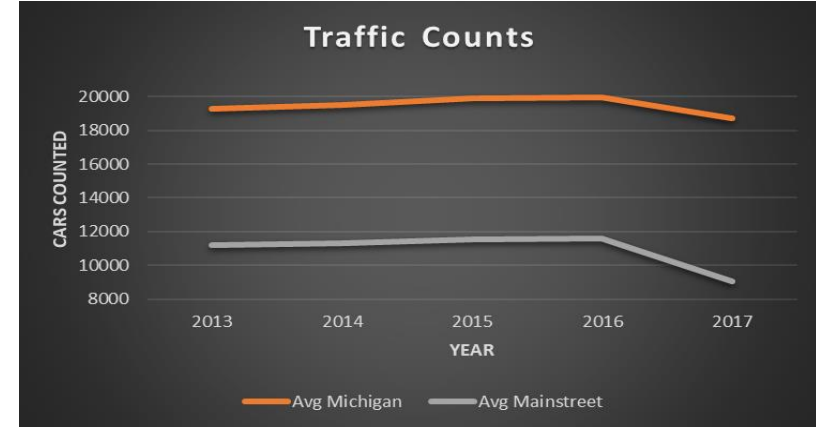


PROJECT OUTCOMES & IMPACT

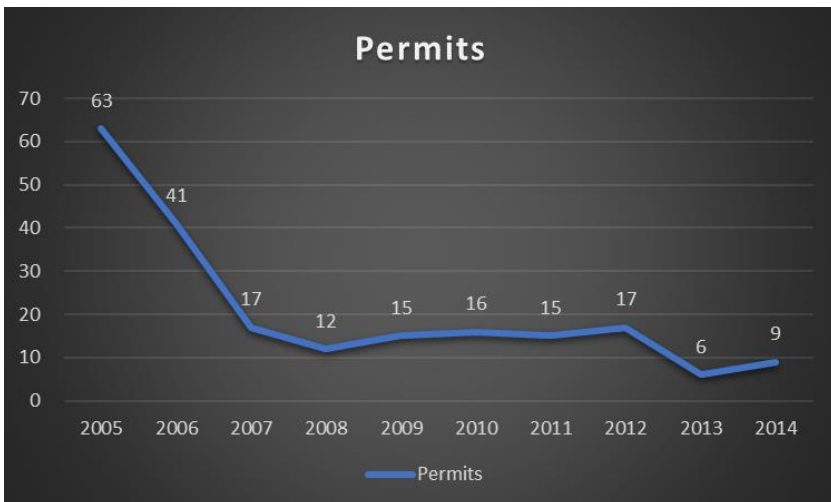
Population



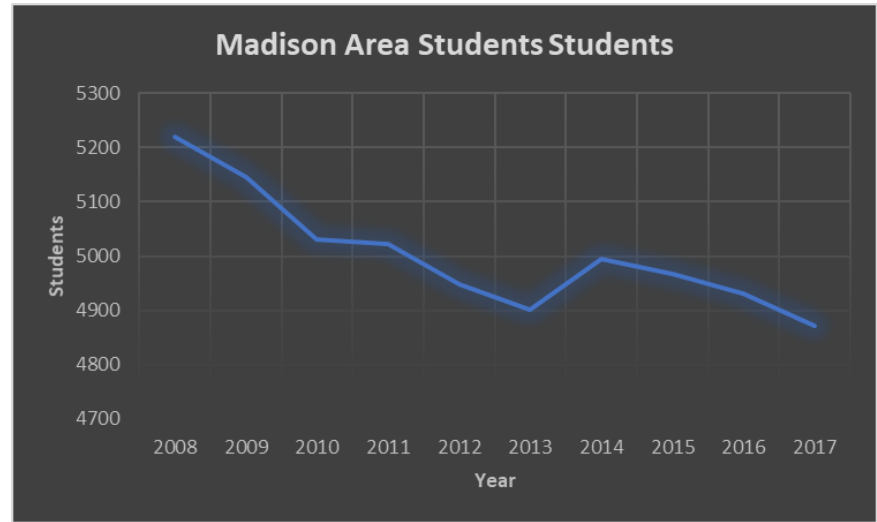
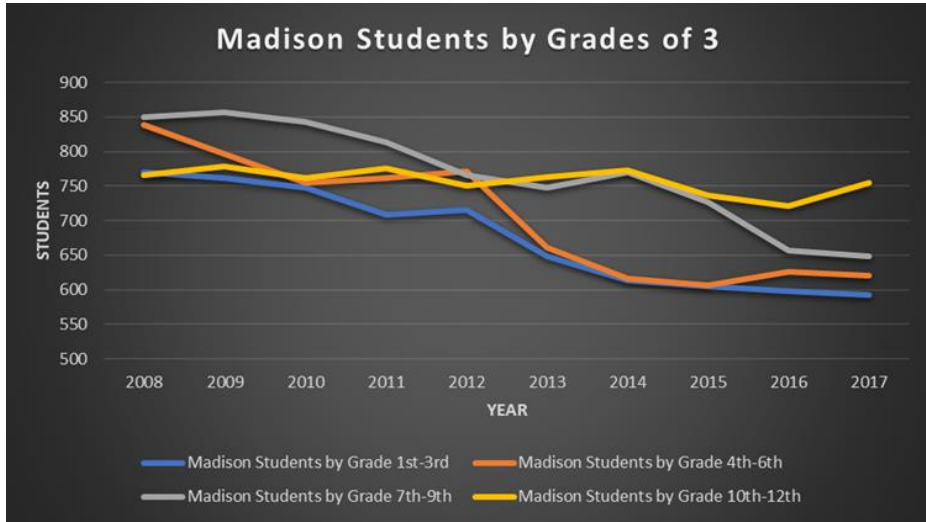
Traffic Counts



