



READI 1.0 OVERVIEW

Forging the Path to Prosperity

READI IN ECI



Quality of Life projects, designed to improve healthcare, education, and other essential services.

Quality of Place projects, aimed at creating vibrant communities that people are proud to call home.

Quality of Opportunity projects, focused on expanding job opportunities and

11

Quality of Life Projects

4

Quality of Place Projects

4

Quality of Opportunity Projects

THE PROGRAM



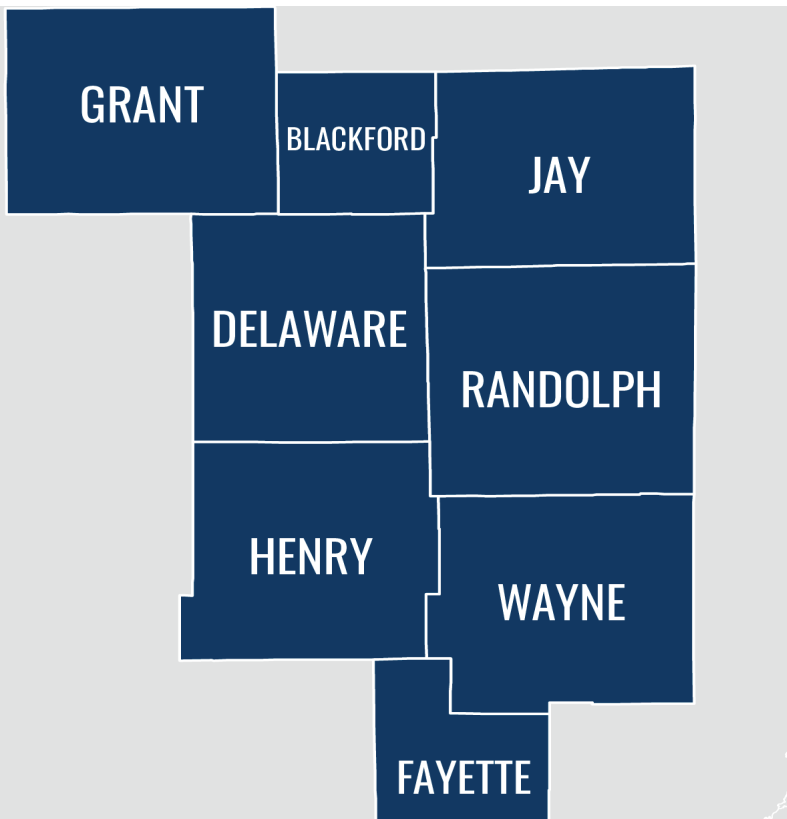
Launched by Gov. Holcomb and led by the IEDC, the Regional Economic Acceleration and Development Initiative (READI) is a bold, transformational program that dedicated \$500 million to promote strategic investments to make Indiana a magnet for talent and economic growth.

Through this initiative, which is facilitated by the Indiana Economic Development Corporation (IEDC), the state encouraged neighboring counties, cities, and towns to partner in creating a shared vision for their future by mapping out potential programs, initiatives, and projects that are critical to retain talent today and attract the workforce of tomorrow.

In response to the Governor's call to action, the East Central Indiana Regional Partnership (ECIRP), in partnership with local governments, economic development organizations, and anchor institutions, across Blackford, Delaware, Fayette, Grant, Henry, Jay, Randolph and Wayne counties, joined forces to prepare a Regional Development Plan.

Through summer 2021, the region worked to ensure that members of the community knew they had a choice to participate in the planning process. In addition to a regional Cradle to Career coalition meet up in July 2021, a series of stakeholder interviews, and ongoing community conversations, ECIRP also issued an open call for projects.

In September 2021, ECIRP submitted the Forge Your Path Regional Development Plan to the IEDC as part of their application for up to \$50 million in funding.



PROCESS HIGHLIGHT

The primary goal of the call for projects was to identify potential projects and programs that, when implemented, would remove barriers to growth and advance economic activity across the region. In total, over 150 ideas were submitted from across the region's eight-county area representing over \$900 million in proposed investment with nearly \$225 million being requested in READI funds.



East Central Indiana Talent Collaborative Cradle to Career Event

THE AWARD

Following the review of all submitted regional plans, the state committed to partnering with 17 regions representing 92 counties to advance quality of life and talent attraction with the largest investment in state history.

“The \$15 million award will propel our plan forward and we’re eager to start implementation. This is a good day for East Central Indiana. Thank you to the IEDC for the partnership.”

– Ashley Savieo, Former Board Chair, East Central Indiana Regional Partnership

On Tuesday, December 14th, Governor Eric J. Holcomb, Secretary of Commerce Brad Chambers, and the Indiana Economic Development Corporation (IEDC) Board of Directors approved plans to award \$500 million to support regional development plans across 17 regions representing all 92 counties. The total monetary requests from across the state tripled the allocated \$500 million READI budget. Submissions from the 17 regions amounted to more than \$1.5 billion with nearly 800 projects and programs with a potential investment of \$15.2 billion.

ECIRP was awarded \$15 million in READI funding. The funds, along with the public and private match dollars required through the READI program, will help support regional redevelopment projects such as housing, broadband, education, wellness, workforce training as well as connectivity and recreation initiatives across the eight-county area.

Following the READI funding announcement in December 2021, the ECI team had the opportunity to learn more about the READI program from IEDC representatives. Through weekly webinars, debrief calls, trainings, and community meetings the team was given information on funding requirements, overall grant management expectations, and how to begin prioritizing regional projects to ensure that selected initiatives meet federal regulations and also offer broad economic benefits to the region.

Beginning in late March 2022, representatives from the region began meeting monthly with the IEDC team to finalize the region’s projects so that they could be submitted for funding approval through the state’s grant management tool. On June 30, 2023, the ECI region received approval on 19 individual projects that together represent over \$135 million in public-private investment.

\$15,000,000
READI AWARD

\$58,389,440
PUBLIC MATCHING FUNDS

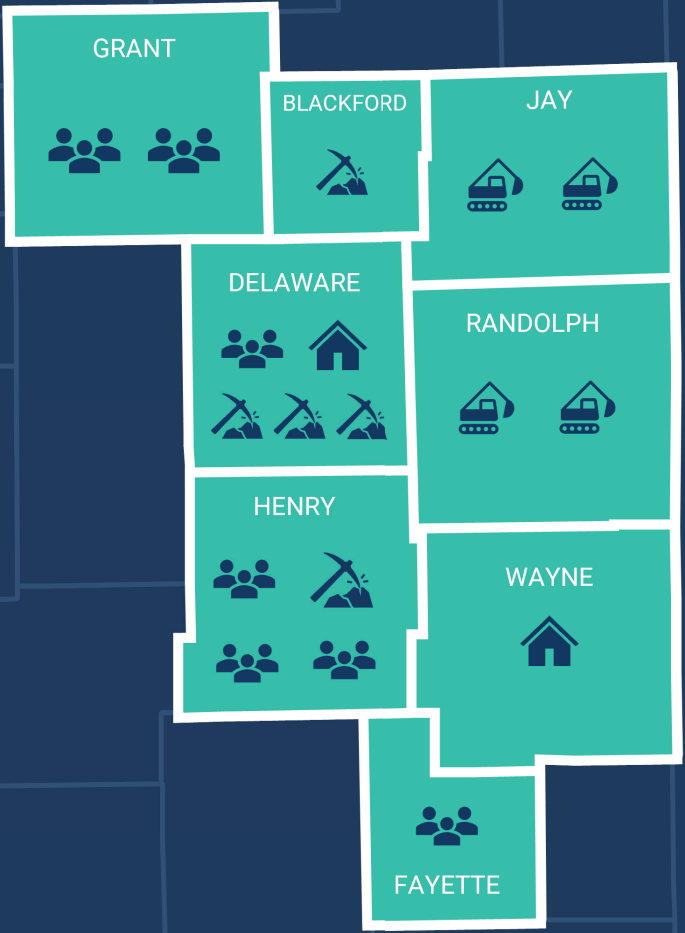
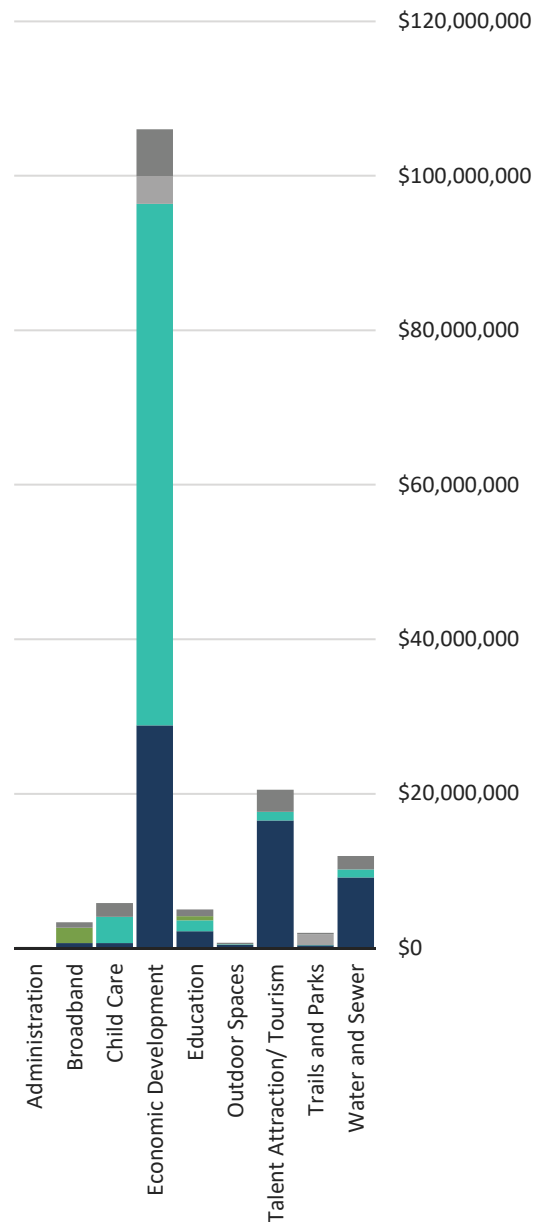
\$74,618,280
PRIVATE MATCHING FUNDS

