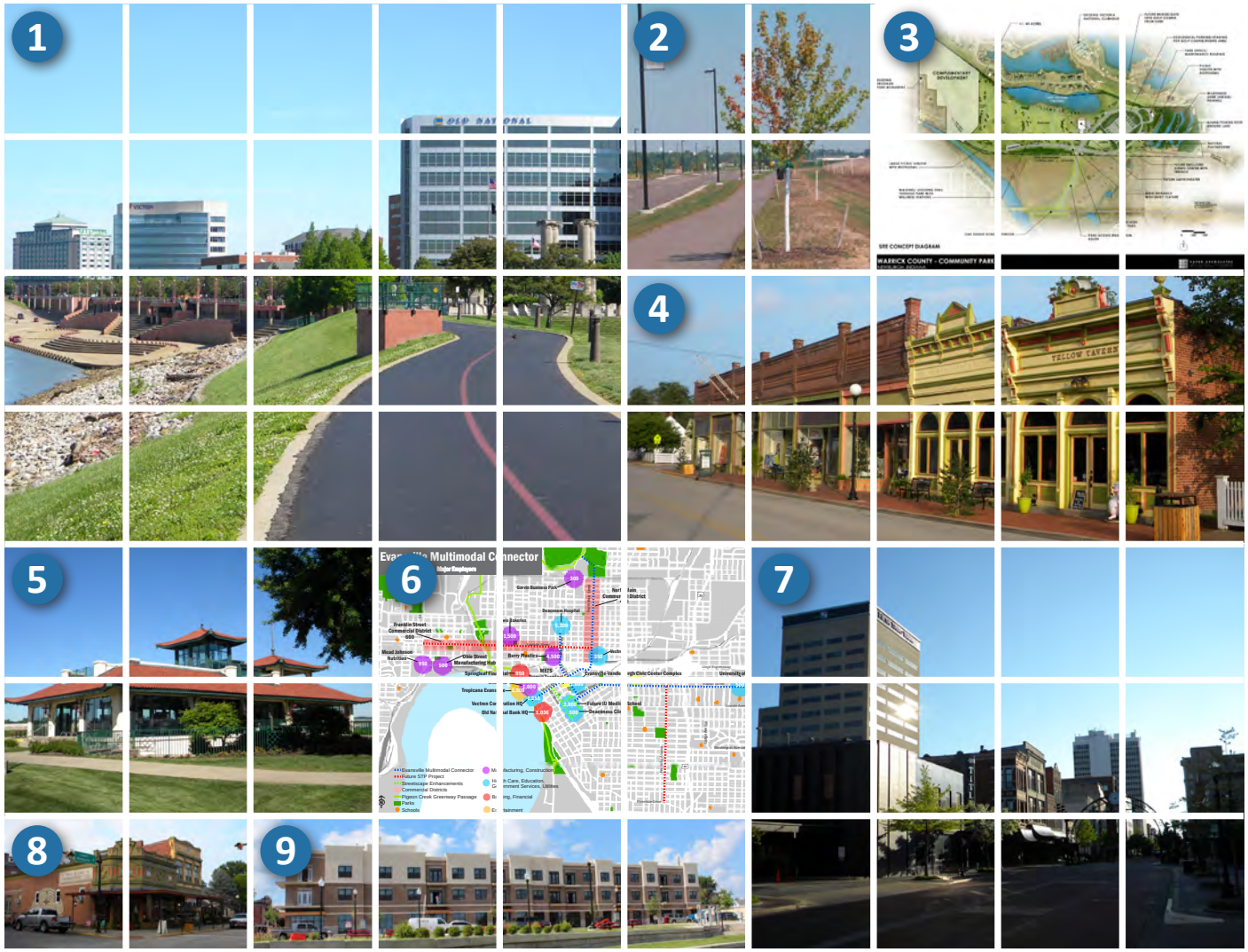
INDIANA'S GREAT SOUTHWEST

Regional Development Plan

Images on front cover include:

1. Downtown Evansville from Pigeon Creek Greenway; Photo taken by Bob Grewe, Lochmueller Group
2. Warrick Wellness Trail looking east; Photo provided by Larry Taylor
3. Rendering of Warrick County Community Park at Victoria National; Created by Hafer Associates
4. Downtown New Harmony; Photo taken by Bob Grewe, Lochmueller Group
5. Promenade in Downtown Evansville; Photo taken by Bob Grewe, Lochmueller Group
6. Cultural Trail Proposal from The Evansville Multimodal Connector TIGER6 Planning Funding grant application
7. Main Street in Downtown Evansville; Photo taken by Bob Grewe, Lochmueller Group
8. Downtown New Harmony; Photo taken by Bob Grewe, Lochmueller Group
9. Mt. Vernon Riverfront Mixed-Use Building; Photo taken by Dawn Hoesli, Lochmueller Group



ECONOMIC DEVELOPMENT COALITION
SOUTHWEST INDIANA

318 Main Street, Suite 400
Evansville, IN 47708
P 812.423.2020
F 812.423.2080
southwestindiana.org

August 31, 2015

Mr. Victor Smith
Secretary of Commerce
Indiana Economic Development Corporation
One North Capitol, Suite 700
Indianapolis, Indiana 46204

Mr. Jim Schellinger
President
Indiana Economic Development Corporation
One North Capitol, Suite 700
Indianapolis, Indiana 46204

Dear Secretary Smith and Mr. Schellinger,

We are extremely pleased to submit on behalf of the **Southwest Indiana Regional Development Authority**, the Regional Development Plan for Indiana's Great Southwest – the new frontier for *talent* and business. Our plan reflects the collective efforts of more than 100 individuals over an eight-month period; and, more importantly, manifests the visionary aspirations of the Regional Cities initiative.

In deliberating in excess of 100 projects considered for inclusion within the region's plan, the overarching goal was to ensure that each project and the combination thereof would be transformational and not merely be gleaned from previous community planning documents. Though those documents would serve as guides, the Regional Cities initiative allowed for broader thinking in terms of reaching the collective objectives of the State of Indiana and the Southwest Indiana region, i.e. attracting and retaining talent as well as building a nationally recognized brand.

The Southwest Indiana plan doesn't add a new bus route or second rail line to move talent out of the state; or, even repurpose an existing industrial building or historic theater. Certainly, those types of projects have distinct community development merit but should hardly be considered transformational. Our strategy was to focus on new projects that could close the gaps that had been identified as barriers to attraction of talent such as the infusion of primary university research and the development of a new type of urban living.

Just as important, our region's strategy allows us to leverage the $42 million in Regional Cities funding requested to exceed the requirement of $200 million in local public investment and $600 million in private investment in less than a five-year period.

Our vision is clear, our strategy is measurable and the results will dramatically transform Southwest Indiana; enabling it to achieve positive, sustainable growth as well as become a national model for regional development.

It is our desire through this once in a lifetime process that our region develops a stronger partnership with the State of Indiana and the Indiana Economic Development Corporation. I am confident that after reviewing our plan document, you too will come to know why we are Indiana's Great Southwest.

Sincerely,

J. Gregory Wathen, APR
President & CEO

INDIANA'S GREAT SOUTHWEST

EXECUTIVE SUMMARY

"The single biggest threat to economic development in the state of Indiana is population stagnation. Healthy, vibrant communities require populations to be both retained and grown."

Need more be said? In fact, over the last ten years, 80% of Indiana's population growth is basically the birth rate beating the death rate. And, talented people continue to move.

Indiana; and, in particular, Southwest Indiana have built a remarkable business climate; and, more than ever, the need to build an equally great place to live along with a nationally recognized brand to keep the talent home is a prerequisite for a healthy economy.

The problem is simply not recognizing the challenge, but understanding what to do about it. The Indiana Regional Cities initiative is the first statewide strategy to systemically help Indiana strengthen the spokes of the crossroads to keep the wheel rolling in the right direction. Southwest Indiana believes it can be the model for smart sustainable growth to achieve the game changing ambitions addressed by the Regional Cities legislation.

Why now?

No living organism can survive without a heart, a center or a core. The same holds true for a regional city; when it loses its life-force, residents lose the feeling of being a part of something much bigger than themselves. Regions across Indiana have steadily been weakening their cores; and, if something isn't done to rebuild the community, the next generation will look outside the region or state for a solution.

Southwest Indiana's strategy is focused on strengthening the heart of the region through a mixture of new targeted transformational projects that address talent, livability and connectivity intertwined with meaningful and measureable goals acknowledging corrective changes, if needed, to keep on the right path.

Though momentum is building, the region's future is dependent on being able to attract talent; foster a culture of research and innovation; and, create places that attract and retain residents.

The Regional Cities Initiative has the capacity to accelerate investments in key transformational projects that will allow Southwest Indiana to realize critical growth and development in a much shorter timeframe.

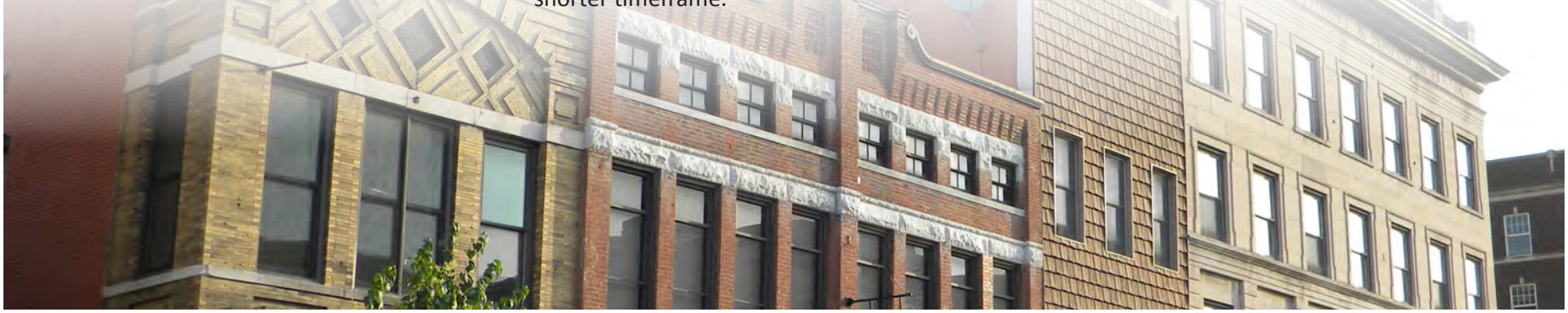
The goals are simple. By 2025, Indiana's Great Southwest will:

Grow the population by **70,000 people** - helping Indiana achieve the goal of growing its population by 2 million in ten years.

Retain 80% of the physician residents graduating from Indiana University School of Medicine – Evansville as each physician will fill the gap in healthcare delivery while **raising the per capita income to match the U.S. average**.

Expand the region's employment in the key sectors **by 20%** with an emphasis on innovation, research and development.

Reinforce Evansville's role as a regional city, leveraging its strategic location to gain market share currently being captured by Nashville, St. Louis and Louisville; and, **increase the population in downtown Evansville by 2,500 residents** through a focus on urban renewal and mixed-use development. (Downtown Grand Rapids, the model for Evansville's medical school strategy, has seen its downtown population grow to more than 5,000 residents with 15,000 college students commuting into the medical district every day.)



Transform Evansville's downtown area into a **vibrant 24/7 urban event center** with a variety of choices for dining, nightlife, entertainment, housing, and unique experiences.

Reinvigorate the network of historic places and enclaves of unique character, throughout the region, by enhancing and **connecting them via integrated urban design and appropriate intermodal movement systems**.

Become the **Midwestern city of choice** for people desiring mid-size city living.

What's the idea?

Southwest Indiana's plan frames projects as gateways to the core, supportive of the core and within the core itself. Gateway projects provide an introduction to the region while critically connecting to the core.

As the primary air hub for a three-state region, **updating Evansville Regional Airport to meet the ever-changing needs of business and leisure travelers** is critical in attracting greater flight options, which helps drive new investment and attract more diverse talent.

Or how about **rebuilding a small community's downtown through a transformational partnership**, mixing university student housing with a retail experience on Main Street enabling the university to double or triple the students on campus.

With branding being a key Regional Cities outcome, investing in public infrastructure to facilitate Southwest Indiana's ability to **host rotating USGA or PGA events at a world-class venue** opens the region's door to key decision-makers from around the globe. A major USGA event will draw 100,000 visitors to Southwest Indiana and be televised to a billion people in 190 countries.

How about rekindling the spark of America's first utopian society through **food-to-table and arts projects** or **repurposing a key transportation artery into a pedestrian trail and park** crossing the Wabash River.

Linking life science to the city core is the Warrick Wellness Trail – a central location for hospitals, specialty clinics, laboratories, research facilities, continuing care and retail with **more than $150 million in planned investments** solidifying the region's role as a center for healthcare and wellness.