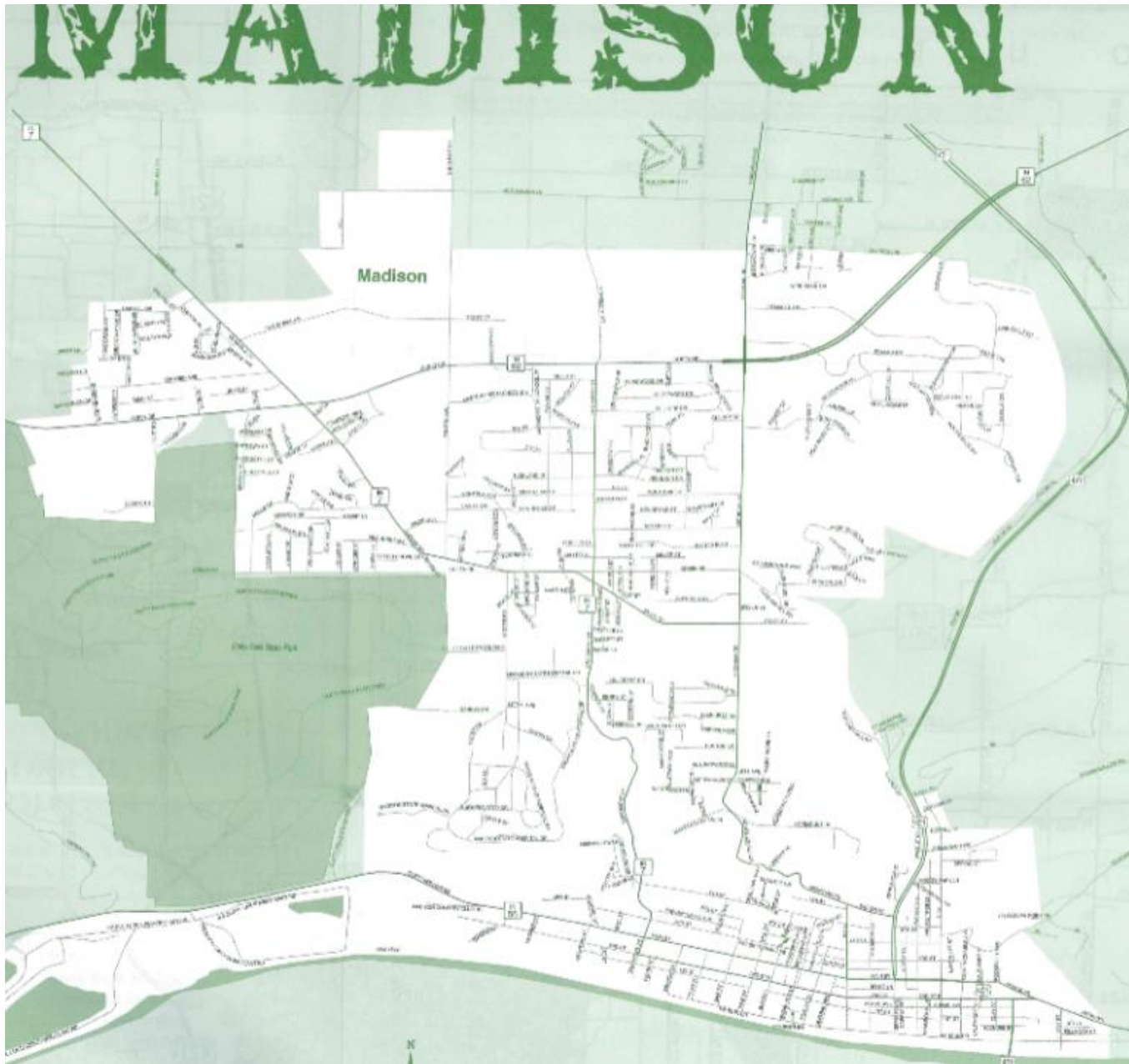
Single Family Housing Permits and Cost



School Enrollment



Sidewalks



PROJECT OUTCOMES & IMPACT

M1-3 MULTI-MODAL PATHWAYS

Impact

- Community wide impact
- Provides safe transportation route
- Provides facility for all age groups

Comprehensive need

- Provides a well-connected trail system for users of all ages
- Facilitates aging in place

A1 ADAPTIVE REUSE: COTTON MILL

Impact

- Activates a derelict building
- Puts property back on active tax roles
- Helps stabilize the neighborhood

Comprehensive Need

- Targeted to meet community needs downtown

A2 ADAPTIVE RE-USE: OHIO THEATRE

Impact

- Activates a key building and icon in the downtown core
- Provides a multi-faceted attraction for downtown

Comprehensive Need

- Serves multiple populations
- Serves all ages
- Provides multiple performing arts venue

A3 ADAPTIVE RE-USE: TOWER TACK

Impact

- Activates a derelict buildings
- Puts property back on active tax roles
- Helps stabilize the neighborhood

Comprehensive Need

- Targeted to meet community needs downtown
- Provides critical housing

A4 ADAPTIVE RE-USE: SCOTT BLOCK

Impact

- Activates a 2nd and 3rd floors of buildings
- Provides important downtown attraction

Comprehensive Need

- Improves residential units for all ages and needs, meeting the critical housing need
- Preserves historic buildings that are currently vacant and in jeopardy of deterioration if not rehabilitated
- Increases assessed value and property taxes

D1-5 DESTINATION DEVELOPMENT

Impact

- Provides better facilities for tourists and visitors
- Provides accessible route to and from facility
- Engages visitors and residents with our natural and recreational amenities
- Provides an accessible playground for children and parents alike, regardless of physical ability
- Activates long vacant property
- Provides critical ADA access

Comprehensive Need

- Riverfront sidewalk extension and ADA accessibility
- This would be THE playground for the neighborhood and for all physically challenged residents and visitors