\$5,454,890
STATE MATCHING FUNDS*

\$2,539,000
FEDERAL MATCHING FUNDS

\$135,815,080
TOTAL LEVERAGED

TOTAL REGIONAL INVESTMENT BY FUNDING TYPE



READI PROJECTS

1. Blackford County Broadband
2. Gas City Music Center
3. McKinley-Whitely Live Learn Neighborhood
4. Vision Corner Learning Center
5. Market Street Plaza
6. Salem Township Shovel Ready Site Initiative
7. Town of Albany Commercial Park Development
8. Wilbur Wright Trail Phase 3
9. Yorktown Downtown Redevelopment
10. Salamonia School House
11. Richmond Rising: Filling the Gap Workforce Housing
12. Randolph County 4-H Improvements
13. SR 109 Infrastructure
14. Knightstown Library Expansion
15. Henry County YMCA
16. Town of Selma Accessibility Improvements
17. Kennedy Arts Center
18. Jay County Early Learning Center
19. ECI Talent Collaborative Birth to Five Initiative

HOUSING

Through the READI program, ECI has been able to fund innovative solutions that will grow our population base, improve our educational offerings and create equitable opportunities for individuals throughout the eight-county area. READI funded projects are currently in varying stages of planning and construction, but all will be complete by the end of 2026.



Our region's housing needs are varied due to diverse age groups, income brackets, and desired features. Based on current demand, we prioritize the following:

1. Modern market-rate apartments with unique amenities and proximity to local attractions (\$595-1,140 per month).
2. Single-family housing sub-divisions (\$150,000-\$225,000) which are often highly-desired by professionals with families.
3. Upper-story downtown housing to activate vacant spaces above first-floor businesses, and provide residents with close proximity to main street amenities.
4. In-fill housing to assist in blight elimination programs within existing neighborhoods.

Nearly 121,000 individuals commute to East Central Indiana for work on a daily basis. While vacant housing has increased from 11.1% in 2010 to 13.2% in 2021 and is projected to continue to rise, the vast majority of the region's vacant homes are unsafe and/or too costly to renovate. The lack of attainable, safe, and desirable housing completely negates talent attraction efforts, which in turn thwarts the attraction of new businesses and industries.

In Wayne County, more than 150 new market-rate apartment units will be constructed with READI investment.

\$4,600,000
READI AWARD

\$9,810,000
PUBLIC MATCHING FUNDS

\$21,800,000
PRIVATE MATCHING FUNDS

\$3,600,000
STATE MATCHING FUNDS*

\$40,810,000
TOTAL REGIONAL INVESTMENT

HOUSING SPOTLIGHT

Richmond Rising: Filling the Gap Workforce Housing City of Richmond

The proposed Richmond Rising: Filling the Gap Workforce Housing effort provides for the removal of an abandoned department store and skywalk in downtown Richmond which has been vacant since 2018.

Following the building removal, site work will be provided to prepare for redevelopment which will include a mixed-use structure to accommodate an estimated total of 150 residential units (10 studios, 85 one-bedroom, and 55 two-bedroom units).

The project will also include 4,000 SF of commercial space, a pocket park, and associated site work (sidewalks, curbs, and parking) to support the new residents in the area.



ECONOMIC DEVELOPMENT

Through the READI program, ECI has been able to fund innovative solutions that will grow our population base, improve our educational offerings and create equitable opportunities for individuals throughout the eight-county area. READI funded projects are currently in varying stages of planning and construction, but all will be complete by the end of 2026.



Across any community or region, site selectors, real estate professionals and developers can all agree that proposed projects need sites that are ready to go. New development and expansion projects don't necessarily want to spend months undertaking feasibility studies or waiting for local communities to complete utility extensions. Within East Central Indiana, local communities are using their own limited resources to identify, acquire and ready sites for future development and redevelopment.

Currently, rising construction costs are of the primary impediment to advancing development and redevelopment projects. Additionally, the condition of our existing roads, bridges, water and wastewater treatment plants, and other physical assets greatly influence our region's ability to function and grow.

Communities of all shapes and sizes across East Central Indiana rely on well-functioning water and sewer systems to incentivize and support their growth in some way. Within East Central Indiana local communities are strategically investing in water and wastewater improvements to lessen the financial risk on developers.

With READI investment in Delaware County and Henry County, over 100 acres of previously undeveloped land will have transportation and utility access making these areas ripe for new development.

DEVELOPMENT SPOTLIGHT

SR 109 Infrastructure
Henry County

The Town of Knightstown Utilities and Henry County leaders have prioritized an initiative to establish water and wastewater services to 40 acres near the Southwest Quadrant of the intersection of SR 109 and Interstate 70. This site, owned by Henry Community Health, will be the future home for services that can be more easily accessible for South Henry County and Knightstown residents.

The town of Knightstown is using READI funds to leverage their previous investment in collection system and treatment plant upgrades.

With this scale of development bring planned at the I-70 interchange, the SR 109 corridor into Knightstown is poised to become a primary corridor for residential and business growth in the future.

\$1,750,000
READI AWARD

\$26,802,095
PUBLIC MATCHING FUNDS

\$9,008,265+
PRIVATE MATCHING FUNDS

\$37,560,360
TOTAL REGIONAL INVESTMENT



READI Project- Yorktown Downtown Redevelopment | Yorktown, Indiana

BROADBAND

Through the READI program, ECI has been able to fund innovative solutions that will grow our population base, improve our educational offerings and create equitable opportunities for individuals throughout the eight-county area. READI funded projects are currently in varying stages of planning and construction, but all will be complete by the end of 2026.



Broadband service has become tremendously influential in today's society. In the 21st Century, high-speed, reliable internet service is not seen as a luxury item. Instead, high speed internet is often considered just as critical as access to water, wastewater, electricity and gas service. Despite its importance, broadband is inconsistent across the county, with some areas seeing multiple service providers and technologies, and other areas seeing none.

Data shows that 17.7% of East Central Indiana residents report a lack of access to reliable and affordable high-speed (100/20 Mbps) broadband.



Unequal access perpetuates unequal outcomes in education, work opportunities, digital literacy, business development, and attraction of remote workers. While a large number of providers exist, there are insufficient wireless and satellite services available for rural areas, which make up the majority of the region. It is difficult for low-density areas to provide the required return on investment for most new terrestrial landline broadband networks.

READI investments in equitable high-speed broadband service in Blackford County are necessary to retain existing residents, attract new talent, and provide equitable education, employment, and business development opportunities, particularly in our rural areas.