Other projects will support the core as either near neighborhood triggers or extensions. Whether it's building on the energy of the Haynie's Corner Art District or the redevelopment push for Jacobsville's North Main Street for better pedestrian access or converting Indiana's first gaming operation into Indiana's first downtown gaming family resort – all of these projects **infuse new investment and job creation** in support of the center city.

The **real driver will be the core projects** designed to breathe life back into the city and the region. First on the list is the **new Indiana University multidisciplinary academic medical education and research center in downtown Evansville**. Not unlike Grand Rapid's Medical Mile that has generated more than $1 billion in new downtown investment over the past ten years, Indiana University's medical campus will **bring primary research through the Indiana Clinical and Translational Sciences Institute (CTSI) to Southwest Indiana** accommodating technology transfer while leveraging the region's expertise in medical plastics and infant nutrition. In short, the new medical campus with its 15,000 adjacent research center will become a **catalyst for new life science start-ups** helping Southwest Indiana achieve its talent and economic goals.

Another transformational research project is the **working lab for new urban living**. Through a partnership with Haier, the world's largest appliance manufacturer, energy leader Vectren and a private developer, a matchless urban living environment will be created that will **allow downtown residents to be part of the experiment**.

From connected appliances specifically designed for small urban spaces giving real time information to Haier design engineers at its first North American tech center in Evansville to behavioral energy controls and green energy generation that provides residents with their own power source, **the working lab will be one the most innovative housing developments in the nation** and will become **a standard for the design of new urban environments**.

And to tie it all together will be **Southwest Indiana's version of the Indianapolis Cultural Trail**, which has proven to be a recognized magnate for people and investment. Linking a vibrant downtown core with attractive neighborhoods, diverse employers, nationally recognized educational institutions, challenging recreational options with outstanding retail and entertainment destinations all **wrapped in an original culture that is uniquely Southwest Indiana** fits the true heart and soul of Regional Cities.

Our team and advantage

Helping to reach the region's goals, the staff of the Economic Development Coalition of Southwest Indiana will lead a team of representatives from business, government, education, not-for-profits, local economic development agencies and neighborhood associations representing all of the diverse groups that **make a city sustainable and a place where people want to live**.

Since its creation in late 2006, the Coalition has helped to **attract nearly $4 billion in new investment** to Southwest Indiana and **$74 million in community development funds** facilitating the region's capacity to grow.

The ability to implement a plan and achieve measurable goals are key considerations for the Regional Cities initiative and Southwest Indiana has **a proven model recognized throughout Indiana and the nation**.

The ask

The ask is both clear and succinct: Southwest Indiana is **requesting $42 million in Regional Cities funding** to implement our plan. The initiatives outlined in our plan **exceed the Regional Cities program's initial private sector investment goal of $600,000,000 and also outpaces the public investment goal of $200,000,000**. The transformational nature of the Regional Development Plan, along with the projects it contains, can become a model for other Indiana communities to follow as well.

With the Regional Cities designation and funding, Indiana's Great Southwest will truly become **"the new frontier for talent & business."**

TABLE OF CONTENTS

Introduction 1

A. About the Statewide Regional Cities Initiative 2

Section 1: Current State of the Region 3

A. Participating Counties and Communities 4
B. Regional Demographics 5
C. Regional Economics 12
D. Local Funding and Match Opportunities 30
E. Growth Issues and Opportunities 32
F. Previous Regional Plans 36
G. "Ground Floor" Assets 38

Section 2: Community Engagement 39

A. Steering Committee 41
B. Previous Planning Efforts 42
C. Working Group 42
D. Individual Stakeholder Meetings 43
E. Project Website and Local Media 43
F. Future Community Engagement 43

Section 3: Stakeholders and Execution 45

Section 4: Vision 49

Section 5: Quality of Place 53

Section 6: Trends 57

Section 7: Projects 61

City Center Projects

Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility – Evansville 63
New Urban Living Research Center 67
Downtown Housing & Fitness Campus 69
Downtown Housing & Development 71
Regional Connector Trails 73
Signature School Science Center 77

Gateway Projects

Oakland City University Downtown "U" 79
Victoria National Conference Center 81
Warrick County Wellness Trail 83
New Harmony Arts & Food Project 85
Broadband Demonstration Project 89
Evansville Regional Airport Terminal Renovation 91

Supportive Projects

Downtown Conference Hotel Development 93
Tropicana Casino & Resort 95
Greyhound Bus Terminal Redevelopment 96
Jacobsville Redevelopment 97
Haynie's Corner Art District Redevelopment 98
University of Evansville Campus Enhancements 99
Mesker Park Zoo Improvements 100

Section 8: Measurement 104

Section 9: Structural Changes 108

Section 10: Additional Support 112

APPENDICES

Appendix A: Regional Economics 116

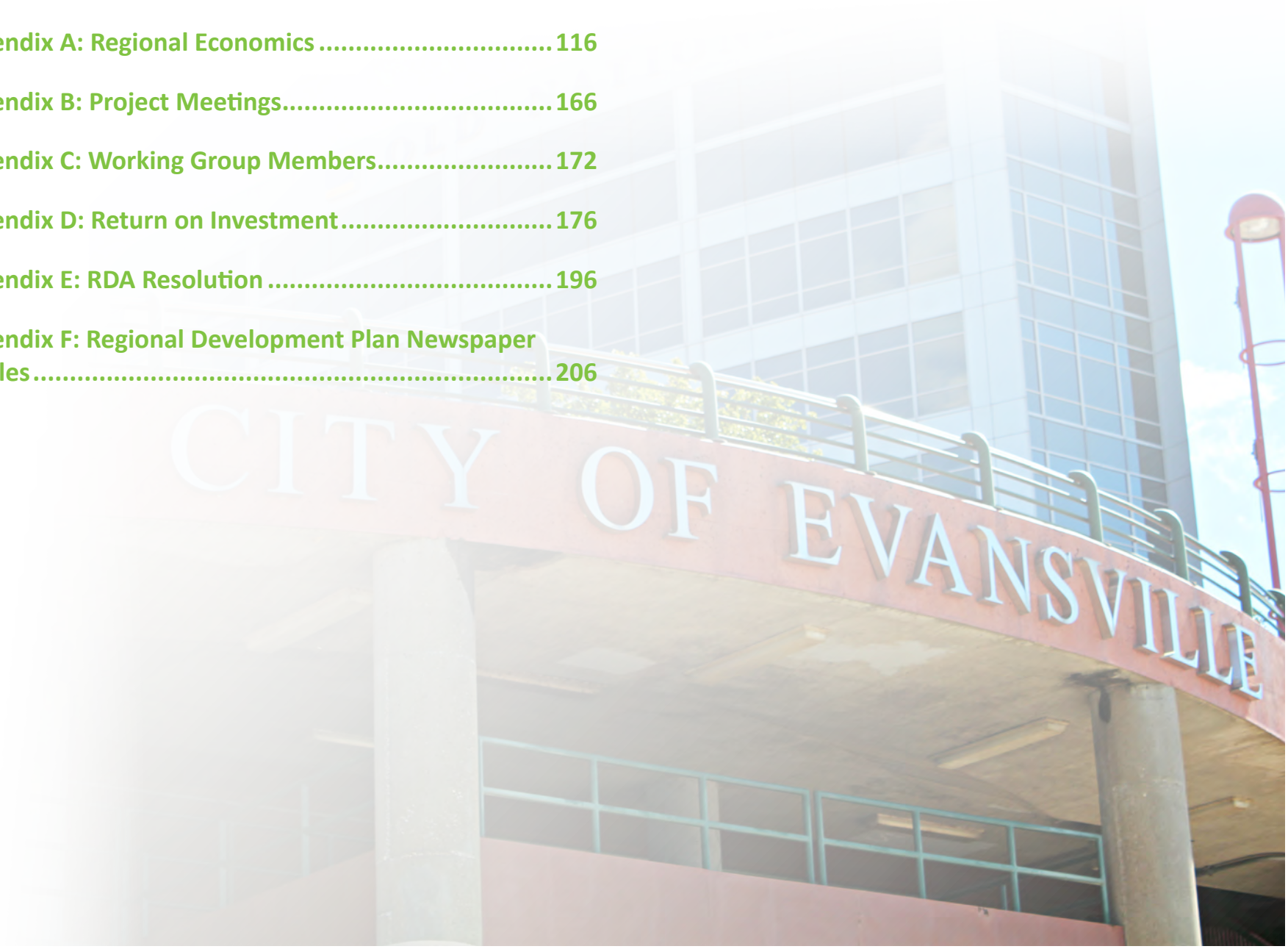
Appendix B: Project Meetings..... 166

Appendix C: Working Group Members..... 172

Appendix D: Return on Investment..... 176

Appendix E: RDA Resolution 196

Appendix F: Regional Development Plan Newspaper Articles 206



INDIANA'S GREAT SOUTHWEST

INTRODUCTION

A. ABOUT THE STATEWIDE REGIONAL CITIES INITIATIVE

The Indiana Regional Cities Initiative was developed to address the reality that in order for the State of Indiana's economy to continue to expand, Indiana must increase its population. The corollary to this is that in order to attract new residents, the Hoosier State must be appealing enough to attract new people to Indiana.

While a handful of Indiana communities have had success with creating destination communities, the majority of Indiana's cities have not. To better understand why and how certain communities across the US have realized significant growth, the Indiana Economic Development Corporation commissioned a study of a cross section of these thriving communities. Fourth Economy, a Pittsburgh based consultant, completed this analysis for the IEDC in a report entitled: *Benchmarking U.S. Regional Cities - A Study and Guide for Transformation*.

Following this study, the IEDC introduced the Regional Cities Initiative, a strategy to incentivize transformational change within Indiana's regional cities, drafted the enabling State Statue, and worked closely with the General Assembly to adopt legislation and provide funding to implement the program.

The Indiana General Assembly did approve legislation for the Indiana Regional Cities Program and also provided a program budget of $84,000,000. The legislation authorized the Indiana Economic Development Corporation to administer the program.

For additional information on the Regional Cities Initiative, see the website at: http://indianaregionalcities.com/

After learning about the initiate, the Economic Development Coalition of Southwest Indiana (The Coalition) realized how well positioned the City of Evansville and the Southwest Indiana Region were to successfully engage in such a program. With a robust regional economy that continues to expand, the Coalition recognized the need to attract new residents to the Region. Further, following the completion of a number highly successful regional planning engagements, the Region was poised to execute against these forward looking strategies.

The Coalition engaged the Southwest Indiana Chamber and Evansville Regional Business Committee to determine the best path to developing a Regional Cities Plan/Application. The Coalition was identified as the lead organization.

INDIANA'S GREAT SOUTHWEST

SECTION 1: CURRENT STATE OF THE REGION

A. PARTICIPATING COUNTIES AND COMMUNITIES

The Regional Development Plan for southwestern Indiana includes Vanderburgh, Warrick, Gibson, and Posey counties, in order of population. The region has a total population of nearly 300,000 according to the most recent American Community Survey 5-year estimates. Vanderburgh County makes up 60 percent of the region's total population.

There are 23 incorporated communities within these four counties ranging from 257 people to nearly 120,000 people. The City of Evansville has a total population of 119,677, which makes up 40 percent of the total population of the region. The city with the highest population in each county is the county seat. Princeton, in Gibson County, is the second largest county seat, behind Evansville, with a population of 8,620. Mount Vernon, the county seat of Posey County, has a population of 6,658. Boonville is the smallest of the four county seats with a population of 6,238.

All of the 23 communities are actively a part of this Regional Development Plan. While the smaller communities are participating and support the efforts, they recognize that projects from this effort will not occur within their boundaries. They understand that the major projects within the larger cities of the region, will make a positive impact for them going forward.