- Amenities would complement the other City facilities
- Amenities would complement the neighborhood
- Provides needed recreation space in the neighborhood
- Provides needed ADA facilities

I1-4 INVITING GATEWAYS

Impact

- Creates an important signature and identity for Madison and its international corporate partners
- Design elements can and will be used throughout the community and on the trail system

Comprehensive Need

- Creates an iconic and memorable welcoming element
- Provides a marker for visitors and residents alike

S STUDENT-COMMUNITY INITIATIVES

Impact

- Improves training opportunities through the “Technology Transfer Program” with Hanover College and nursing education & training facility on West Street
- Attracts and retains talent to Madison

Comprehensive Need

- Improves entrepreneurial support through a student business, entrepreneurship center, and mentoring program

O1-3 OVERHAULED CORRIDORS

Impact

- Identified in top 7 of community survey Comprehensive Need
- Improves aesthetic appeal and appearance of Clifty & Lanier Drives
- Activates a vacant property
- Puts property back on active tax rolls

Comprehensive Need

- Provides critical development along a major arterial
- Mixed Use Development will meet community needs for housing and retail

N1-2 NEIGHBORHOOD REVITALIZATION

Impact

- Identified as top seven in survey
- Four major neighborhoods/areas will be impacted

Comprehensive Need

- Owner-occupied rehabilitation
- Façade and 2nd/3rd Floor rehabilitation
- Sidewalk improvements

MEETINGS HELD (2018):

EXECUTIVE TEAM MEETINGS AT CITY HALL:

- Wednesday, March 14th at 4:00PM
- Wednesday, April 11th at 4:00PM
- Wednesday, May 9th at 4:00PM

ADVISORY TEAM MEETINGS AT CITY HALL:

- Wednesday, February 14th at 5:00PM

UPCOMING MEETING DATES (2018):

EXECUTIVE TEAM MEETINGS AT CITY HALL:

- Wednesday, July 11Th at 4:00PM
- Wednesday, August 8th at 4:00PM
- Wednesday, September 12th at 4:00PM
- Wednesday, November 14th at 4:00PM
- Wednesday, December 12th at 4:00PM