\$700,000
READI AWARD

\$661,000
PUBLIC MATCHING FUNDS

Ongoing
PRIVATE MATCHING FUNDS

\$2,000,000
FEDERAL MATCHING FUNDS

\$3,361,000+
TOTAL REGIONAL INVESTMENT

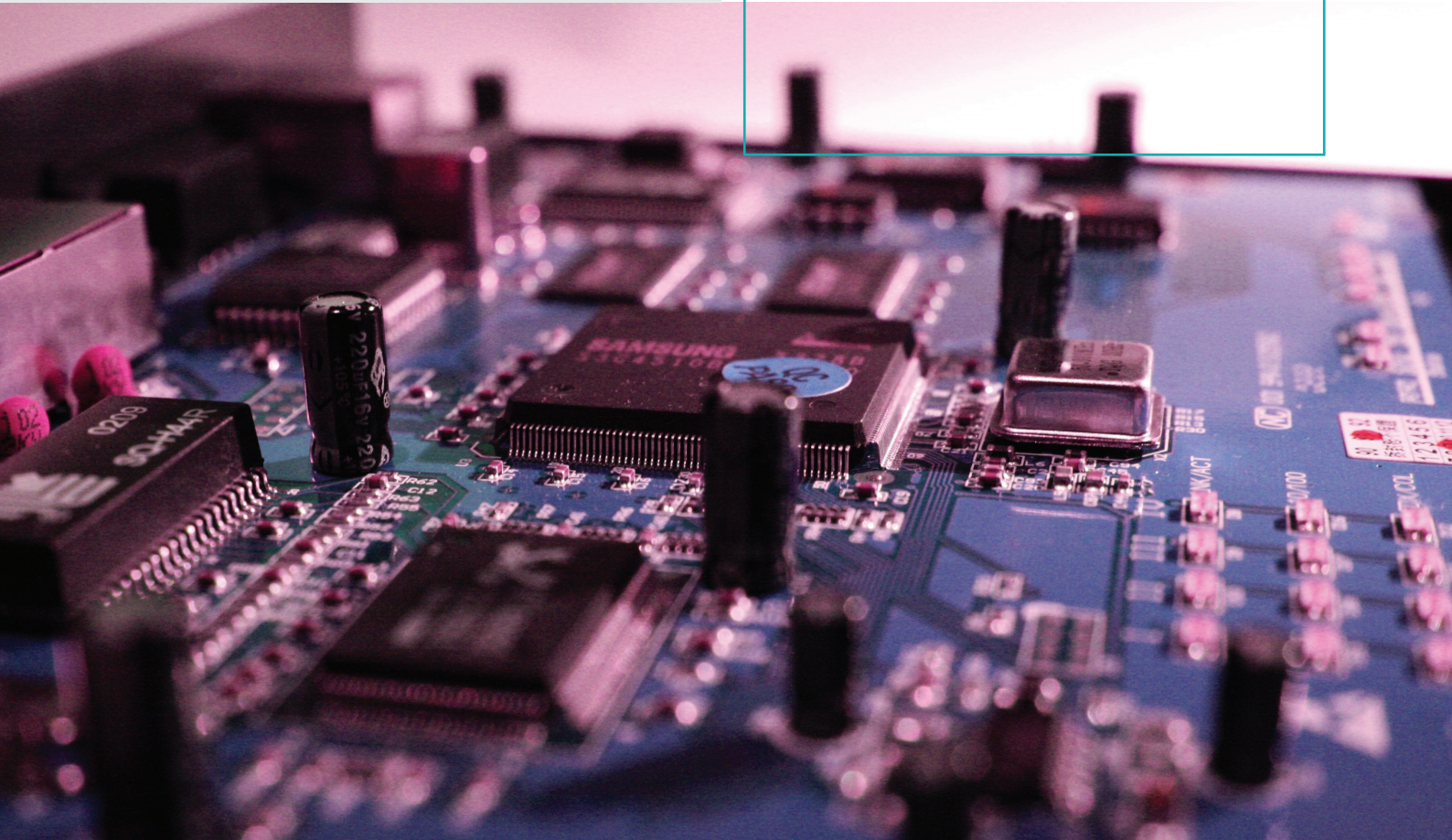
BROADBAND SPOTLIGHT

Blackford Broadband Blackford County

A survey on broadband in Blackford County was conducted in 2021 by the Purdue Center for Regional Development and Purdue Extension. One of the key findings of the survey was that close to 54% of the respondents were not satisfied with their service because it was too slow or unreliable.

In response to the statistics, Blackford County has been proactively working to improve broadband connectivity within the rural areas of the county. In 2020, Blackford County Commissioners initiated a Fixed Wireless Broadband Infrastructure Project that included the construction of four new broadband towers.

Planned future phases include work to install conduit, handholes, and cable to ensure that fiber optic service reaches each new tower. Through this effort service within rural areas of the county should be improved.



EDUCATION

Through the READI program, ECI has been able to fund innovative solutions that will grow our population base, improve our educational offerings and create equitable opportunities for individuals throughout the eight-county area. READI funded projects are currently in varying stages of planning and construction, but all will be complete by the end of 2026.



Funding and access to evidence-based educational practices are the largest challenge in moving educational curriculum and long term educational attainment forward. Within our rural counties, school funding is spread thin by covering staffing, buildings, equipment, resources and student transportation. The existing funding model, paired with the vast geography that the funds cover often result in inadequate and insufficient resources, ultimately limit any district's ability to fund and maintain new programs. Additionally, within our eight county area, many school districts have limited work-based learning practices due to a lack of industry and business partners. The lack of opportunities often reduces the opportunity for career exploration and additional advancement as an individual's career progresses.



The ECI region has set a lofty goal of increasing the educational attainment of 9,000 Hoosiers by 2025. This will be accomplished through new and expanded partnerships between education providers, employers, workforce development, economic development, and philanthropies.

READI investments in the region such as the East Central Indiana Talent Collaborative, Jay County Early Childhood Center, Randolph County 4-H Improvements, and the Vision Corner Learning Center will allow our region to develop education and career pipelines, launch new programs and produce meaningful research, and develop opportunities for upskilling and training.

\$2,631,000
READI AWARD

\$3,553,955
PUBLIC MATCHING FUNDS

\$5,476,000
PRIVATE MATCHING FUNDS

\$539,000
FEDERAL MATCHING FUNDS

\$12,199,955
TOTAL REGIONAL INVESTMENT

EDUCATION SPOTLIGHT

East Central Indiana Talent Collaborative

East Central Indiana

The need for high-quality Early Care and Learning (ECL) in East Central Indiana (ECI) was an issue before COVID but has worsened since. In response, TRAC (Regional Training, Resource, and Advocacy Center) was formed to identify opportunities for improvement.

The coalition, comprised of regional ECL professionals, developed TRAC to combat regional issues. The program will employ professionals to focus on leadership and advocacy, public-facing communication, and training for ECL professionals in ECI.

Through READI investment, the program will increase equitable access to emotional, social, mental, and physical foundations for all pre-K children in East Central Indiana.



QUALITY OF PLACE

Through the READI program, ECI has been able to fund innovative solutions that will grow our population base, improve our educational offerings and create equitable opportunities for individuals throughout the eight-county area. READI funded projects are currently in varying stages of planning and construction, but all will be complete by the end of 2026.



Quality of place emphasizes features of the physical environment and characteristics that make a location a desirable, competitive, and economically vibrant place to live. The planning and maintenance of neighborhoods, transportation infrastructure, public education, healthcare, recreational assets, tourism features, and the natural environment play a major role in determining if a place is desirable to live or work.

Our eight county area is within a day's drive of 60% of the US population. While our location and proximity to two major interstate corridors makes us a scenic backdrop to commuting traffic, our regional assets make us a growing destination within the Midwest. With thousands of acres of parks and open space, 7 higher education institutions, several arts and cultural destinations, regional bicycle and trail facilities

and numerous unique downtown shopping destinations, we believe that maintaining and expanding our available quality of life amenities are vital for the success of our region.

READI investments in our region's parks, open spaces, trails, downtowns, and cultural art centers will strengthen our ability to attract, produce, and retain high-quality talent for current and prospective employers. Additionally, investment within our region's cultural and recreational locations will provide unique opportunities for residents and regional visitors to create a lifetime of adventures and experiences within their local community.

\$4,719,000
READI AWARD

\$18,062,390
PUBLIC MATCHING FUNDS

\$38,334,015
PRIVATE MATCHING FUNDS

\$1,354,890
STATE MATCHING FUNDS*

\$61,470,295
TOTAL REGIONAL INVESTMENT

PLACEMAKING SPOTLIGHT

Salamonia Schoolhouse Town of Salamonia

The Salamonia Schoolhouse Building and Park, located adjacent to the Salamonia City Fire Department, are the heart of this close-knit community. It is a place where the community meets, plays, eats and connects. The schoolhouse building frequently hosts monthly town board meetings, 4-H club meetings, family reunions, birthday parties, baby showers and funeral dinners. Overtime, the park and structure have developed several maintenance issues that need to be addressed. However, the town has been unable to make much needed improvements due to a lack of funding.