4
Counties Participating in Regional Development Plan

23
Communities Participating in Regional Development Plan

299,623
Total Region Population

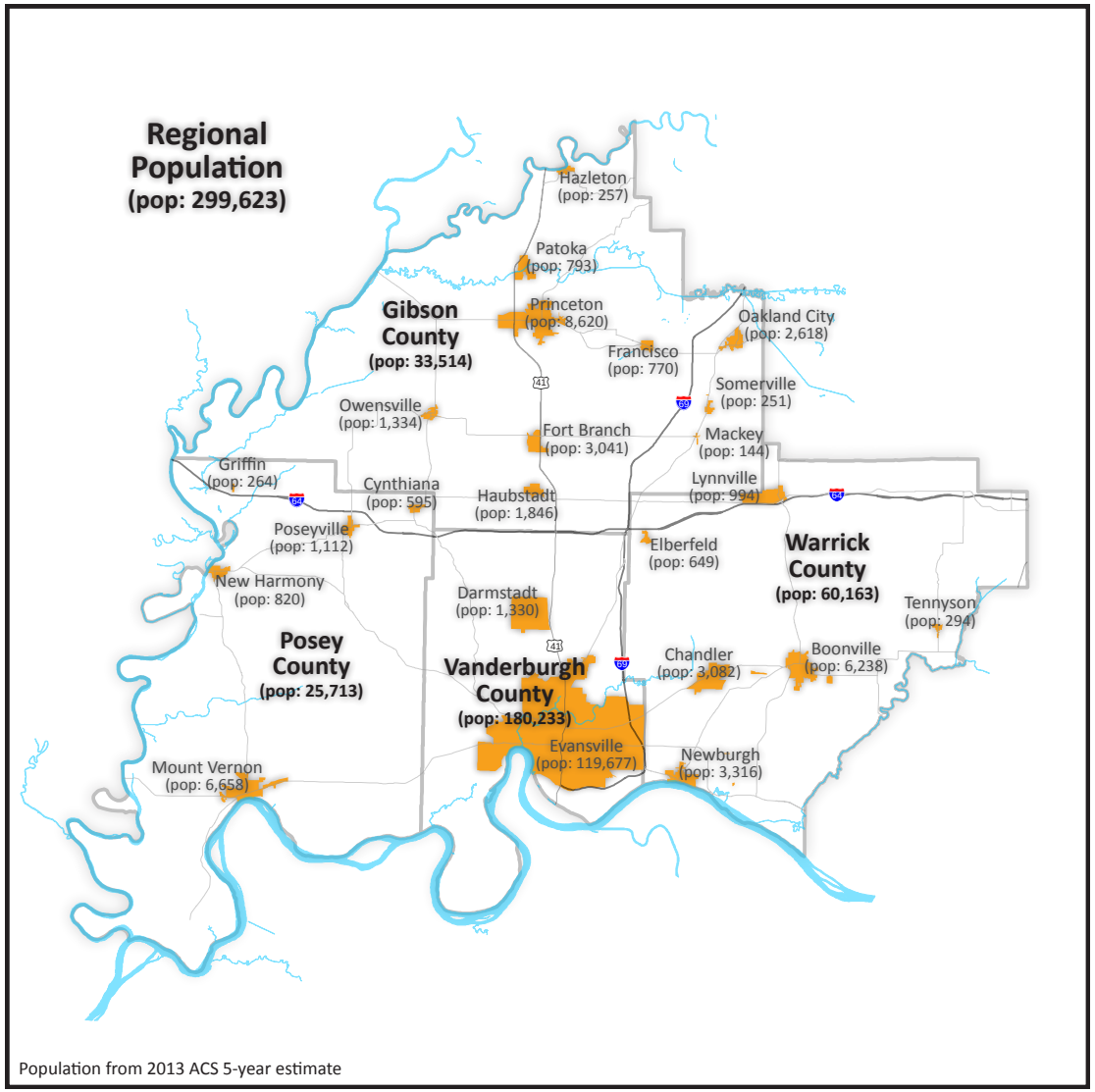


Figure 1-1: Regional Population

B. REGIONAL DEMOGRAPHICS

Population

In order to be eligible for the Regional Cities Initiative, a region needs to have at least 200,000 people. According to the U.S. Census, the four-county region had a population of 298,805 in 2010. This is an increase of approximately 5.3 percent from the year 2000. In comparison, the State's population increased by 6.6 percent in this same time period. The 2009-2013 American Community Survey estimates the region's population to be 299,623 in 2013, an increase of just 0.3 percent.

Although the region received some growth between 2000 and 2010, individual cities and towns did not fare as well. Population statistics reveal that the majority of the region's population growth is in suburban and rural parts of the counties. While the region as a whole grew by 5.3 percent between 2000 and 2010, Gibson County saw just a 3.1 percent increase and Posey County saw a 4.3 percent decrease in its population. The City of Evansville's population decreased by 3.4 percent between the year 2000 and 2010. Table 1-1 shows the population statistics for the region, each county, and all incorporated cities and towns for 1990, 2000, and 2010, as well as the percent change between 2000 and 2010. Figure 1-2 shows where the growth and loss of population occurred between 2000 and 2010. The red dots show the loss of population in most of the communities of the region. The green dots show the growth that primarily occurred in suburban Vanderburgh and Warrick counties, and rural areas in all four counties.

Population by City, Town, and County

	2000	2010	2000-2010 % change
Vanderburgh County	**171,922**	**179,703**	**4.5%**
Town of Darmstadt	1,313	1,407	7.2%
City of Evansville	121,582	117,429	-3.4%
Warrick County	**52,383**	**59,689**	**13.9%**
City of Boonville	6,834	6,246	-8.6%
Town of Chandler	3,094	2,887	-6.7%
Town of Elberfeld	636	625	-1.7%
Town of Lynnville	781	888	13.7%
Town of Newburgh	3,088	3,325	7.7%
Town of Tennyson	290	279	-3.8%
Gibson County	**32,500**	**33,503**	**3.1%**
Town of Fort Branch	2,320	2,771	19.4%
Town of Francisco	543	469	-13.6%
Town of Haubstadt	1,529	1,577	3.1%
Town of Hazleton	288	263	-8.7%
Town of Mackey	142	106	-25.4%
City of Oakland City	2,588	2,429	-6.1%
Town of Owensville	1,322	1,284	-2.9%
Town of Patoka	749	735	-1.9%
City of Princeton	8,175	8,644	5.7%
Town of Somerville	312	293	-6.1%
Posey County	**27,061**	**25,910**	**-4.3%**
Town of Cynthiana	693	545	-21.4%
Town of Griffin	160	172	7.5%
City of Mount Vernon	7,478	6,687	-10.6%
Town of New Harmony	916	789	-13.9%
Town of Poseyville	1,187	1,045	-12.0%
Region Total	**283,866**	**298,805**	**5.3%**

Source: U.S. Census

Table 1-1: Regional Population

16 of 23

communities in the region lost population between 2000 & 2010. The most recent American Community Survey shows some people are moving back to the city.

2010 population rank

Vanderburgh	Warrick	Gibson	Posey
7th	**26th**	**47th**	**61st**

out of 92 Indiana counties

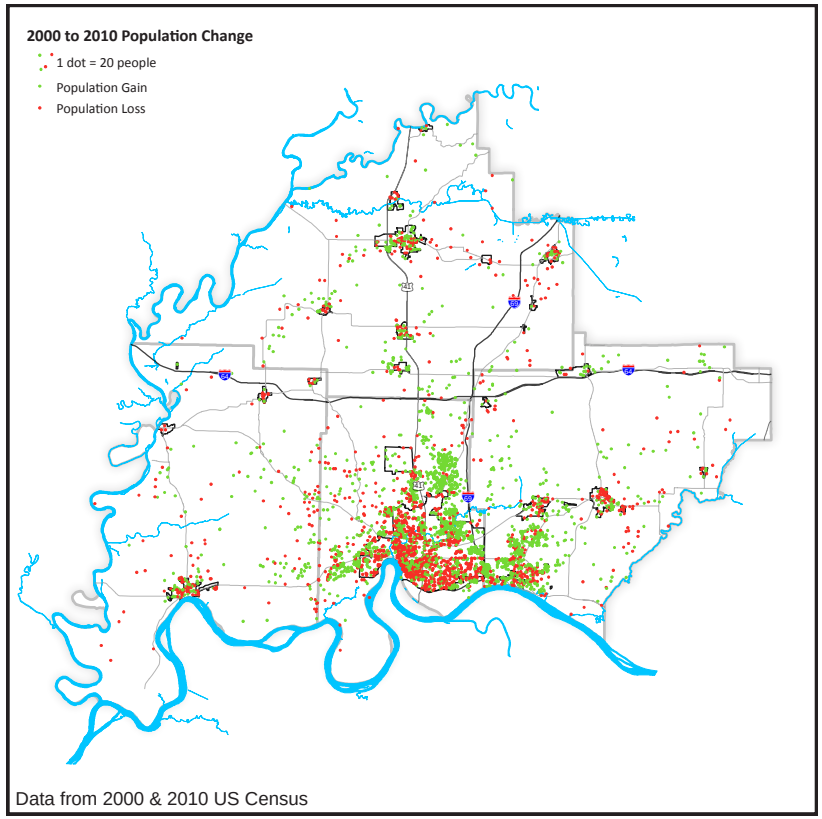


Figure 1-2: Regional Population Change

Population Projections

Figure 1-3 shows the population change for the region and all four counties from 1960 to a projected population for the year 2040. The projections for Vanderburgh and Warrick counties were used in the Regional Plan for Sustainable Development, a sustainability plan for Vanderburgh County, Warrick County, and Henderson County, Kentucky. These projections, along with the projections for Gibson and Posey counties are used in the Evansville Metropolitan Planning Organization's traffic models.

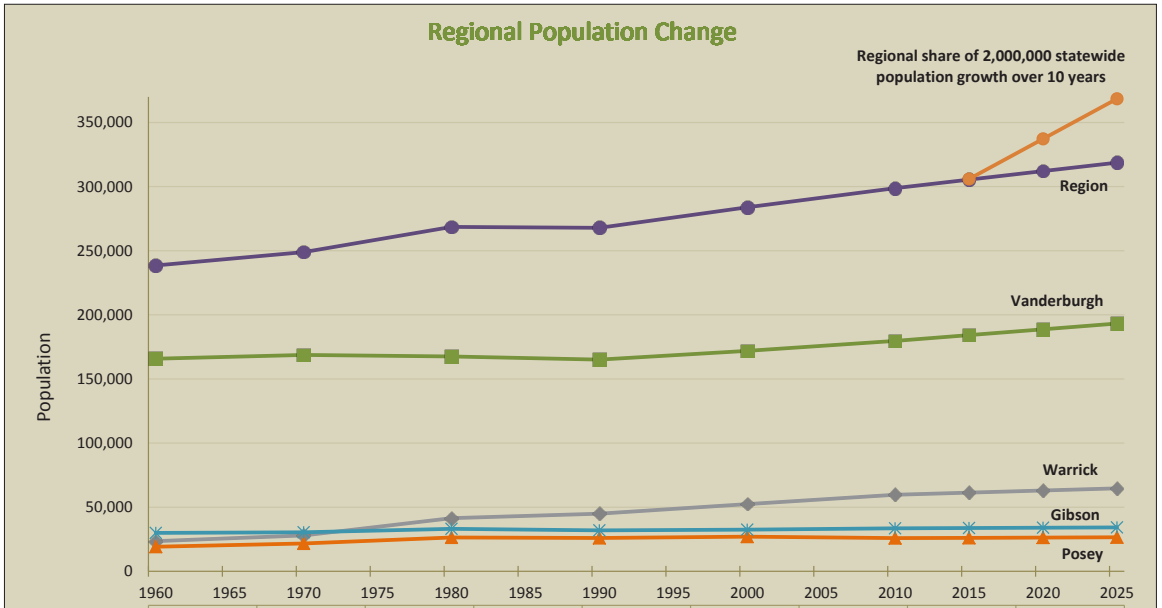
The projections show an increase of between 4.1 percent and 4.4 percent each decade between 2010 and 2040, with a 2040 population of 338,665 for the region. These projections were based on data from several sources and past trends in population. The Indiana Business Research Center (IBRC), who provides population projections for every county in Indiana, is not as optimistic for this region. Their projections have a similar 2020 population, but a growth rate that decreases over time to a population of 323,827 for the region.

Note on the graph the orange line extending from the Region population line at the year 2015. This orange line graphically represents the substantial increase in population necessary to meet a goal of increasing the regional population by 70,000 people. 70,000 is the Region's pro-rated share of population increase necessary to help Indiana meet its goal of growing the statewide population by two million people over the next ten years. The Regional Development Plan will create strong attractions for persons from across the country and particularly in the neighboring states of Kentucky and Illinois to consider relocation to the Southwest Indiana Region.

13%
projected population increase between 2010 & 2040 based on local projections

In order to realize growth rates like those on the left, the region must push for more urban infill and revitalization efforts.