ADVISORY TEAM MEETINGS AT CITY HALL:

- Wednesday, June 6th at 5:00PM
- Tuesday, October 2nd at 4:00PM

COMMUNITY AWARENESS (2018):

- Tuesday, January 2nd – Stellar Update at City Council
- Tuesday, February 6th – Stellar Update at City Council
- Tuesday, March 6th – Stellar Update at City Council
- Tuesday, April 3rd – Stellar Update at City Council
- Friday, April 27th – Booth at Fourth Friday
- Wednesday, May 9th – Stellar Update at City Council
- Tuesday, June 5th – Stellar Update at City Council

INDIVIDUAL PROJECT UPDATES (M1-3 MULTI-MODAL PATHWAYS)

PROJECT SUMMARY

- Enhances prominent corridors and provides safe bicycle and pedestrian connections between destinations
- Urban Trail includes a wider sidewalk, decorative pavers/markers, history and art displays, and lighting along the trail
- Project supports connectivity and pedestrian safety
- Completes missing connector piece of 3.5 mile along the 7.0 mile trail system
- Provides a safe pedestrian and bicyclist connection from the Johnson Lake to the Heritage Trail
- Preserves natural corridors, increases physical activity and promotes tourism

FUNDING SOURCE(S)

- City of Madison (anticipated)
- INDOT (anticipated)

COMPLETED

- Field Work on Saddletree segment
- Conceptual design of Saddletree segment in progress
- Preliminary coordination with INDOT

IN PROGRESS

- Discussion with property owners along trail

NEXT STEPS

- Field work on Johnson Lake and Hatcher Hill Rd
- Conceptual design of Johnson Lake and Hatcher Hill Rd
- Construction plans of Saddletree segment

INDIVIDUAL PROJECT UPDATES (A1 ADAPTIVE REUSE: COTTON MILL)

PROJECT SUMMARY

- Preserves and redevelops a historic 4 story 90,000 SF building that is in jeopardy if not rehabilitated
- Includes: Mixed use development including spa resort, brew pub, meeting and convention space, specialty shops and a 124 room hotel

FUNDING SOURCE(S)

- City of Madison (anticipated)
- Private developer

COMPLETED

- Completed Hotel Study

IN PROGRESS

- Discussing project with potential developers

NEXT STEPS

- Coordinating with current owners of the building on incentive packages

INDIVIDUAL PROJECT UPDATES (A2 ADAPTIVE REUSE: OHIO THEATRE)

PROJECT SUMMARY

- Preserves and redevelops a historic building that is in jeopardy if not rehabilitated and is located in the heart of Downtown Madison
- Includes: performing arts space including visual, stage music, live production, movies and comedy
- Includes: rehabilitation of structure to meet ADA guidelines
- Includes: restoration of façade

FUNDING SOURCE(S)

- City of Madison (anticipated)
- OCRA (anticipated)

COMPLETED

- Feasibility study completed

IN PROGRESS

- Renovation plan

NEXT STEPS

- Identifying additional grant opportunities

INDIVIDUAL PROJECT UPDATES (A3 ADAPTIVE REUSE: TACK FACTORY)

PROJECT SUMMARY

- Preserves and redevelops 7 historic buildings comprising 60,000 SF that are in jeopardy if not rehabilitated
- Includes 40 quality housing opportunities for seniors
- Preserves and rehabilitates historically intrinsic property in downtown Madison

FUNDING SOURCE(S)

- IHEDA (anticipated)
- Denton Floyd
- City of Madison (anticipated)

COMPLETED

- Design completed and approved by Historic Board
- Application for conditional use and parking variance approved Board of Zoning Appeals

IN PROGRESS

- Working with current owners on off-site improvements

NEXT STEPS

- Handicap parking plan before Plan Commission
- Section 42 application to be submitted
- Awaiting tax credit award
- Begin construction

INDIVIDUAL PROJECT UPDATES (A4 ADAPTIVE REUSE: SCOTT BLOCK)

PROJECT SUMMARY

- Preserves and redevelops historic buildings comprising 23,000 SF and consisting of 4 buildings making up a quarter city block
- Includes: Live work space
- Includes: Commercial and retail space on the first floor
- Includes: Art gallery space
- Includes: Residential units on the second and third floors that can be marketed to local artists and young adults

FUNDING SOURCE(S)

- City of Madison (anticipated)
- private developer

COMPLETED

- Had two discussions with ArtSpace about a feasibility study

IN PROGRESS

- Currently defining scope

NEXT STEPS

- Meeting with Madison Area Arts Alliance

INDIVIDUAL PROJECT UPDATES (D1-5 DESTINATION DEVELOPMENT)