Through READI investments, building improvements can be completed to the existing structure and the Town of Salamonia will be able to gather at the beloved schoolhouse which will strengthen the town's bond to this community resources for generations.



GAS CITY MUSIC CENTER

The city and the Mississinewa Community School Corporation are working together to build an entertainment venue that will include an 1,800-seat auditorium, meeting spaces, and a commercial-grade kitchen.

“We are excited about the growth this will accelerate in and around the city and region. This project is a game changer and we look forward to the positive impact made possible in part by the READI program.”

– Mayor Bill Rock, City of Gas City



Groundbreaking | City of Gas City

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\$2,750,000
READI AWARD

\$16,543,183
PUBLIC FUNDS

\$19,293,183
TOTAL PROJECT COST

The Gas City Performing Arts Center, located along SR 35, west of I-69, promises to bring an array of entertainment options to the community upon its completion. With its state-of-the-art auditorium, the 1,800-seat venue will serve as a hub for future performing arts shows, seminars, and various other events bringing people together from the city and region.

Overall, the center will be capable of hosting many different events including seminars, community and regional events, and performance art shows like plays and musicals. The Gas City Performing Arts Center will act as a hub of culture and entertainment for Gas City, Grant County, and the region.

The project was originally scheduled for a Fall 2020 construction start, but with rising material and labor costs following the COVID-19 pandemic, the construction costs rapidly rose which delayed the project.

The completed Performing Arts Center will provide needed day-to-day facilities for the Mississinewa Community School Corporation as well as provide a new opportunity for regional attractions and entertainment opportunities. Construction of the Gas City Music Center is expected to be completed by mid-2024. The project signifies a remarkable milestone for Gas City and the entire region, marking a significant step forward in providing entertainment and cultural opportunities to its residents.



MCKINLEY-WHITELY LIVE LEARN NEIGHBORHOOD

The McKinley-Whitely Live Learn Neighborhood project will rebuild a neighborhood that's an anchor to the community with its adjacency to Muncie Central High School and a new YMCA.

"These projects, that enhance safety and quality of life, are so important for our city. It has been a long, collaborative process, and we are grateful to IEDC and ECIRP for their support."

– Mayor Dan Ridenour, City of Muncie

Recently, the neighborhood has seen many initiatives and investments that have begun to reshape the future of the neighborhood including a new microbrewery, planned street reconstruction, and a new park space for neighbors.

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\$2,650,000
READI AWARD

\$910,000
PUBLIC FUNDS

\$37,075,000
PRIVATE FUNDS

\$40,635,000
TOTAL PROJECT COST

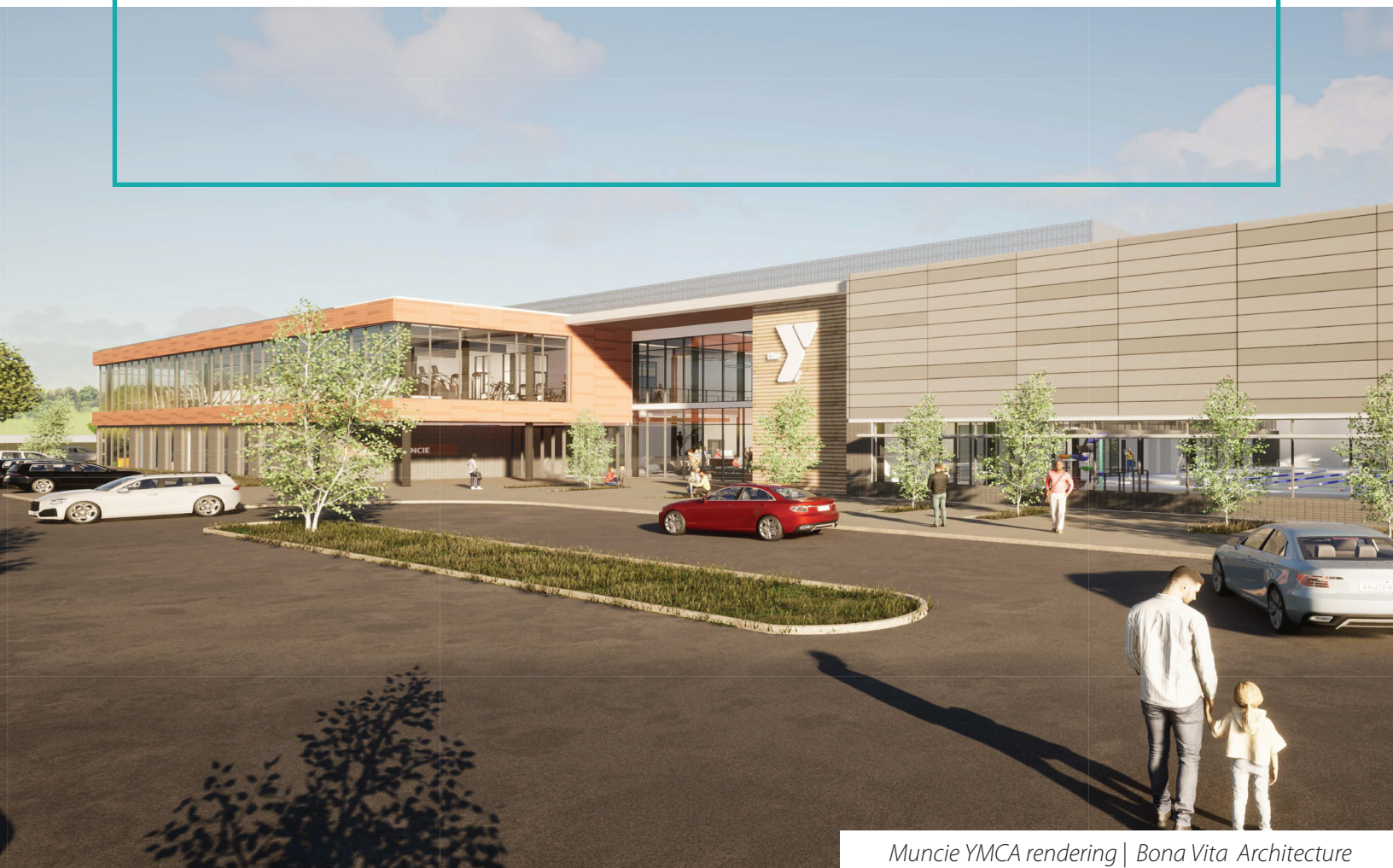
Beginning in 2009, the Muncie Action Plan conducted the most inclusive and highest-attended public input meetings ever held related to the future community development of Muncie. Throughout the planning process, the McKinley-Whitely neighborhood was repeatedly identified by public perception as being one of Muncie's most challenged neighborhoods.

Following the planning process and the recognition that the area was at-risk for future disinvestment and deterioration, the neighborhood has seen many initiatives and investments that have begun to reshape the future of the neighborhood. The changes and new announcements of investment have been positive; however, there is significant work to be done to transform the neighborhood into an equitable and diverse place for all.

In total, \$2,650,000 in READI funds was awarded to the McKinley-Whitely Live Learn Neighborhood. This grant, with additional support from the City of Muncie, the Muncie YMCA, and private partners and donors, will fund redevelopment and quality-of-life projects in this anchor neighborhood of Muncie.

The McKinley-Whitely Live-Learn Neighborhood: Comprehensive Revitalization Vision will specifically:

1. Prioritize improving the intersection of Columbus Avenue and Walnut Street.
2. Develop the new YMCA of Muncie facility.
3. Reconstruct Columbus Avenue into a "complete street".
4. Targeted acquisition of key blighted corridors and riverfront properties.



TALENT COLLABORATIVE BIRTH TO FIVE INITIATIVE

The need for high-quality Early Care and Learning (ECL) in East Central Indiana was an issue before COVID but has worsened since. The Regional Training, Resource and Advocacy Center (TRAC) was formed to identify opportunities for improvement.

“This financial investment has allowed the group to develop and implement the Regional Training, Resource and Advocacy Connector (TRAC) to address early care and education opportunities within the region.”

– Ashley Surpas, East Central Indiana Talent Collaborative



Childcare | Adobe Stock Image

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\$1,500,000
READI AWARD

\$662,955
PUBLIC FUNDS

\$198,000
PRIVATE FUNDS

\$2,139,000
TOTAL PROJECT COST

A regional coalition, comprised of ECL professionals, developed a birth to five Regional Training, Resource, and Advocacy Connector (TRAC) to combat regional issues. The TRAC will employ professionals to focus on leadership and advocacy, public-facing communication, and training for ECL professionals in East Central Indiana. An existing partnership with Ball State University will be leveraged to host this initiative.