8%
projected population increase between 2010 & 2040 based on IBRC projections



	1960	1970	1980	1990	2000	2010	2015	2020	2025
Region	238,534	248,928	268,559	267,859	283,866	298,805	305,447	312,093	318,735
Vanderburgh	165,794	168,772	167,515	165,058	171,922	179,703	184,206	188,712	193,216
Warrick	23,577	27,972	41,474	44,920	52,383	59,689	61,363	63,037	64,711
Posey	19,214	21,740	26,414	25,968	27,061	25,910	26,116	26,322	26,528
Gibson	29,949	30,444	33,156	31,913	32,500	33,503	33,762	34,021	34,281
+ 2,000,000 statewide							305,946	337,237	368,511

Source: U.S. Census, Evansville MPO, IBRC

Figure 1-3: Regional Population Change

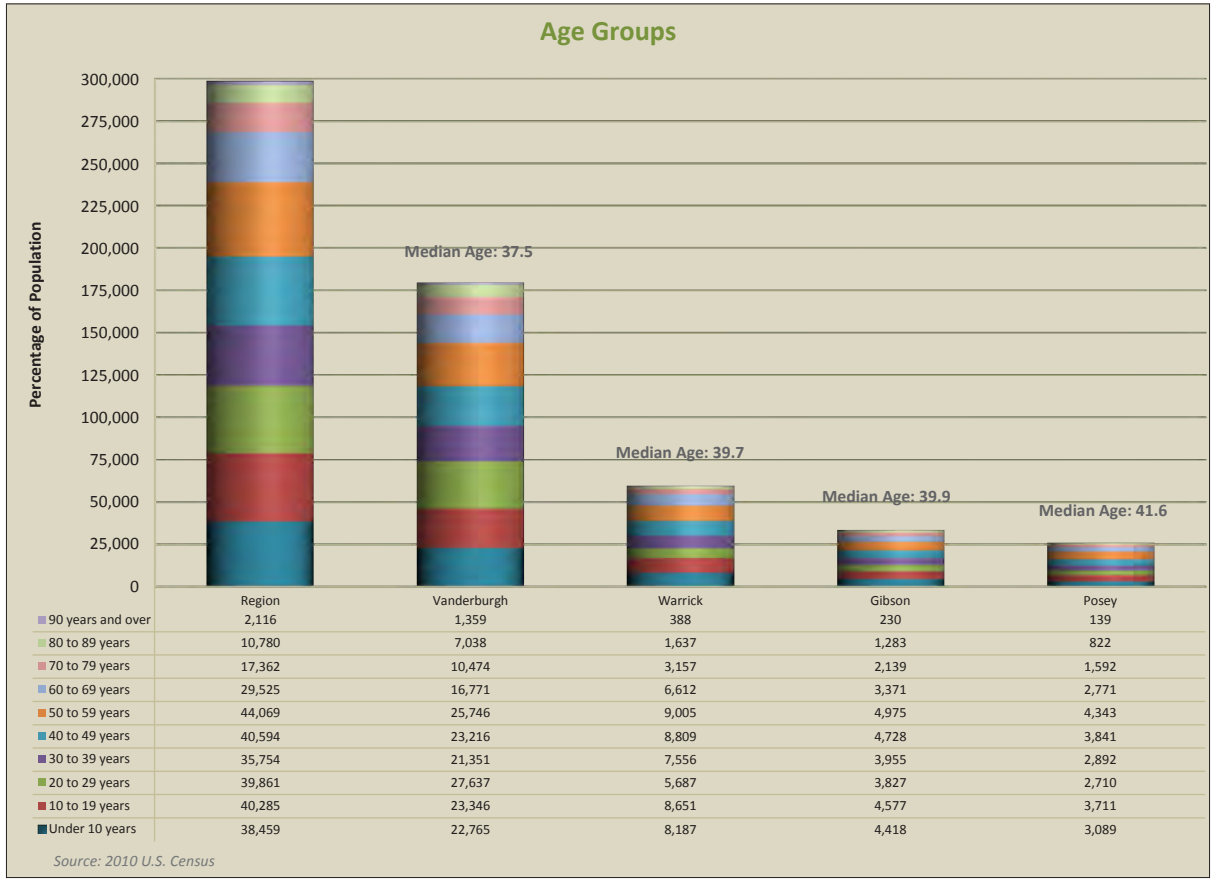
Age Groups

Many community planners and economists view attraction of millennials as the key to ensuring healthy growth of a community. Millennials, often defined as those people between the ages of 18 and 34, are typically in the time of their lives where they are looking to establish their careers and find their ideal place to live. It is often thought that this age group looks to find a unique and interesting place to live, and find a job when they get there, as opposed to the typical process of moving to where you can find a job. If you get this age group to find interest in your community, it is thought that you can keep them there as they begin a family and go through their careers.

Figure 1-4 shows the breakdown of the population by 10 year age groups for the region and four counties within the region. The largest age group within the region is the 50 to 59 year age group, with 14.7 percent of the total population of the region. The 30 to 39 year age group is the smallest of the age groups between 10 and 59 at 12 percent. The age data is further broken down within the Census to every five years. When comparing the Millennial age group (20 to 34 years of age using the five year Census data) to other age groups of 15 years (5 to 19, 35 to 49, and 50 to 64) it is the smallest at 19 percent compared to 20 percent for the other age groups. This is also reflected in the median age for each county of at least 37 years.

38.7
median age for the region based on 2010 US Census

37
median age for Indiana based on 2010 US Census



	Region	Vanderburgh	Warrick	Gibson	Posey
90 years and over	2,116	1,359	388	230	139
80 to 89 years	10,780	7,038	1,637	1,283	822
70 to 79 years	17,362	10,474	3,157	2,139	1,592
60 to 69 years	29,525	16,771	6,612	3,371	2,771
50 to 59 years	44,069	25,746	9,005	4,975	4,343
40 to 49 years	40,594	23,216	8,809	4,728	3,841
30 to 39 years	35,754	21,351	7,556	3,955	2,892
20 to 29 years	39,861	27,637	5,687	3,827	2,710
10 to 19 years	40,285	23,346	8,651	4,577	3,711
Under 10 years	38,459	22,765	8,187	4,418	3,089

Figure 1-4: Age Groups

Median Household Income

One indicator of the well-being of any region is median household income. Table 1-2 shows the median household income for each of the four counties in the region and compares them to the median household income for Indiana and the United States. In order to compare median income for 1990, 2000, and 2010, an inflation factor was used to convert all years to 2010 dollar amounts. The average consumer price index was used to factor the 1990 and 2000 median income amounts.

Table 1-2 reveals a strong discrepancy between the four counties in terms of median household income. While Warrick and Posey counties are well above the Indiana median household income, Gibson County is slightly below and Vanderburgh County is well below. Warrick County is 31 percent higher and Posey County is 21 percent higher than the State's median household income for the year 2010. Gibson County is 2 percent lower and Vanderburgh County is 11 percent lower than the State's 2010 median household income.

Median household income rank

Vanderburgh	Warrick	Gibson	Posey
69th	**4th**	**40th**	**8th**

out of 92 Indiana counties based in 2006-2010 ACS

Median Household Income

	1990		2000		2010
	1990	2010*	2000	2010*	2010
Vanderburgh County	$25,798	$43,041	$36,823	$46,629	$42,396
Warrick County	$34,069	$56,840	$48,814	$61,813	$62,354
Gibson County	$25,985	$43,353	$37,515	$47,505	$46,872
Posey County	$31,530	$52,604	$44,209	$55,982	$57,530
Indiana	$28,797	$48,044	$41,567	$52,636	$47,697
United States	$30,056	$50,145	$41,994	$53,177	$51,914

** 2010 inflation adjusted dollar amount calculated by using the average consumer price index.*

Source: 2006-2010 American Community Survey, 1990 & 2000 U.S. Census SF3

Table 1-2: Median Household Income

Educational Attainment

The educational attainment of the individuals in a region can often determine the relative prosperity and economic growth potential of a region. Figure 1-5 shows the educational attainment of the population 25 years of age and older in each of the four counties, with data for Indiana and United States for comparison. All four counties have a much higher percentage of individuals with at least a high school diploma, when compared to Indiana and the United States. More than 91 percent of Warrick County residents have at least a high school diploma. More than 87 percent of Vanderburgh County residents have a high school diploma. This is the lowest of the four counties, which is still higher than the state average.

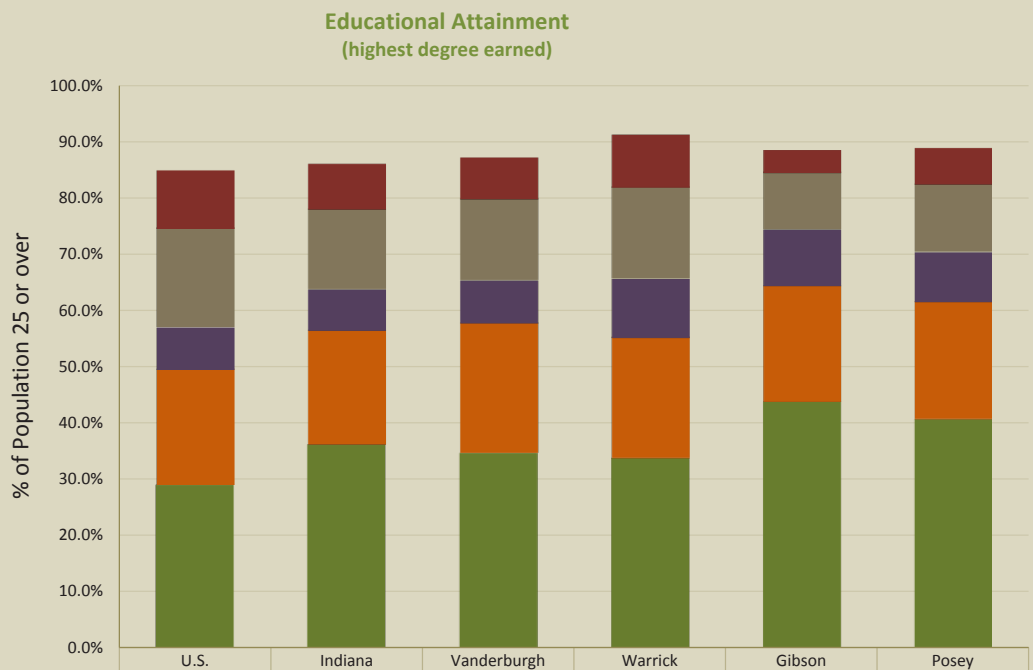
Rates for Associate's Degrees in all four counties are higher than the state and U.S. averages. The rates of Bachelor's Degrees in Gibson and Posey counties are lower than that of Indiana. Only Warrick County has a higher Graduate/ Professional Degree rate than Indiana.

88.4%
of the region's population 25 years of age or older has a high school diploma

86.2%
of Indiana's population 25 years of age or older has a high school diploma

21.5%
of the region's population 25 years of age or older has a Bachelor's Degree or higher

22.4%
of Indian's population 25 years of age or older has a Bachelor's Degree or higher



	U.S.	Indiana	Vanderburgh	Warrick	Gibson	Posey
Graduate/Professional Degree	10.3%	8.1%	7.4%	9.3%	4.0%	6.5%
Bachelor's Degree	17.6%	14.3%	14.5%	16.3%	10.2%	12.1%
Associate's Degree	7.5%	7.3%	7.6%	10.4%	10.0%	8.8%
Some college (no degree)	20.6%	20.3%	23.1%	21.5%	20.6%	20.9%
High school graduate	29.0%	36.2%	34.7%	33.8%	43.8%	40.7%

Source: 2006-2010 American Community Survey

Figure 1-5: Educational Attainment

Higher Education

The ability for individuals to receive an Associate's, Bachelor's, or Graduate Degree is often dependent upon the availability of higher education facilities in the region. Some individuals do not have the opportunity to attend a university far from home. Within the four counties, there are three major, four-year universities and five community colleges/technical schools that provide a variety of degree opportunities.

The Southwest Indiana Region is home to over 20,000 students pursuing higher education. These include the University of Evansville (2,500 students), the University of Southern Indiana (9,500 students), Oakland City University (2,300 students), Ivy Tech Southwest Indiana (6,500 students), ITT Technical Institute Newburgh (300 students), and Harrison College (500 students).

The University of Evansville is a private university with a liberal arts and sciences base. The university is affiliated with the United Methodist Church and is located south of the Lloyd Expressway and west of Weinbach Avenue. The school offers bachelor's and graduate degrees in more than 80 majors, with an enrollment of over 2,400 based on the university's website.

The University of Southern Indiana is located south of the Lloyd Expressway on the west side of Evansville. The public four-year university offers 70 undergraduate programs, 10 master's programs, and one doctoral program. Based on the school's website, there were 9,364 students enrolled for the beginning of the 2014-2015 school year.