PROJECT SUMMARY

- Includes parks in areas of our community that have seen limited investment including addressing ADA issues in current park
- Improves the Riverfront
- Provides a Playground for all Children
- Develops Heritage Park
- Creates Georgetown Park
- Enhances Jaycee Park

FUNDING SOURCE(S)

- Riverfront Development
- City of Madison (anticipated)
- OCRA (anticipated)
- Koehler Tire and Welding

COMPLETED

- Partial funding of riverfront sidewalk extension committed by Riverfront Development
- Design and construction drawings of riverfront sidewalk extension completed
- Partial funding of Heritage Park committed by Koehler Tire & Welding
- Met with local Loins Club about partnership on Playground for all Children
- Preliminary discussion with OCRA on Crystal Beach

IN PROGRESS

- Walnut Street Initiative provided preliminary budget for Georgetown Memorial Park
- Project will go to bid this quarter

NEXT STEPS

- Meeting with engineer who completed construction drawings
- Project construction will begin this quarter

INDIVIDUAL PROJECT UPDATES (I1-4 INVITING GATEWAYS)

PROJECT SUMMARY

- Enhances prominent corridors
- Enhances the gateway into State of Indiana and historic downtown Madison
- Adds art to gateways to enhance and showcase our arts and cultural district

FUNDING SOURCE(S)

- City of Madison (anticipated)

COMPLETED

- Met with two sign companies (Green Sign Co & Heitz Sign Co) about this project
- Met with INDOT to discuss coordination for US 421 Bridge Approach
- Have talked with property owner near US 421 about future plans, discussed with design firm

IN PROGRESS

- Currently defining scope

NEXT STEPS

- Meeting with Madison Area Arts Alliance

INDIVIDUAL PROJECT UPDATES (S STUDENT INITIATIVES)

PROJECT SUMMARY

- Trilogy committed to \$40k/4 years, most of which will be dedicated to the remodeling of their buildings on West Street to be part of the student/community initiatives
- Hosting a nursing training (apprenticeship) facility potentially in the basement of their new property
- One of the buildings for a co-working space or entrepreneurial/tech transfer space
- Using at least one more building for student housing for students from Ivy Tech or Hanover College
- Project will create a community development and workforce training campus

FUNDING SOURCE(S)

- City of Madison (anticipated)
- Trilogy

COMPLETED

- Met with Trilogy, Hanover, and Ivy Tech individually to discuss the project
- Met with Trilogy to discuss project

IN PROGRESS

- Currently defining scope

NEXT STEPS

- Coordinate meeting between Trilogy, Hanover College, and Ivy Tech to brainstorm uses
- Meet with Hanover College new Engineering program director

INDIVIDUAL PROJECT UPDATES (01-3 OVERHAULED CORRIDORS)

PROJECT SUMMARY

- Enhances prominent corridors and provides safe bicycle and pedestrian connections between all destinations
- Enhances the gateway into historic Madison
- Project supports connectivity and pedestrian safety
- Development of a mixed use project
- Owner has an agreement with the Redevelopment Commission to develop as mixed use development
- This 22 acre track will include commercial and residential development

FUNDING SOURCE(S)

- City of Madison (anticipated)
- INDOT (anticipated)

COMPLETED

- Preliminary meeting with INDOT
- Received DES number from INDOT
- City Attorney has been in touch with shopping center owners regarding next steps
- Have had discussions with several potential developers to discuss incentives

IN PROGRESS

- Currently defining scope

NEXT STEPS

- Design conceptual plan for Clifty Drive
- Public Meeting
- Consultant selection

INDIVIDUAL PROJECT UPDATES (N1-2 NEIGHBORHOOD REVITALIZATION)

PROJECT SUMMARY

- Provides rehabilitation of the existing housing stock to create quality housing for Madison residents
- Renovates single-family housing units throughout the target area to help residents pay for new roofs, HVAC units, electrical work, etc.
- Renovates housing units to provide quality housing opportunities that are affordable and ADA-accessible
- To renovate and redevelop 2nd and 3rd floor space for useable housing and live work space

FUNDING SOURCE(S)

- City of Madison (anticipated)
- IHCD (anticipated)

COMPLETED

- Project selection criteria to match current OOR within Jefferson County
- Discussed OOR project with Walnut Street Initiative residents
- Met with consultant to discuss target area and administration for program
- Compiled list of interested property owners
- Submitted application to IHCD

IN PROGRESS

- Grant award (TBA)

NEXT STEPS

- OOR program administration agreement per grant award