The coalition will finalize job descriptions and strategic planning in Q2 2023 and hire staff in Q3 2023. The staff of the TRAC will be guided and supported by the coalition, which will serve as an advisory board. A portion of the budget will be allotted to regional activity support, allowing counties to secure resources that solve local ECL problems that fit within the scope of the TRAC's goals.

A total of \$1.5 million in READI funds will be used to pay salaries and annual benefits in addition to training expenses for care providers. Funds will also support the purchase of computer and technology equipment, and facility rent as well as supporting TRAC's activity in the region. READI funds will be matched with funds from Ball State University and in-kind volunteer commitments from coalition members.

The TRAC's goals include the identification of gaps and limitations in early care, training early care providers, and advocating for the needs of the Early Care and Learning Industry. In support of these goals, its primary work will include hiring Early Care and Learning professionals to fill leadership and advocacy roles.



JAY COUNTY EARLY LEARNING CENTER

According to Early Learning Indiana's August 2022 Closing the Gap report, there are 21 childcare programs in Jay County that can provide care for 254 of the 1,026 children in need of services. Only 3 of these programs are deemed high-quality by Indiana's Paths to Quality rating system.

"Providing high-quality early education for Jay County children furthers the Foundation's mission of enhancing the quality of life for our community."

– Doug Inman, The Portland Foundation



Childcare | Adobe Stock Image

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\$291,000
READI AWARD

\$3,209,000
PRIVATE FUNDS

\$3,500,000
TOTAL PROJECT COST

The Jay County Childcare Initiative was developed to increase childcare options across the county. The initiative's focus is a redevelopment project that will convert a former school building in Portland into a high-quality childcare center. A building feasibility study of the Judge Haynes Elementary School was finalized in November 2022 which subsequently led to the development of a conceptual design and cost estimate that prioritized renovation recommendations.

The complete renovation of the former school building will include demolition, and renovations to the exterior masonry, ceilings, fire suppression systems, and plumbing. A new entryway and new restrooms will also be constructed to enhance the building and provide accessible services to building users.

Exterior improvements, including a new playground, along with site furnishings are also included in the renovation estimates.

The proposed READI investment of \$291,000 will be used to offset construction costs with the remaining project costs being covered by The Portland Foundation, a community foundation created to enhance the quality of life for people of Jay County.

The work is expected to finish in August 2024, just in time for the 2024-2025 school year. Following the renovations, the Jay County Early Learning Center will be operated by Westminster Preschools of Marion through a contractual agreement with The Portland Foundation. At full capacity, the center will serve approximately 125 children aged 0-5.



TOWN OF SELMA ACCESSIBILITY IMPROVEMENTS

Roadway and sidewalk improvements surrounding the Town of Selma Athletic league Campus will improve accessibility across town and ensure that more of the town's infrastructure meets ADA requirements.

"Providing adequate and updated public infrastructure, streets and sidewalks is a priority for our community. During the summer months, the Selma athletic fields attract families from throughout our region and are an important asset in our community."

– Randy Vorhees, Selma Town Council President



Sidewalk character | Adobe Stock Image

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\$250,000
READI AWARD

\$119,720
PUBLIC FUNDS

\$369,720
TOTAL PROJECT COST

The Town of Selma, just east of Muncie in Delaware County, has begun preparing for a multi-phased effort to make necessary updates to the town's streets, curbs, and ADA ramps in the neighborhood surrounding the Athletic League Campus. The project will result in improved accessibility across town and will ensure that more of the town's infrastructure meets ADA requirements.

The first phase of the project includes improvements to Washington Street between South Street and Union Street. The project, which will include the reconstruction of the street and adjacent sidewalks, will be funded by the Town of Selma, with support from a \$250,000 READI investment. The Phase One project will begin construction in

June 2023 and is projected to be completed by June 2024.

Phase Two of the project will include the reconstruction of South Street from Muncie Street to Jackson Street. The town will apply for a Community Crossing Matching Grant through the Indiana Department of Transportation. Launched in 2016, the Community Crossings Matching Grant Program provides funding to cities, towns, and counties across Indiana to make improvements to local roads and bridges.



WILBUR WRIGHT TRAIL PHASE 3

The third phase of the project in Henry County will add 2.6 miles of paved, multi-use trail to the existing 3.1-mile Wilbur Wright Trail.

“Healthy Communities of Henry County made a commitment to develop trails 20 years ago. This project continues our commitment to help our citizens and region understand the benefits that trails provide.”

– Jeff Ray, Healthy Communities of Henry County



Wilbur Wright Trail | Healthy Communities of Henry Co.

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\$220,000
READI AWARD

\$377,650
PUBLIC FUNDS

\$40,800
PRIVATE FUNDS

\$1,354,890
STATE FUNDS

\$1,993,340

TOTAL PROJECT COST

The Wilbur Wright Trailhead, starting at the YMCA, is a scenic trail for biking, running, or walking dogs. The existing 3.1-mile corridor, named for famed aviator Wilbur Wright, is considered easy to moderate, although it has an uphill elevation in places. It starts by following the edge of picturesque farmland and pairs with shade trees lining the path. Once all phases of construction are completed, the trail will extend from New Castle to Losantville in Randolph County where it will connect to the Cardinal Greenway.

A READI investment of \$220,000 will be used in conjunction with a \$1.3 million Indiana Next Level Trails Award to complete phase three of the trail corridor. Additional financial support is being provided by Henry County, Healthy Communities of Henry County, and the Heritage Trust. An additional 2.6 miles of trail will be built on a former railroad corridor in Blue River Township and will connect to the Town of Mooreland in northeastern rural Henry County. The project is projected to be completed by November 2023.

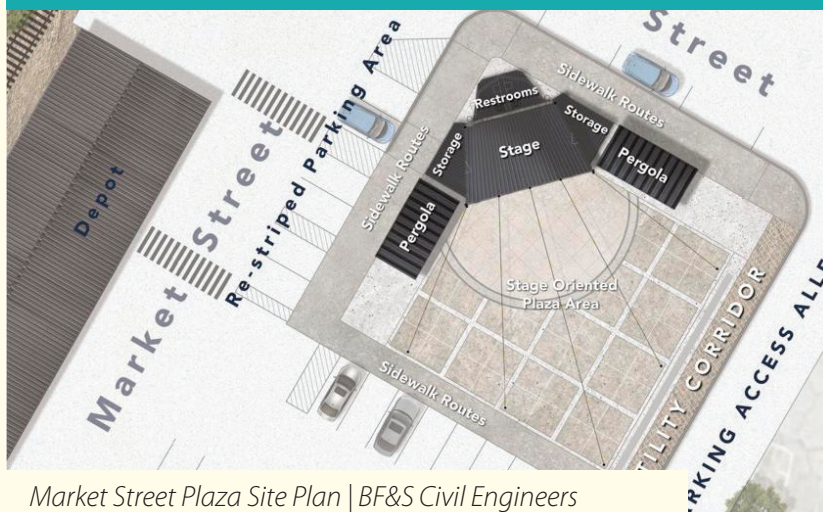


MARKET STREET PLAZA

The plaza will be the center of downtown activity serving as a permanent home for the farmers market, a host of various events bringing community members together and strengthening local businesses.

“The plaza will serve thousands of visitors and tourists every year and bring new entertainment to the community. The project will be a welcomed addition to downtown Connersville.”

– Dan Parker, Economic Development Group of Fayette County



Market Street Plaza Site Plan | BF&S Civil Engineers

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\$200,000
READI AWARD

\$340,605
PUBLIC FUNDS

\$85,000
PRIVATE FUNDS

\$625,605
TOTAL PROJECT COST

The Connersville Redevelopment Commission was awarded \$200,000 in READI funds to support the development of Market Street Plaza. This project is funded by the redevelopment commission and the Fayette Community Foundation, as part of the Lilly Endowment Inc. GIFT VII Initiative, in addition to the READI grant. Market Street Plaza will be located at the corner of Market Street and East 5th Street near the Whitewater Valley Railroad Train Depot. This particular site was selected for its location near popular local businesses. The new development is named after the street between that lot and Whitewater Valley Railroad Train Depot.

Upon completion, Market Street Plaza will become an important piece of Downtown Connersville. Local leaders in Connersville believe the plaza and its events will bring the people of Connersville together. It will be the new site for the community's farmers market and will be used to host entertainment events like concerts and other events for local youth. The plaza will also be used as a gathering place for the community.