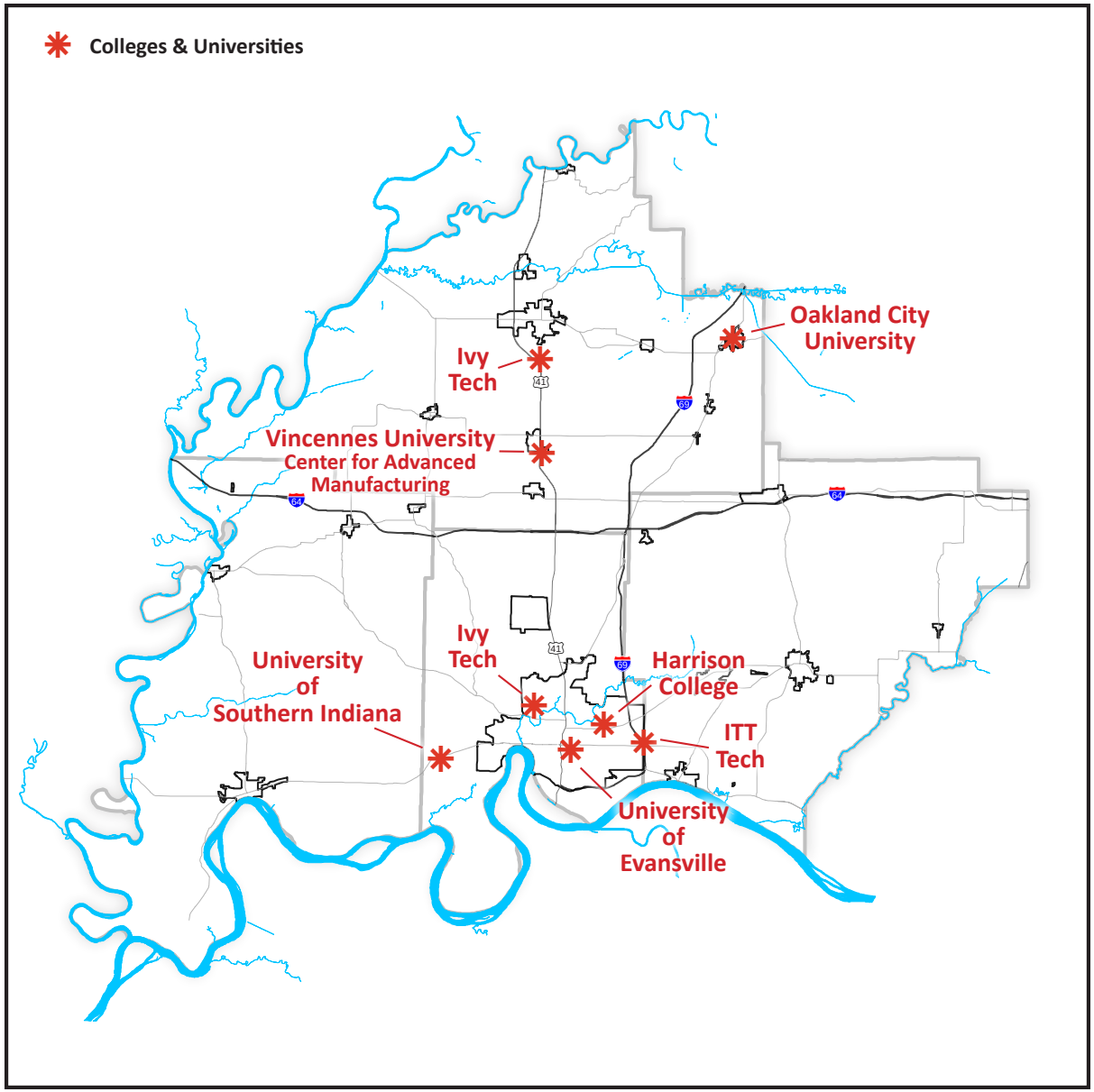


Figure 1-6: Regional Colleges and Universities

Oakland City University's main campus is located on the west side of Oakland City. The private, General Baptist affiliated four-year university offers multiple degrees in its five schools, including the School of Arts and Sciences, the School of Business, the School of Adult and Extended Learning, the School of Education, and the Chapman School of Religious Studies. The university also has off-campus sites in Indianapolis, Evansville, Bedford, and Rockport, as well as online courses. The main campus at Oakland City has an enrollment of nearly 500 students, with more than 1,000 students combined between all sites.

Ivy Tech is a two-year community college with campuses throughout Indiana. The main campus in the southwest region of Indiana is located on First Avenue, north of Diamond Avenue (SR 66) in Evansville. One of the other southwest region campuses is located in Gibson County, just south of Princeton. The schools offer associate and technical degrees and certificates.

ITT Tech is a two-year technical school with campuses throughout the United States. The Newburgh Campus is one of six in Indiana and is located north of the Lloyd Expressway and east of I-69. The school offers both bachelor's and associate's degrees.

Harrison College is a small college with campuses throughout Indiana, one in Columbus, Ohio, and one in Raleigh, North Carolina. The school offers bachelor's degrees, associates degrees, and certificates. The Evansville campus is located on Theater Drive, just west of Green River Road.

The Vincennes University Center for Advanced Manufacturing and Logistics is located along US 41, just south of Fort Branch in Gibson County. The newly developed Center offers general studies courses in math, reading, writing, accounting, chemistry, English, psychology, and law enforcement. It also offers a variety of workforce programs, including certified miner safety training and heavy equipment operator training. Enrollment numbers have been increasing since the facility opened a few years ago.

C. REGIONAL ECONOMICS

This region has been "holding its own" and experiencing modest growth opportunities. Employment is distributed among a variety of industry sectors. However, manufacturing, healthcare and retail trade are the dominant employment sectors.

Mohammed Khayum, Ph.D., Professor of Economics and Dean of Business, University of Southern Indiana, shared his insights on the Evansville regional economy at the annual economic forecast luncheon hosted by the Indiana Business Research Center, Indiana University Kelley School of Business. Professor Khayum shared the following:

> *"A widening gap between the Evansville economy and the U.S. economy with regard to income growth over the past three decades highlights the importance of achieving higher rates of output and employment growth. The completion of the I-69 segment between Evansville and Bloomington by the end of 2015 will likely be an important source of expanded economic activity. The additional transportation and distribution networks resulting from the I-69 extension are expected to provide a solid foundation for future employment and output growth."*

The initiatives in the Regional Development Plan speak to creating employment opportunities with higher income potential. The investments in research oriented pursuits, coupled with placemaking pursuits will have considerable impact on increasing incomes in the region.

To provide a summary of the important economic drivers in the Region, the following is a summary of datasets that depict the region's economy. These datasets were provided by Garner Economics LLC. The data is produced by Economic Modeling Specialists International (EMSI).

While these datasets depict the economic dynamics of the four-county region, similar data for each respective county is included as Appendix A.

OLD NATIONAL

Jobs by Industry

Table 1-3 provides summary information on the Region's employment by industry sector.

185,636	53.9%	46.1%
Total Jobs	**Male** (National 52.8%)	**Female** (National 47.2%)

Table 1-3: Jobs by Industry

JOBS BY INDUSTRY		
NAICS	**INDUSTRY**	**2015 JOBS**
11	CROP AND ANIMAL PRODUCTION	2,009
21	MINING, QUARRYING, AND OIL AND GAS EXTRACTION	4,878
22	UTILITIES	1,574
23	CONSTRUCTION	11,790
31	MANUFACTURING	26,001
42	WHOLESALE TRADE	5,581
44	RETAIL TRADE	19,067
48	TRANSPORTATION AND WAREHOUSING	7,359
51	INFORMATION	1,972
52	FINANCE AND INSURANCE	5,445
53	REAL ESTATE AND RENTAL AND LEASING	5,243
54	PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES	6,623
55	MANAGEMENT OF COMPANIES AND ENTERPRISES	3,409
56	ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES	13,274
61	EDUCATIONAL SERVICES	3,102
62	HEALTH CARE AND SOCIAL ASSISTANCE	24,659
71	ARTS, ENTERTAINMENT, AND RECREATION	3,330
72	ACCOMMODATION AND FOOD SERVICES	13,424
81	OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	10,401
90	GOVERNMENT	16,488
99	UNCLASSIFIED INDUSTRY	<10

source: Economic Modeling Specialists International (EMSI)

Average Earnings by Industry

Regional sectors with earning levels that are measurably above average are important economic drivers. These include utilities, management of companies, healthcare and manufacturing. Table 1-4 provides summary information of the region's earnings by Industry.

$47,066
Avg. Earnings (2015)
87% of Nation Avg.

Table 1-4: Average Earnings by Industry

AVERAGE EARNINGS BY INDUSTRY		
NAICS	INDUSTRY	AVG. EARNINGS (2015)
11	CROP AND ANIMAL PRODUCTION	$26,807
21	MINING, QUARRYING, AND OIL AND GAS EXTRACTION	$36,076
22	UTILITIES	$99,091
23	CONSTRUCTION	$57,683
31	MANUFACTURING	$78,711
42	WHOLESALE TRADE	$60,570
44	RETAIL TRADE	$28,585
48	TRANSPORTATION AND WAREHOUSING	$50,973
51	INFORMATION	$51,638
52	FINANCE AND INSURANCE	$59,865
53	REAL ESTATE AND RENTAL AND LEASING	$28,054
54	PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES	$57,660
55	MANAGEMENT OF COMPANIES AND ENTERPRISES	$91,506
56	ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES	$30,077
61	EDUCATIONAL SERVICES	$28,703
62	HEALTH CARE AND SOCIAL ASSISTANCE	$52,140
71	ARTS, ENTERTAINMENT, AND RECREATION	$19,177
72	ACCOMMODATION AND FOOD SERVICES	$16,279
81	OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	$23,364
90	GOVERNMENT	$48,402
99	UNCLASSIFIED INDUSTRY	$20,209

source: Economic Modeling Specialists International (EMSI)

Unemployment by Industry

Unemployment is dominated by persons previously employed in construction, manufacturing, retail trade and those having no previous work experience. Table 1-5 provides summary information on unemployment by industry. Lack of qualified workforce has been identified as one of the larger challenges for growing the region's economy. The data reinforces this concern.

5,903
Total Unemployment
(4/2015)

Table 1-5: Unemployment by Industry

UNEMPLOYMENT BY INDUSTRY			
NAICS	INDUSTRY	UNEMPLOYED (4/2015)	% OF REGIONAL UNEMPLOYMENT
11	CROP AND ANIMAL PRODUCTION	5	0%
21	MINING, QUARRYING, AND OIL AND GAS EXTRACTION	97	2%
22	UTILITIES	15	0%
23	CONSTRUCTION	1,054	18%
31	MANUFACTURING	919	16%
42	WHOLESALE TRADE	89	2%
44	RETAIL TRADE	531	9%
48	TRANSPORTATION AND WAREHOUSING	221	4%
51	INFORMATION	40	1%
52	FINANCE AND INSURANCE	69	1%
53	REAL ESTATE AND RENTAL AND LEASING	75	1%
54	PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES	153	3%
55	MANAGEMENT OF COMPANIES AND ENTERPRISES	13	0%
56	ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES	412	7%
61	EDUCATIONAL SERVICES	66	1%
62	HEALTH CARE AND SOCIAL ASSISTANCE	419	7%
71	ARTS, ENTERTAINMENT, AND RECREATION	81	1%
72	ACCOMMODATION AND FOOD SERVICES	301	5%
81	OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	209	4%
90	GOVERNMENT	174	3%
99	NO PREVIOUS WORK EXPERIENCE/UNSPECIFIED	959	16%

source: Economic Modeling Specialists International (EMSI)

Gross Regional Product

The region's gross regional product is an effective data point to better understand the region's economic drivers. The region's gross regional product is dominated by manufacturing, followed by healthcare. Table 1-6 provides additional data on the region's gross regional product. The region's exports are also dominated by manufacturing.

$8,519,186,292	$9,208,413,888	$947,583,279	$18,675,183,458
Earnings (2013)	Property Income (2013)	Taxes on Production (2013)	Total GRP (2013)

Table 1-6: Gross Regional Product (GRP)

GROSS REGIONAL PRODUCT (GRP)			
NAICS	INDUSTRY	GRP (2013)	% OF TOTAL
11	CROP AND ANIMAL PRODUCTION	$86,521,532.45	0%
21	MINING, QUARRYING, AND OIL AND GAS EXTRACTION	$664,181,168.38	4%
22	UTILITIES	$688,894,549.20	4%
23	CONSTRUCTION	$862,192,466.79	5%
31	MANUFACTURING	$7,424,002,780.15	40%
42	WHOLESALE TRADE	$723,616,895.85	4%
44	RETAIL TRADE	$795,102,478.02	4%
48	TRANSPORTATION AND WAREHOUSING	$506,353,961.22	3%
51	INFORMATION	$326,145,922.24	2%
52	FINANCE AND INSURANCE	$482,740,161.75	3%
53	REAL ESTATE AND RENTAL AND LEASING	$575,921,185.61	3%
54	PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES	$517,523,643.28	3%
55	MANAGEMENT OF COMPANIES AND ENTERPRISES	$384,740,385.33	2%
56	ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES	$486,320,631.88	3%
61	EDUCATIONAL SERVICES	$110,737,244.84	1%
62	HEALTH CARE AND SOCIAL ASSISTANCE	$1,388,034,897.01	7%
71	ARTS, ENTERTAINMENT, AND RECREATION	$134,381,510.40	1%
72	ACCOMMODATION AND FOOD SERVICES	$322,012,893.41	2%
81	OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	$276,802,062.93	1%
90	GOVERNMENT	$904,321,812.20	5%
99	OTHER NON-INDUSTRIES	$1,014,635,275.50	5%

source: Economic Modeling Specialists International (EMSI)

Cluster Rankings

Industry clusters can also help to understand and appreciate the specialization or industry representation. Industry clusters are geographic concentrations of competing, complementary, or interdependent firms and industries that do business with each other and/or have common needs for talent, technology, and infrastructure. The firms included in the cluster may be both competitive and cooperative. They may compete directly with some members of the cluster, purchase inputs from other cluster members, and rely on the services of other cluster firms in the operation of their business.

Following is listing of the top clusters in the region. These were determined by calculating an average cluster score, which for the Region is 30. Further distribution analysis indicated that top clusters have a score of 39 or greater. There are 8 clusters that exceed the score of 39. These are listed below.

Table 1-7: Upstream Metal Manufacturing

UPSTREAM METAL MANUFACTURING: 88			
NAICS	INDUSTRY	JOBS	SCORE
331313	ALUMINA REFINING AND PRIMARY ALUMINUM PRODUCTION	1,757	100
332119	METAL CROWN, CLOSURE, AND OTHER METAL STAMPING (EXCEPT AUTOMOTIVE)	238	29
332618	OTHER FABRICATED WIRE PRODUCT MANUFACTURING	115	32

source: Economic Modeling Specialists International (EMSI)

Table 1-8: Automotive

AUTOMOTIVE: 69			
NAICS	INDUSTRY	JOBS	SCORE
336111	AUTOMOBILE MANUFACTURING	13	30
336112	LIGHT TRUCK AND UTILITY VEHICLE MANUFACTURING	4,035	75
336320	MOTOR VEHICLE ELECTRICAL AND ELECTRONIC EQUIPMENT MANUFACTURING	32	22
336330	MOTOR VEHICLE STEERING AND SUSPENSION COMPONENTS (EXCEPT SPRING) MANUFACTURING	98	25
336360	MOTOR VEHICLE SEATING AND INTERIOR TRIM MANUFACTURING	1,695	59
336390	OTHER MOTOR VEHICLE PARTS MANUFACTURING	47	25
336999	ALL OTHER TRANSPORTATION EQUIPMENT MANUFACTURING	13	32

Table 1-9: Plastics

PLASTICS: 66			
NAICS	INDUSTRY	JOBS	SCORE
325211	PLASTICS MATERIAL AND RESIN MANUFACTURING	1,393	69
326121	UNLAMINATED PLASTICS PROFILE SHAPE MANUFACTURING	503	30
326150	URETHANE AND OTHER FOAM PRODUCT (EXCEPT POLYSTYRENE) MANUFACTURING	83	25
326160	PLASTICS BOTTLE MANUFACTURING	130	31
326199	ALL OTHER PLASTICS PRODUCT MANUFACTURING	4,098	72

Table 1-10: Coal Mining

COAL MINING: 49			
NAICS	INDUSTRY	JOBS	SCORE
212111	BITUMINOUS COAL AND LIGNITE SURFACE MINING	731	50
212112	BITUMINOUS COAL UNDERGROUND MINING	643	52
213113	SUPPORT ACTIVITIES FOR COAL MINING	122	33

Table 1-11: Electric Power Generation and Transmission

ELECTRIC POWER GENERATION AND TRANSMISSION: 46			
NAICS	INDUSTRY	JOBS	SCORE
221112	FOSSIL FUEL ELECTRIC POWER GENERATION	297	45
221121	ELECTRIC BULK POWER TRANSMISSION AND CONTROL	45	48

source: Economic Modeling Specialists International (EMSI)

Table 1-12: Lighting and Electrical Equipment

LIGHTING AND ELECTRICAL EQUIPMENT: 40			
NAICS	INDUSTRY	JOBS	SCORE
335312	MOTOR AND GENERATOR MANUFACTURING	733	40
335313	SWITCHGEAR AND SWITCHBOARD APPARATUS MANUFACTURING	83	41
335314	RELAY AND INDUSTRIAL CONTROL MANUFACTURING	29	31

Table 1-13: Upstream Chemical Products

UPSTREAM CHEMICAL PRODUCTS: 40			
NAICS	INDUSTRY	JOBS	SCORE
325120	INDUSTRIAL GAS MANUFACTURING	70	40
325193	ETHYL ALCOHOL MANUFACTURING	87	38
325320	PESTICIDE AND OTHER AGRICULTURAL CHEMICAL MANUFACTURING	26	45

Table 1-14: Local Commercial Services

LOCAL COMMERCIAL SERVICES: 40			
NAICS	INDUSTRY	JOBS	SCORE
339950	SIGN MANUFACTURING	188	26
453210	OFFICE SUPPLIES AND STATIONERY STORES	135	20
541110	OFFICES OF LAWYERS	700	28
541211	OFFICES OF CERTIFIED PUBLIC ACCOUNTANTS	473	31
541219	OTHER ACCOUNTING SERVICES	255	20
541350	BUILDING INSPECTION SERVICES	26	20
541380	TESTING LABORATORIES	156	25
541620	ENVIRONMENTAL CONSULTING SERVICES	108	28
541922	COMMERCIAL PHOTOGRAPHY	19	19
561110	OFFICE ADMINISTRATIVE SERVICES	159	19
561320	TEMPORARY HELP SERVICES	5,513	57
561410	DOCUMENT PREPARATION SERVICES	85	16
561439	OTHER BUSINESS SERVICE CENTERS (INCLUDING COPY SHOPS)	34	20
561492	COURT REPORTING AND STENOTYPE SERVICES	59	19
561611	INVESTIGATION SERVICES	92	18
561612	SECURITY GUARDS AND PATROL SERVICES	709	31
561613	ARMORED CAR SERVICES	31	20
561621	SECURITY SYSTEMS SERVICES (EXCEPT LOCKSMITHS)	281	26
561622	LOCKSMITHS	52	17
561710	EXTERMINATING AND PEST CONTROL SERVICES	267	27
561720	JANITORIAL SERVICES	2,206	30
561790	OTHER SERVICES TO BUILDINGS AND DWELLINGS	159	20
561990	ALL OTHER SUPPORT SERVICES	252	20
811212	COMPUTER AND OFFICE MACHINE REPAIR AND MAINTENANCE	69	21
811310	COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE	556	29
811411	HOME AND GARDEN EQUIPMENT REPAIR AND MAINTENANCE	18	17
811412	APPLIANCE REPAIR AND MAINTENANCE	45	19
812320	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)	148	17
812331	LINEN SUPPLY	19	24
812332	INDUSTRIAL LAUNDERERS	295	28

source: Economic Modeling Specialists International (EMSI)

Tax Rates and Budgets for Local Governments in the Region

The following pages show consolidated data reflecting tax rates and 2015 budgets for the general purpose units of government in the region. Government is a considerable component to regional economies. This data was obtained from the Indiana Department of Local Government Finance website. http://www.in.gov/dlgf/8379.htm#Local

Vanderburgh County Tax Rates

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
VANDERBURGH COUNTY	0101	GENERAL	$49,428,800.00	$39,849,262.00	$6,599,745,253.00	0.60380
VANDERBURGH COUNTY	0124	2015 REASSESSMENT	$552,589.00	$296,989.00	$6,599,745,253.00	0.00450
VANDERBURGH COUNTY	0702	HIGHWAY	$4,073,202.00	$0.00	$6,599,745,253.00	0.00000
VANDERBURGH COUNTY	0706	LOCAL ROAD & STREET	$1,477,888.00	$0.00	$6,599,745,253.00	0.00000
VANDERBURGH COUNTY	0790	CUMULATIVE BRIDGE	$1,394,910.00	$1,788,531.00	$6,599,745,253.00	0.02710
VANDERBURGH COUNTY	0801	HEALTH	$3,419,249.00	$2,488,104.00	$6,599,745,253.00	0.03770
VANDERBURGH COUNTY	1003	MUSEUM	$0.00	$93,661.00	$2,676,031,156.00	0.00350
VANDERBURGH COUNTY	1185	JAIL LEASE RENTAL	$2,312,760.00	$2,342,910.00	$6,599,745,253.00	0.03550
VANDERBURGH COUNTY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$1,213,808.00	$1,148,356.00	$6,599,745,253.00	0.01740
ARMSTRONG TOWNSHIP	0101	GENERAL	$16,652.00	$0.00	$103,601,375.00	0.00000
ARMSTRONG TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$6,075.00	$0.00	$103,601,375.00	0.00000
ARMSTRONG TOWNSHIP	1111	FIRE	$101,870.00	$75,929.00	$101,373,691.00	0.07490
CENTER TOWNSHIP	0101	GENERAL	$282,916.00	$198,601.00	$1,614,641,855.00	0.01230
CENTER TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$410,731.00	$248,655.00	$1,614,641,855.00	0.01540
CENTER TOWNSHIP	1111	FIRE	$515,000.00	$292,984.00	$1,010,288,948.00	0.02900
CENTER TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$240,000.00	$327,334.00	$1,010,288,948.00	0.03240
GERMAN TOWNSHIP	0101	GENERAL	$32,659.00	$23,722.00	$308,076,948.00	0.00770
GERMAN TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$30,000.00	$33,580.00	$308,076,948.00	0.01090
GERMAN TOWNSHIP	1111	FIRE	$220,049.00	$201,563.00	$307,261,247.00	0.06560
GERMAN TOWNSHIP	1187	EMERGENCY FIRE LOAN	$40,463.00	$39,944.00	$307,261,247.00	0.01300
GERMAN TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$43,000.00	$41,173.00	$307,261,247.00	0.01340
PERRY TOWNSHIP	0061	RAINY DAY	$4,900.00	$0.00	$730,102,796.00	0.00000
PERRY TOWNSHIP	0101	GENERAL	$148,176.00	$86,882.00	$730,102,796.00	0.01190
PERRY TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$262,071.00	$129,958.00	$730,102,796.00	0.01780
PERRY TOWNSHIP	1101	EMERG AMBUL/MED SERVICES - FIRE	$40,000.00	$19,966.00	$486,966,611.00	0.00410
PERRY TOWNSHIP	1111	FIRE	$130,000.00	$135,377.00	$486,966,611.00	0.02780
PERRY TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$100,000.00	$74,993.00	$486,966,611.00	0.01540
KNIGHT TOWNSHIP	0101	GENERAL	$133,286.00	$133,000.00	$2,180,334,372.00	0.00610
KNIGHT TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$356,326.00	$226,755.00	$2,180,334,372.00	0.01040
KNIGHT TOWNSHIP	1111	FIRE	$141,866.00	$135,187.00	$105,450,006.00	0.12820
KNIGHT TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$22,687.00	$19,086.00	$105,450,006.00	0.01810
PIGEON TOWNSHIP	0061	RAINY DAY	$5,598.00	$0.00	$1,012,867,129.00	0.00000
PIGEON TOWNSHIP	0101	GENERAL	$137,103.00	$143,827.00	$1,012,867,129.00	0.01420
PIGEON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$1,575,501.00	$989,571.00	$1,012,867,129.00	0.09770
PIGEON TOWNSHIP	1111	FIRE	$12,000.00	$22,411.00	$9,230,140.00	0.24280
SCOTT TOWNSHIP	0061	RAINY DAY	$8,500.00	$0.00	$616,795,354.00	0.00000
SCOTT TOWNSHIP	0101	GENERAL	$90,485.00	$29,606.00	$616,795,354.00	0.00480

source: Indiana Department of Local Government Finance

Vanderburgh County Tax Rates (Continued)