KNIGHTSTOWN LIBRARY EXPANSION

READI and OCRA investment will provide accessibility and mechanical improvements to support the continued growth of the Knightstown Carnegie Library.

“We are so happy to finally be able to execute the construction agreements and get this project started, it has been a long time in the works. We will anxiously await our re-opening in the Spring 2024.”

– Janice Barton, Knightstown Public Library President



General use | Knightstown Public Library

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\$190,000
READI AWARD

\$110,000
PUBLIC FUNDS

\$500,000
STATE FUNDS

\$800,000
TOTAL PROJECT COST

In 2006, Mohler Architects, P.C. was commissioned to design an addition to the Knightstown Public Library. The building, which was built in 1912 through an investment by Andrew Carnegie, was in need of both structural, mechanical, and electrical improvements to ensure that the building remained safe for the local public.

While the town received a construction grant from the Office of Community and Rural Affairs (OCRA) to assist with the construction of proposed recommendations, local opposition and the COVID-19 pandemic, halted the project. With a new OCRA grant awarded in 2022, the Town of Knightstown is prepared to move forward with an adjusted set of recommendations.

The proposed project includes a small building addition and an assortment of other mechanical and structural updates. The project will provide

improvements to the building including a new fire stair, which meets today's building codes requiring a second means of exit from each floor, and today's building codes for handrails, rise and run and landings. This addition will house also house an elevator unit to improve ADA accessibility. Additional components of the project include HVAC updates, electrical service updates, masonry improvements, and interior upgrades.

The project's construction will begin in June 2023 and be complete by June 2024. Once complete, the project will provide increased accessibility, building code updates, and interior improvements to preserve the historic 1912 building.



HENRY COUNTY YMCA BEFORE AND AFTER SCHOOL PROGRAM

In 2021, the YMCA in Henry County began piloting an expanded before and after school program for young students in the area. After witnessing success with the program, the Henry County YMCA is working to expand the program and its offerings.

“With the help of READI, our before and after school building expansion will give parents new opportunities to work shifts they couldn’t before due to lack of childcare options.”

– Chris Williams, Henry County YMCA



Childcare | Adobe Stock Image

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\$190,000
READI AWARD

\$1,300,000
PUBLIC FUNDS

\$649,000
PRIVATE FUNDS

\$2,139,000
TOTAL PROJECT COST

The goal of the pilot program was to accommodate employers who run three employee shifts and support employees that work non-traditional work hours, such as second and third shifts. The pilot program provided extended morning and evening care for local youth from kindergarten to fifth grade. It also offered transportation to and from the area's elementary schools. School buses were used to transport the children from the YMCA to their schools in the morning, then back to the YMCA after school.

The pilot program was successful and now the Henry County YMCA is preparing to expand and renovate its facilities to better accommodate the program so that additional students and families can benefit.

READI funds (\$190,000) will be used to pay for design and engineering services including conceptual design, design development, construction documents, and bidding assistance. Match funds, paid by the Henry County Council and New Castle Redevelopment Commission, as well as through contributions to the Henry County YMCA Capital Campaign, will support construction and programmatic needs.

Upon completion, the renovation will provide new multi-purpose rooms, classrooms, and amenities to improve the program's operations.



KENNEDY ARTS CENTER

The Kennedy Arts Center aims to celebrate artists and designers in Grant County by hosting gallery exhibits and events to inspire the community and empower local artists.

“The Kennedy Arts Center was a calling. A collaboration. It’s a place where people can come together, and arts organizations can have a home.”

– Chris Kennedy



Art Opening | Kennedy Arts Center

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\$100,000
READI AWARD

\$1,133,215
PRIVATE FUNDS

\$1,233,215
TOTAL PROJECT COST

The Kennedy Arts Center is a design studio and art gallery that now fills a previously vacant building at the corner of Washington Street and 4th Street in Downtown Marion.

Since the Kennedy family set their roots in Marion, they have left their mark on the community. From beauty shops in downtown to a thriving countertop and cabinet business, education, and the arts, the newly opened Kennedy Art Center is one of many ways the Kennedy family has worked to make art visible in the community.

While residential units take up the second floor of the buildings, the first and lower level floors are home to the newly opened Kennedy Arts Center. The first-floor storefront, which opened in the summer of 2023, accommodates a community art gallery with a rotating set of exhibits. Additionally, office space for the locally based Marion Design Co. and business entrepreneurs is also available. With the first phase of renovations complete, the second phase of work which will fully renovate

the lower level, will begin in June 2023 and be complete by June 2024. The renovated lower level will include one fully accessible restrooms, a workshop to support local programming, and additional gallery space. A READI investment of \$100,000 will be used to pay for renovations to the basement with additional funds being provided by the Kennedy family.

The Kennedy Arts Center will be managed by the Marion Design Co., a locally-based creative design studio. In addition to being a building tenant, MDC will oversee the community art gallery as well as other ancillary uses for the first and lower levels.



Kennedy Arts Center Storefront | Kennedy Arts Center

SALAMONIA SCHOOLHOUSE

READI investment will repair the heart of the Salamonía community. Improvements to the historic 1911 schoolhouse will provide needed repairs along with modernizations for efficiency and overall accessibility.

“By combining the town’s ARPA funds, county economic development funds, and READI funds; Salamonía was able to complete a project that improves the building’s accessibility, resolves some ongoing maintenance issues, and helps preserve a building that is integral to the town’s history.”

– Travis Richards, Jay County Development Corporation



Salamonia Schoolhouse | *The Indiana Album*

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\$9,000
READI AWARD

\$71,232
PUBLIC FUNDS

\$80,232
TOTAL PROJECT COST

The Salamonias Schoolhouse Building and Park, located adjacent to the Salamonias Volunteer Fire Department, is the heart of this close-knit community. It is a place where the community meets, plays, eats and connects. The schoolhouse building frequently hosts monthly town board meetings, 4-H club meetings, family reunions, birthday parties, baby showers and funeral dinners. Over time, the park and structure have developed several maintenance issues that needed to be addressed. However, the town has been unable to make much needed improvements due to a lack of funding.

With READI support, the Town of Salamonias, Jay County, Jay County Development Corporation, Salamonias Volunteer Fire Department, local faith groups, and Jay County Trails Club are partnering to complete necessary building and site improvements to the Salamonias Schoolhouse. READI funds will be used to repair the 1911

schoolhouse building by repairing the plaster, sealing the bricks, fixing the ramp, and replacing existing windows. Additionally, the project will include the renovation of the existing park including replacing some of the equipment and mulch.

The project will begin construction in April 2023 and is projected to be completed by December 2023. The intended outcome of the project includes an improved building and playground which will provide a safe, comfortable place for those in the community to connect and socialize. The improvements will also promote energy savings by modernizing the building's windows.



RICHMOND RISING WORKFORCE HOUSING

Over 12,000 individuals commute into Wayne County for work on a daily basis. Currently, there is a shortage of market rate apartments within the region, making it difficult to attract workforce into East Central Indiana.

“This project (Loop 601) will serve as an economic engine for our city, will redefine life in Downtown Richmond, and serve as a catalyst for future investment and development. Richmond will advertise “life on the loop” featuring one-of-a-kind amenities, local fare, and an opportunity to connect to the heart of Richmond.”

– Mayor Dave Snow, City of Richmond



Downtown Richmond | TSWDG

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\$2,950,000
READI AWARD

\$8,900,000
PUBLIC FUNDS

\$21,800,000
PRIVATE FUNDS

\$3,600,000
REDEVELOPMENT TAX CREDITS

\$37,250,000
TOTAL PROJECT COST

Richmond, and Wayne County as a whole, lack quality housing options for individuals and families that are not capable or not interested in buying a single-family home. Providing quality, market-rate apartments and amenities that cater to that population can make it less difficult for community transplants, young professionals, retirees, or anyone just looking to rent to find housing. The Richmond Rising Workforce Housing Project will work to fill that housing gap.

The proposed project provides for the removal of an abandoned department store and skywalk which leads to an adjacent parking garage that has been vacant since 2018. This building will be replaced with a mixed-use structure with 4,000 square feet of commercial space on the bottom floor and 150 residential units, including 10 studios, 85 one-bedroom, and 55 two-bedroom units, on the top floors. The project will also

include auxiliary features such as a public pocket park, resident and visitor parking, and streetscape enhancements.