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
SCOTT TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$11,000.00	$6,785.00	$616,795,354.00	0.00110
SCOTT TOWNSHIP	1101	EMERG AMBUL/MED SERVICES - FIRE	$130,000.00	$62,471.00	$552,841,679.00	0.01130
SCOTT TOWNSHIP	1111	FIRE	$820,000.00	$762,369.00	$552,841,679.00	0.13790
SCOTT TOWNSHIP	1182	FIRE EQUIPMENT DEBT	$72,888.00	$4,423.00	$552,841,679.00	0.00080
SCOTT TOWNSHIP	1187	EMERGENCY FIRE LOAN	$137,475.00	$124,389.00	$552,841,679.00	0.02250
SCOTT TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$300,000.00	$96,747.00	$552,841,679.00	0.01750
SCOTT TOWNSHIP	1312	RECREATION	$35,000.00	$7,402.00	$616,795,354.00	0.00120
UNION TOWNSHIP	0101	GENERAL	$25,328.00	$13,830.00	$33,325,424.00	0.04150
UNION TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$7,500.00	$3,999.00	$33,325,424.00	0.01200
UNION TOWNSHIP	1111	FIRE	$19,400.00	$18,995.00	$33,325,424.00	0.05700
UNION TOWNSHIP	1181	FIRE BUILDING DEBT	$25,735.00	$25,027.00	$33,325,424.00	0.07510
UNION TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$3,000.00	$2,233.00	$33,325,424.00	0.00670
EVANSVILLE CIVIL CITY	0101	GENERAL	$85,705,334.00	$57,802,467.00	$4,253,308,819.00	1.35900
EVANSVILLE CIVIL CITY	0254	LOCAL INCOME TAX	$16,804,431.00	$0.00	$4,253,308,819.00	0.00000
EVANSVILLE CIVIL CITY	0341	FIRE PENSION	$5,491,575.00	$0.00	$4,253,308,819.00	0.00000
EVANSVILLE CIVIL CITY	0342	POLICE PENSION	$7,025,144.00	$0.00	$4,253,308,819.00	0.00000
EVANSVILLE CIVIL CITY	0706	LOCAL ROAD & STREET	$4,380,012.00	$0.00	$4,253,308,819.00	0.00000
EVANSVILLE CIVIL CITY	0708	MOTOR VEHICLE HIGHWAY	$5,486,525.00	$0.00	$4,253,308,819.00	0.00000
EVANSVILLE CIVIL CITY	1301	PARK & RECREATION	$10,505,561.00	$6,995,730.00	$6,599,745,253.00	0.10600
EVANSVILLE CIVIL CITY	1380	PARK BOND	$1,090,260.00	$1,524,541.00	$6,599,745,253.00	0.02310
EVANSVILLE CIVIL CITY	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$297,673.00	$0.00	$4,253,308,819.00	0.00000
DARMSTADT CIVIL TOWN	0061	RAINY DAY	$800.00	$0.00	$69,293,410.00	0.00000
DARMSTADT CIVIL TOWN	0101	GENERAL	$219,000.00	$116,967.00	$69,293,410.00	0.16880
DARMSTADT CIVIL TOWN	0706	LOCAL ROAD & STREET	$40,000.00	$0.00	$69,293,410.00	0.00000
DARMSTADT CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$86,000.00	$0.00	$69,293,410.00	0.00000
DARMSTADT CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$5,000.00	$0.00	$69,293,410.00	0.00000
DARMSTADT CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$70,000.00	$31,667.00	$69,293,410.00	0.04570
EVANSVILLE-VANDERBURGH SCHOOL CORP	0061	RAINY DAY	$5,812,298.00	$0.00	$6,599,745,253.00	0.00000
EVANSVILLE-VANDERBURGH SCHOOL CORP	0101	GENERAL	$153,922,557.00	$0.00	$6,599,745,253.00	0.00000
EVANSVILLE-VANDERBURGH SCHOOL CORP	0180	DEBT SERVICE	$11,339,826.00	$11,344,962.00	$6,599,745,253.00	0.17190
EVANSVILLE-VANDERBURGH SCHOOL CORP	0187	REFERENDUM DEBT FUND - EXEMPT CAI	$12,241,000.00	$12,235,928.00	$6,599,745,253.00	0.18540
EVANSVILLE-VANDERBURGH SCHOOL CORP	1214	CAPITAL PROJECTS (School)	$22,186,754.00	$19,145,861.00	$6,599,745,253.00	0.29010
EVANSVILLE-VANDERBURGH SCHOOL CORP	2016	ART INSTITUTE	$353,484.00	$323,388.00	$6,599,745,253.00	0.00490
EVANSVILLE-VANDERBURGH SCHOOL CORP	6301	TRANSPORTATION	$14,998,820.00	$14,275,249.00	$6,599,745,253.00	0.21630
EVANSVILLE-VANDERBURGH SCHOOL CORP	6302	BUS REPLACEMENT	$3,475,157.00	$2,560,701.00	$6,599,745,253.00	0.03880
EVANSVILLE-VANDERBURGH COUNTY PUBLIC LIB	0061	RAINY DAY	$525,000.00	$0.00	$6,599,745,253.00	0.00000
EVANSVILLE-VANDERBURGH COUNTY PUBLIC LIB	0101	GENERAL	$12,355,094.00	$8,731,463.00	$6,599,745,253.00	0.13230
EVANSVILLE-VANDERBURGH COUNTY PUBLIC LIB	0180	DEBT SERVICE	$3,686,269.00	$3,748,655.00	$6,599,745,253.00	0.05680
EVANSVILLE-VANDERBURGH COUNTY PUBLIC LIB	1230	SPECIAL LIBRARY FUND - WILLIARD LIBR/	$1,005,591.00	$1,003,161.00	$6,599,745,253.00	0.01520
EVANSVILLE-VANDERBURGH COUNTY PUBLIC LIB	2011	LIBRARY IMPROVEMENT RESERVE	$300,000.00	$0.00	$6,599,745,253.00	0.00000
VANDERBURGH COUNTY SOLID WASTE MGMT DIST	8210	SPECIAL SOLID WASTE MANAGEMENT	$392,019.00	$0.00	$6,599,745,253.00	0.00000
EVANSVILLE LEVEE AUTHORITY	0901	LEVEE AUTHORITY	$2,368,803.00	$1,649,936.00	$6,599,745,253.00	0.02500
EVANSVILLE-VANDERBURGH AIRPORT AUTHORITY	2190	CUMULATIVE AIRPORT BUILDING	$14,931,741.00	$838,168.00	$6,599,745,253.00	0.01270
EVANSVILLE-VANDERBURGH AIRPORT AUTHORITY	8101	SPECL AIRPORT GENERAL	$6,933,227.00	$1,022,961.00	$6,599,745,253.00	.0155

source: Indiana Department of Local Government Finance

Warrick County Tax Rates

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
WARRICK COUNTY	0061	RAINY DAY	$200,000.00	$0.00	$2,916,300,258.00	0.00000
WARRICK COUNTY	0101	GENERAL	$14,291,680.00	$12,079,316.00	$2,916,300,258.00	0.41420
WARRICK COUNTY	0102	ELECTION/REGISTRATION	$173,857.00	$128,317.00	$2,916,300,258.00	0.00440
WARRICK COUNTY	0124	2015 REASSESSMENT	$490,501.00	$317,877.00	$2,916,300,258.00	0.01090
WARRICK COUNTY	0580	COURT HOUSE LEASE RENTAL	$1,096,000.00	$1,087,780.00	$2,916,300,258.00	0.03730
WARRICK COUNTY	0702	HIGHWAY	$2,943,557.00	$0.00	$2,916,300,258.00	0.00000
WARRICK COUNTY	0706	LOCAL ROAD & STREET	$1,077,500.00	$0.00	$2,916,300,258.00	0.00000
WARRICK COUNTY	0790	CUMULATIVE BRIDGE	$226,966.00	$239,137.00	$2,916,300,258.00	0.00820
WARRICK COUNTY	0801	HEALTH	$603,378.00	$393,701.00	$2,916,300,258.00	0.01350
WARRICK COUNTY	0991	CUMULATIVE DRAINAGE	$187,800.00	$149,443.00	$2,532,936,153.00	0.00590
WARRICK COUNTY	1301	PARK & RECREATION	$591,786.00	$303,295.00	$2,916,300,258.00	0.01040
WARRICK COUNTY	1380	PARK BOND	$193,317.00	$227,471.00	$2,916,300,258.00	0.00780
WARRICK COUNTY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$702,969.00	$580,344.00	$2,916,300,258.00	0.01990
WARRICK COUNTY	2430	REDEVELOPMENT - GENERAL	$14,937.00	$0.00	$2,916,300,258.00	0.00000
ANDERSON TOWNSHIP	0101	GENERAL	$56,340.00	$55,904.00	$548,080,923.00	0.01020
ANDERSON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$14,550.00	$7,673.00	$548,080,923.00	0.00140
ANDERSON TOWNSHIP	1111	FIRE	$261,500.00	$189,088.00	$548,080,923.00	0.03450
ANDERSON TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$246,379.00	$134,280.00	$548,080,923.00	0.02450
BOON TOWNSHIP	0061	RAINY DAY	$21,250.00	$0.00	$482,226,828.00	0.00000
BOON TOWNSHIP	0101	GENERAL	$85,421.00	$74,263.00	$482,226,828.00	0.01540
BOON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$66,049.00	$60,761.00	$482,226,828.00	0.01260
BOON TOWNSHIP	1312	RECREATION	$4,638.00	$3,858.00	$482,226,828.00	0.00080
CAMPBELL TOWNSHIP	0101	GENERAL	$17,810.00	$17,702.00	$75,651,612.00	0.02340
CAMPBELL TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$6,000.00	$983.00	$75,651,612.00	0.00130
CAMPBELL TOWNSHIP	1111	FIRE	$7,200.00	$5,901.00	$75,651,612.00	0.00780
GREER TOWNSHIP	0101	GENERAL	$18,455.00	$14,861.00	$77,002,111.00	0.01930
GREER TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$16,875.00	$7,931.00	$77,002,111.00	0.01030
GREER TOWNSHIP	1312	RECREATION	$4,000.00	$924.00	$77,002,111.00	0.00120
HART TOWNSHIP	0101	GENERAL	$22,385.00	$11,676.00	$80,525,492.00	0.01450
HART TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$21,380.00	$17,071.00	$80,525,492.00	0.02120
HART TOWNSHIP	1312	RECREATION	$5,000.00	$966.00	$80,525,492.00	0.00120
LANE TOWNSHIP	0101	GENERAL	$4,921.00	$4,577.00	$22,656,483.00	0.02020
LANE TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$0.00	$0.00	$22,656,483.00	0.00000
LANE TOWNSHIP	1111	FIRE	$1,480.00	$2,991.00	$22,656,483.00	0.01320
OHIO TOWNSHIP	0101	GENERAL	$91,232.00	$79,475.00	$1,471,765,545.00	0.00540
OHIO TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$187,800.00	$139,818.00	$1,471,765,545.00	0.00950
OHIO TOWNSHIP	1111	FIRE	$625,600.00	$427,953.00	$1,254,993,331.00	0.03410
OHIO TOWNSHIP	1312	RECREATION	$5,000.00	$5,887.00	$1,471,765,545.00	0.00040
OWEN TOWNSHIP	0101	GENERAL	$10,150.00	$15,594.00	$30,697,046.00	0.05080
OWEN TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$3,000.00	$0.00	$30,697,046.00	0.00000
PIGEON TOWNSHIP	0101	GENERAL	$24,600.00	$23,117.00	$57,080,136.00	0.04050
PIGEON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$5,590.00	$3,996.00	$57,080,136.00	0.00700
PIGEON TOWNSHIP	1111	FIRE	$24,000.00	$20,720.00	$57,080,136.00	0.03630
PIGEON TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$7,000.00	$6,907.00	$57,080,136.00	0.01210
SKELTON TOWNSHIP	0101	GENERAL	$17,535.00	$15,535.00	$70,614,082.00	0.02200
SKELTON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$15,640.00	$15,959.00	$70,614,082.00	0.02260
SKELTON TOWNSHIP	8604	SPECL FIRE PROTECTION TERRITORY GENERAL	$55,700.00	$44,070.00	$101,311,128.00	0.04350
SKELTON TOWNSHIP	8692	SPECL FIRE PROTECTION TERRITORY EQUIP REPLACE	$34,556.00	$33,737.00	$101,311,128.00	0.03330
BOONVILLE CIVIL CITY	0061	RAINY DAY	$200.00	$0.00	$129,345,856.00	0.00000
BOONVILLE CIVIL CITY	0101	GENERAL	$1,962,057.00	$1,745,134.00	$129,345,856.00	1.34920
BOONVILLE CIVIL CITY	0341	FIRE PENSION	$210,146.00	$0.00	$129,345,856.00	0.00000
BOONVILLE CIVIL CITY	0342	POLICE PENSION	$145,692.00	$0.00	$129,345,856.00	0.00000
BOONVILLE CIVIL CITY	0706	LOCAL ROAD & STREET	$54,000.00	$0.00	$129,345,856.00	0.00000

source: Indiana Department of Local Government Finance

Warrick County Tax Rates (Continued)