The \$2.95 million READI investment will be used for building demolition and site preparation work that will occur before the mixed-use building is constructed. The remainder of the project will be funded by the City of Richmond and the Richmond Redevelopment Commission, in addition to Flaherty and Collins Properties who will serve as the primary developer of the property. The project is also receiving \$3.6 million through the Indiana Economic Development Corporation's Redevelopment Tax Credit program. This credit, established by Indiana Code § 6-3.1-34, provides companies and developers an assignable income tax credit for investing in the redevelopment of communities, improving the quality of place, and building capacity at the local level.



SR 109 INFRASTRUCTURE

The town of Knightstown is using READI funds to leverage their previous investment in collection system and treatment plant upgrades.

“The infrastructure along State Road 109 positions the Knightstown area for future growth and development.”

– Roger Hammer, Town Council of Knightstown



Knightstown signage | Town of Knightstown

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\$1,000,000
READI AWARD

\$7,371,000
PUBLIC FUNDS

\$8,371,000
TOTAL PROJECT COST

BLACKFORD CO. BROADBAND

Data shows that 17.7% of East Central Indiana residents report a lack of access to reliable and affordable high-speed (100/20 Mbps) broadband.

“Currently, insufficient broadband inhibits the sale of some existing housing as well as new housing starts, primary/secondary education and working from home opportunities for current and potential residents. This is a real game changer for Blackford County.”

– John Oxley, Blackford County Commissioner



Rural residence | TSWDG

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\$700,000
READI AWARD

\$661,000
PUBLIC FUNDS

\$2,000,000
FEDERAL FUNDS

\$3,361,000
TOTAL PROJECT COST

READI investments in equitable high-speed broadband service in Blackford County will help retain existing residents, attract new talent, and provide equitable education, employment, and business development opportunities, particularly in rural areas.

A survey on broadband in Blackford County was conducted in 2021 by the Purdue Center for Regional Development and Purdue Extension. One of the key findings of the survey was that close to 54% of the respondents were not satisfied with their service because it was too slow or unreliable. The survey also found that close to 63% of speed tests that were conducted failed to meet the 25-megabyte per second upload and 3-megabyte per second download speeds (25/3 Mbps), which is the minimum FCC broadband threshold.

To improve internet services and speeds in rural areas of Blackford County, READI funding will support the installation of conduit and fiber-optic infrastructure. These improvements will provide amplified service to existing cellular towers owned by the county in Washington, Jackson, and Harrison Townships. The project will build off of work that was started by the county in January 2021, as well as other service provider improvements completed through the Rural Digital Opportunity Fund program. After the installation of the fiber-optic infrastructure is complete, local service providers will have the opportunity to use the towers to offer new, high-quality broadband service to residences and businesses within Blackford County.

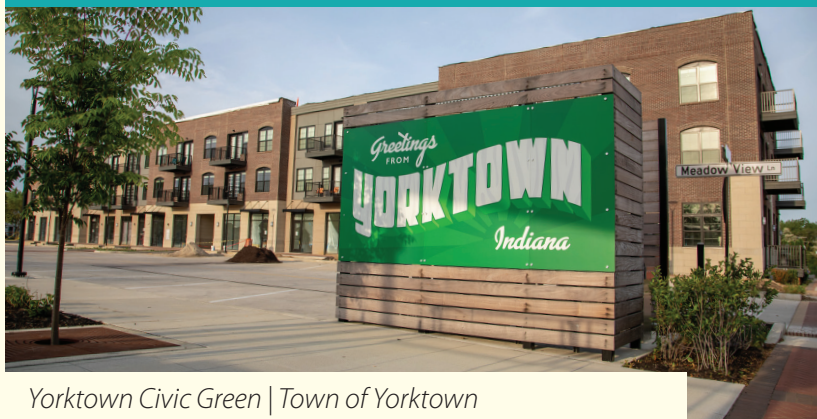


DOWNTOWN YORKTOWN

Since 2014, the Yorktown Redevelopment Commission has been diligently working to redevelop, revitalize and grow its downtown core. With a substantial portion of the work complete, the town has now set its sights on completing the next phase of redevelopment.

“Yorktown has focused on redeveloping our downtown into a vibrant center for the community. With the use of these READI funds for the acquisition of this key parcel, Yorktown now controls a large portion of open land in our riverfront district. This is a prime location for future private investment in a mixed-use development.”

– Chase Bruton, Town of Yorktown



Yorktown Civic Green | Town of Yorktown

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\$250,000
READI AWARD

\$17,750,000
PUBLIC FUNDS

\$8,000,000
PRIVATE FUNDS

\$25,750,000
TOTAL PROJECT COST

In 2016, through a collaborative, strategic planning process led by Context Design, the town developed four guiding principles for its downtown redevelopment which, including creating a multi-generational social and economic hub for Yorktown. These principles have steered the town in its redevelopment plans, inspiring the creation of more green space for community events, pedestrian and bicycle-friendly streets, and business opportunities.

With a substantial portion of the work complete, the Town has now set its sights on completing the next phase of redevelopment, which includes the assembly and redevelopment of a half-square block located between Vine, Market, and adjacent to Canal. Before the READI planning process, the town owned five of the six parcels that comprise the half-square block.

Through a READI investment, the Yorktown Redevelopment Commission was successfully able to acquire the remaining 0.10-acre parcel and complete the block.

With the parcel now under the control of the town, the half-square block can be assembled into one larger property, which offers development advantages in terms of building footprints and tenant opportunities. According to the economic impact analyses provided by Veridus Group, when complete, the redevelopment efforts in downtown are expected to generate nearly 200 jobs and contribute approximately \$150 million in economic activity over the next 10 years.



VISION CORNER

The Vision Corner Learning Center in Union City focuses on revitalization – both in the location of the facility, and the partnerships and programs offered to residents.

“We are absolutely thrilled with the support of the READI initiative and the impact it creates for a cornerstone project in Union City. Governor Holcomb’s READI initiative helps propel individual and community development for the region through Vision Corner.”

– Mayor Chad Spence, City of Union City

The Vision Corner Learning Center has received local support from the City of Union City, Randolph County, Randolph County Eastern School Corporation, Randolph County Community Foundation, and Frank Miller Lumber.

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\$400,000
READI AWARD

\$941,000
PUBLIC FUNDS

\$120,000
PRIVATE FUNDS

\$539,000
FEDERAL GRANTS

\$2,000,000
TOTAL PROJECT COST

In late 2019, Randolph County Eastern School Corporation Superintendent Aaron Black and Union City Mayor Chad Spence established the goal of providing local students with hands on learning experiences. Located in the heart of downtown, the building, a former apothecary shop, was in need of improvements and repair. Shortly thereafter, the city reached an agreement to purchase the building which accelerated the development of educational programs and the establishment of key partnerships between KISS-TC, DECA/ Apache, and Ball State University.

After receiving a rural development grant in August 2020, phase one of Vision Corner was launched with an emphasis on reconstructing the building's lower level and launching a mentorship program between Ball State's School of Technology Communications and Union City's KISS-TV. Phase One of the project provides the KISS-TV and DECA students with the opportunity to work downtown with expanded resources for hands on career-focused education.

While the program provides real-life experience to students, it also seeks to provide guidance on the benefits of college, secondary skill training, and/or workplace training, in an effort to support students in their development of career alternatives and pathways.

With a successful first phase completed; the mission of Vision Corner was expanded to include adult-level career-focused education. The program, when complete, will provide job training, personal skill enhancement, and career development. In addition to programmatic additions, Phase Two of Vision Corner included exterior building improvements and a build-out of the first floor of the building. READI funds were used to complete the mechanical and HVAC system improvements throughout the first floor.



RANDOLPH COUNTY 4-H IMPROVMENTS

The Randolph County 4-H program provides youth with learning opportunities to develop life skills through hands-on experiences alongside their peers and adult volunteers.

“This project demonstrates our county’s commitment to our young people and their futures. READI funds played a huge role in helping get our capital campaign started and certainly helped to make this project a reality.”

– Roger Gough, Randolph County 4-H Future Needs Committee



Randolph County 4-H Fairgrounds

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\$250,000
READI AWARD

\$650,000
PUBLIC FUNDS

\$1,300,000
PRIVATE FUNDS

\$2,200,000
TOTAL PROJECT COST

Nationally, 4-H began over 100 years ago and has since grown into the largest youth development program in the nation. 4-H prepares young people to be leaders in their community and around the world through hands-on experiences alongside their peers and caring adults.

The Randolph County Fairgrounds has two main facilities - the Best Way Center and the Show Arena and it has been nearly 70 years since the last major renovation to the fairgrounds. With support from the broader community and the READI program, the Randolph County 4-H Fairgrounds is working to improve and modernize the grounds and facilities to build upon the legacy of leadership that has existed for generations.

A \$250,000 READI investment will support renovations to the Best Way Center Pavilion. The building, which was originally constructed in 1954, will receive a new kitchen, dining room, and ADA-compliant restrooms. Additionally,

a new 12,000-square-foot show arena will be constructed. The new show arena will include an additional 4,000 square feet of a mini kitchen, a small dining room or common area, an ADA-accessible restroom, and shower facilities. The arena itself will have open side walls that can accommodate drop curtains in cold, and some inclement weather.

Matching funds for the enhancements are being provided by Randolph County and will also be supplemented by the Randolph County 4-H Fairgrounds through the facilitation of their 2022-2023 Capital Campaign. The hope is to start construction in late 2024, with work to be completed by the 2025 4-H Fair.



Show Arena | Randolph County 4-H Fairgrounds

SALEM TOWNSHIP SHOVEL READY

Investment in new infrastructure will make 6.5 acres available for private development in Salem Township.

“The need for further development and business opportunities in the cities and towns of Delaware County is critical to continue the significant growth and development that we have seen the last few years.”

– James King, Delaware County Commissioner



Surrounding development | Google Earth

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\$250,000
READI AWARD

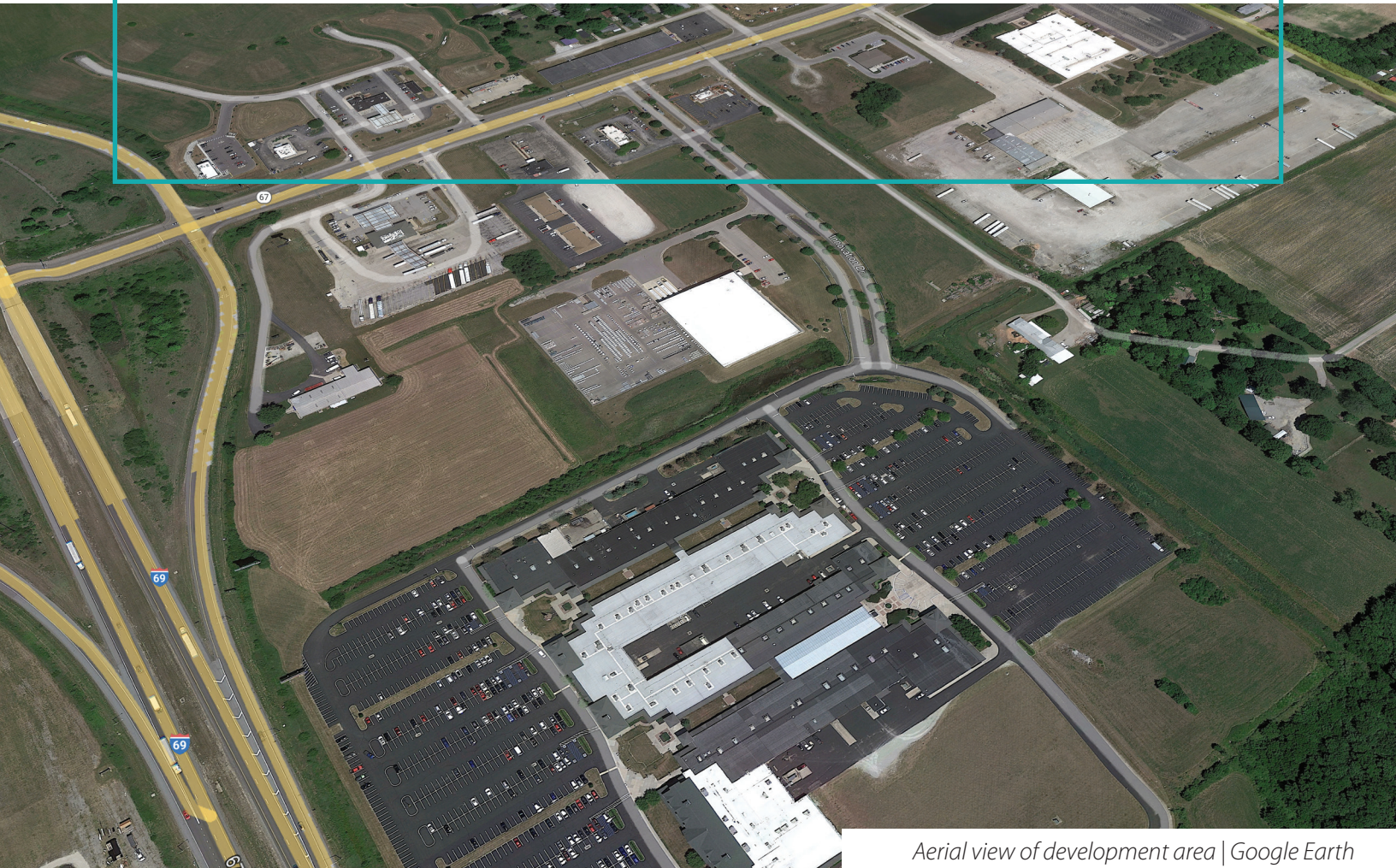
\$739,360
PUBLIC FUNDS

\$989,360
TOTAL PROJECT COST

Across any community or region, site selectors, real estate professionals, and developers can all agree that proposed projects need sites that are ready to go. New development and expansion projects don't necessarily want to spend months undertaking feasibility studies or waiting for local communities to complete utility extensions. Currently, rising construction costs are one of the primary impediments to advancing development and redevelopment projects. Additionally, the condition of our existing roads, bridges, water and wastewater treatment plants, and other physical assets greatly influence our region's ability to function and grow.

To combat the trends in the construction industry, and to incentivize development within the town, the Town of Daleville and Delaware County Commissioners have prioritized an initiative to establish water and wastewater services on 6.5 acres at 9175 S Innovation Drive in Daleville. This site, owned by Delaware County, will be developed by a private developer who will also be responsible for all on-site utilities, roads, and building structures.

The READI investment will leverage the county's land ownership and will spur economic development for the area moving forward.



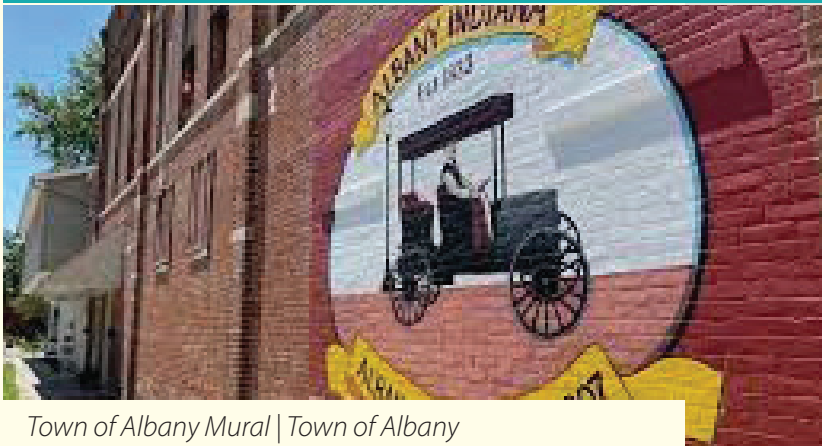
Aerial view of development area | Google Earth

TOWN OF ALBANY COMMERCIAL PARK

Investment in new infrastructure will make 5.50 acres available to private development in Albany.

“The Albany Commercial Park aims to add new commercial businesses to be used by the residents of our town and those passing through.”

– Steve Hall, Albany Town Board President



Town of Albany Mural | Town of Albany

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\$250,000
READI AWARD

\$941,735
PUBLIC FUNDS

\$1,008,265
PRIVATE FUNDS

\$2,200,000
TOTAL PROJECT COST

Across any community or region, site selectors, real estate professionals, and developers can all agree that proposed projects need sites that are ready to go. New development and expansion projects don't necessarily want to spend months undertaking feasibility studies or waiting for local communities to complete utility extensions. Currently, rising construction costs are one of the primary impediments to advancing development and redevelopment projects. Additionally, the condition of our existing roads, bridges, water and wastewater treatment plants, and other physical assets greatly influence our region's ability to function and grow.

To combat the trends in the construction industry, and to incentivize development within the town, the Town of Daleville and Delaware County Commissioners have prioritized an initiative to establish water and wastewater services on 5.50 acres at 1150 W. Walnut Street in Albany. This site, owned by Delaware County, will be developed by a private developer who will also be responsible for all on-site utilities, roads, and building structures.

The READI investment will leverage the county's land ownership and will spur economic development for the area moving forward.