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
BOONVILLE CIVIL CITY	0708	MOTOR VEHICLE HIGHWAY	$274,423.00	$0.00	$129,345,856.00	0.00000
BOONVILLE CIVIL CITY	1301	PARK & RECREATION	$142,425.00	$106,969.00	$129,345,856.00	0.08270
BOONVILLE CIVIL CITY	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$18,100.00	$0.00	$129,345,856.00	0.00000
BOONVILLE CIVIL CITY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$36,114.00	$34,535.00	$129,345,856.00	0.02670
BOONVILLE CIVIL CITY	8604	SPECL FIRE PROTECTION TERRITORY GENERAL	$1,359,354.00	$1,245,323.00	$478,051,235.00	0.26050
BOONVILLE CIVIL CITY	8692	SPECL FIRE PROTECTION TERRITORY EQUIP REPLACE	$157,485.00	$151,064.00	$478,051,235.00	0.03160
CHANDLER CIVIL TOWN	0101	GENERAL	$705,555.00	$446,220.00	$85,042,951.00	0.52470
CHANDLER CIVIL TOWN	0706	LOCAL ROAD & STREET	$29,000.00	$0.00	$85,042,951.00	0.00000
CHANDLER CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$144,300.00	$0.00	$85,042,951.00	0.00000
CHANDLER CIVIL TOWN	1303	PARK	$45,825.00	$50,941.00	$85,042,951.00	0.05990
CHANDLER CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$7,795.00	$0.00	$85,042,951.00	0.00000
CHANDLER CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$222,136.00	$34,017.00	$85,042,951.00	0.04000
CHANDLER CIVIL TOWN	2482	REDEVELOPMENT BOND	$51,509.00	$53,407.00	$85,042,951.00	0.06280
ELBERFELD CIVIL TOWN	0101	GENERAL	$120,340.00	$71,875.00	$12,326,325.00	0.58310
ELBERFELD CIVIL TOWN	0706	LOCAL ROAD & STREET	$6,245.00	$0.00	$12,326,325.00	0.00000
ELBERFELD CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$29,200.00	$0.00	$12,326,325.00	0.00000
ELBERFELD CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$13,008.00	$0.00	$12,326,325.00	0.00000
ELBERFELD CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$7,794.00	$1,763.00	$12,326,325.00	0.01430
ELBERFELD CIVIL TOWN	8604	SPECL FIRE PROTECTION TERRITORY GENERAL	$164,147.00	$96,561.00	$77,002,111.00	0.12540
ELBERFELD CIVIL TOWN	8692	SPECL FIRE PROTECTION TERRITORY EQUIP REPLACE	$56,722.00	$22,947.00	$77,002,111.00	0.02980
LYNNVILLE CIVIL TOWN	0061	RAINY DAY	$0.00	$0.00	$17,378,911.00	0.00000
LYNNVILLE CIVIL TOWN	0101	GENERAL	$98,630.00	$48,887.00	$17,378,911.00	0.28130
LYNNVILLE CIVIL TOWN	0706	LOCAL ROAD & STREET	$21,543.00	$0.00	$17,378,911.00	0.00000
LYNNVILLE CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$52,300.00	$0.00	$17,378,911.00	0.00000
LYNNVILLE CIVIL TOWN	1303	PARK	$179,575.00	$0.00	$17,378,911.00	0.00000
LYNNVILLE CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$2,395.00	$0.00	$17,378,911.00	0.00000
LYNNVILLE CIVIL TOWN	8604	SPECL FIRE PROTECTION TERRITORY GENERAL	$122,000.00	$106,857.00	$80,525,492.00	0.13270
LYNNVILLE CIVIL TOWN	8692	SPECL FIRE PROTECTION TERRITORY EQUIPMENT REPL	$33,500.00	$22,064.00	$80,525,492.00	0.02740
NEWBURGH CIVIL TOWN	0101	GENERAL	$2,735,484.00	$704,123.00	$135,904,856.00	0.51810
NEWBURGH CIVIL TOWN	0706	LOCAL ROAD & STREET	$30,600.00	$0.00	$135,904,856.00	0.00000
NEWBURGH CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$161,477.00	$0.00	$135,904,856.00	0.00000
NEWBURGH CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$8,579.00	$0.00	$135,904,856.00	0.00000
NEWBURGH CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$21,342.00	$17,668.00	$135,904,856.00	0.01300
TENNYSON CIVIL TOWN	0061	RAINY DAY	$245.00	$0.00	$3,365,206.00	0.00000
TENNYSON CIVIL TOWN	0101	GENERAL	$38,074.00	$20,198.00	$3,365,206.00	0.60020
TENNYSON CIVIL TOWN	0706	LOCAL ROAD & STREET	$7,000.00	$0.00	$3,365,206.00	0.00000
TENNYSON CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$17,200.00	$0.00	$3,365,206.00	0.00000
TENNYSON CIVIL TOWN	1092	CUMULATIVE BUILDING	$8,900.00	$3,200.00	$3,365,206.00	0.09510
TENNYSON CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$1,000.00	$0.00	$3,365,206.00	0.00000
WARRICK COUNTY SCHOOL CORPORATION	0061	RAINY DAY	$265,000.00	$0.00	$2,916,300,258.00	0.00000
WARRICK COUNTY SCHOOL CORPORATION	0101	GENERAL	$64,240,120.00	$0.00	$2,916,300,258.00	0.00000
WARRICK COUNTY SCHOOL CORPORATION	0180	DEBT SERVICE	$6,228,000.00	$5,080,195.00	$2,916,300,258.00	0.17420
WARRICK COUNTY SCHOOL CORPORATION	1214	CAPITAL PROJECTS (School)	$10,610,481.00	$9,477,976.00	$2,916,300,258.00	0.32500
WARRICK COUNTY SCHOOL CORPORATION	6301	TRANSPORTATION	$7,339,570.00	$6,284,627.00	$2,916,300,258.00	0.21550
WARRICK COUNTY SCHOOL CORPORATION	6302	BUS REPLACEMENT	$617,200.00	$571,595.00	$2,916,300,258.00	0.01960
NEWBURGH - OHIO TOWNSHIP PUBLIC LIBRARY	0061	RAINY DAY	$29,942.00	$0.00	$1,471,765,545.00	0.00000
NEWBURGH - OHIO TOWNSHIP PUBLIC LIBRARY	0101	GENERAL	$1,988,153.00	$1,686,643.00	$1,471,765,545.00	0.11460
NEWBURGH - OHIO TOWNSHIP PUBLIC LIBRARY	0283	LEASE RENTAL PAYMENT	$803,000.00	$694,673.00	$1,471,765,545.00	0.04720
BOONVILLE-WARRICK COUNTY PUBLIC LIBRARY	0101	GENERAL	$1,058,800.00	$918,724.00	$1,444,534,713.00	0.06360
WARRICK COUNTY SOLID WASTE	8210	SPECIAL SOLID WASTE MANAGEMENT	$2,105,081.00	$1,324,000.00	$2,916,300,258.00	0.04540

source: Indiana Department of Local Government Finance

Posey County Tax Rates

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
POSEY COUNTY	0101	GENERAL	$10,400,133.00	$7,165,681.00	$2,033,394,110.00	0.35240
POSEY COUNTY	0124	2015 REASSESSMENT	$294,100.00	$349,744.00	$2,033,394,110.00	0.01720
POSEY COUNTY	0702	HIGHWAY	$3,047,658.00	$0.00	$2,033,394,110.00	0.00000
POSEY COUNTY	0706	LOCAL ROAD & STREET	$252,880.00	$0.00	$2,033,394,110.00	0.00000
POSEY COUNTY	0790	CUMULATIVE BRIDGE	$1,869,480.00	$1,809,721.00	$2,033,394,110.00	0.08900
POSEY COUNTY	0801	HEALTH	$254,726.00	$248,074.00	$2,033,394,110.00	0.01220
POSEY COUNTY	0823	MENTAL HEALTH	$300,000.00	$302,976.00	$2,033,394,110.00	0.01490
POSEY COUNTY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$357,316.00	$400,579.00	$2,033,394,110.00	0.01970
BETHEL TOWNSHIP	0101	GENERAL	$17,235.00	$9,712.00	$28,648,979.00	0.03390
BETHEL TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$9,000.00	$7,993.00	$28,648,979.00	0.02790
BLACK TOWNSHIP	0101	GENERAL	$156,350.00	$100,805.00	$1,072,389,436.00	0.00940
BLACK TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$176,275.00	$89,008.00	$1,072,389,436.00	0.00830
BLACK TOWNSHIP	1111	FIRE	$221,000.00	$192,004.00	$901,428,877.00	0.02130
BLACK TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$200,000.00	$385,812.00	$901,428,877.00	0.04280
CENTER TOWNSHIP	0101	GENERAL	$17,684.00	$10,951.00	$68,875,284.00	0.01590
CENTER TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$10,700.00	$3,995.00	$68,875,284.00	0.00580
HARMONY TOWNSHIP	0101	GENERAL	$21,950.00	$13,642.00	$79,313,750.00	0.01720
HARMONY TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$8,320.00	$5,949.00	$79,313,750.00	0.00750
HARMONY TOWNSHIP	1111	FIRE	$29,500.00	$7,635.00	$49,259,285.00	0.01550
HARMONY TOWNSHIP	1182	FIRE EQUIPMENT DEBT	$30,590.00	$34,728.00	$49,259,285.00	0.07050
HARMONY TOWNSHIP	2010	LIBRARY (NON-LIBRARY UNIT)	$8,500.00	$6,995.00	$49,259,285.00	0.01420
LYNN TOWNSHIP	0101	GENERAL	$38,020.00	$13,686.00	$60,557,660.00	0.02260
LYNN TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$4,000.00	$2,483.00	$60,557,660.00	0.00410
LYNN TOWNSHIP	1111	FIRE	$26,250.00	$27,190.00	$60,557,660.00	0.04490
LYNN TOWNSHIP	1312	RECREATION	$35,000.00	$22,951.00	$60,557,660.00	0.03790
MARRS TOWNSHIP	0061	RAINY DAY	$5,924.00	$0.00	$364,261,409.00	0.00000
MARRS TOWNSHIP	0101	GENERAL	$120,000.00	$55,732.00	$364,261,409.00	0.01530
MARRS TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$28,200.00	$0.00	$364,261,409.00	0.00000
MARRS TOWNSHIP	1111	FIRE	$349,945.00	$255,712.00	$364,261,409.00	0.07020
POINT TOWNSHIP	0101	GENERAL	$9,420.00	$8,740.00	$35,672,620.00	0.02450
POINT TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$4,000.00	$999.00	$35,672,620.00	0.00280
POINT TOWNSHIP	1111	FIRE	$12,220.00	$12,022.00	$35,672,620.00	0.03370
ROBB TOWNSHIP	0101	GENERAL	$21,924.00	$14,087.00	$99,200,972.00	0.01420
ROBB TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$12,000.00	$11,904.00	$99,200,972.00	0.01200
ROBB TOWNSHIP	1111	FIRE	$35,000.00	$37,713.00	$71,291,105.00	0.05290
ROBINSON TOWNSHIP	0101	GENERAL	$30,320.00	$27,004.00	$164,657,568.00	0.01640
ROBINSON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$34,200.00	$22,887.00	$164,657,568.00	0.01390
ROBINSON TOWNSHIP	1111	FIRE	$94,000.00	$84,469.00	$164,657,568.00	0.05130
ROBINSON TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$10,000.00	$31,779.00	$164,657,568.00	0.01930
SMITH TOWNSHIP	0101	GENERAL	$18,000.00	$10,229.00	$59,816,432.00	0.01710
SMITH TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$12,000.00	$11,963.00	$59,816,432.00	0.02000
SMITH TOWNSHIP	1111	FIRE	$18,000.00	$20,008.00	$52,240,503.00	0.03830
SMITH TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$20,000.00	$9,769.00	$52,240,503.00	0.01870
MOUNT VERNON CIVIL CITY	0101	GENERAL	$3,211,365.00	$2,438,239.00	$170,960,559.00	1.42620
MOUNT VERNON CIVIL CITY	0341	FIRE PENSION	$152,115.00	$0.00	$170,960,559.00	0.00000
MOUNT VERNON CIVIL CITY	0342	POLICE PENSION	$133,936.00	$0.00	$170,960,559.00	0.00000
MOUNT VERNON CIVIL CITY	0706	LOCAL ROAD & STREET	$26,177.00	$0.00	$170,960,559.00	0.00000
MOUNT VERNON CIVIL CITY	0708	MOTOR VEHICLE HIGHWAY	$789,226.00	$445,010.00	$170,960,559.00	0.26030
MOUNT VERNON CIVIL CITY	1303	PARK	$672,351.00	$550,136.00	$1,072,389,436.00	0.05130
MOUNT VERNON CIVIL CITY	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$17,119.00	$0.00	$170,960,559.00	0.00000

source: Indiana Department of Local Government Finance

Posey County Tax Rates (Continued)

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
MOUNT VERNON CIVIL CITY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$104,006.00	$84,625.00	$170,960,559.00	0.04950
CYNTHIANA CIVIL TOWN	0101	GENERAL	$202,550.00	$72,782.00	$7,575,929.00	0.96070
CYNTHIANA CIVIL TOWN	0706	LOCAL ROAD & STREET	$30,360.00	$0.00	$7,575,929.00	0.00000
CYNTHIANA CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$115,800.00	$0.00	$7,575,929.00	0.00000
CYNTHIANA CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$38,500.00	$0.00	$7,575,929.00	0.00000
CYNTHIANA CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$56,871.00	$1,833.00	$7,575,929.00	0.02420
GRIFFIN CIVIL TOWN	0101	GENERAL	$28,397.00	$13,535.00	$1,842,764.00	0.73450
GRIFFIN CIVIL TOWN	0706	LOCAL ROAD & STREET	$6,200.00	$0.00	$1,842,764.00	0.00000
GRIFFIN CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$36,600.00	$0.00	$1,842,764.00	0.00000
GRIFFIN CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$1,500.00	$0.00	$1,842,764.00	0.00000
NEW HARMONY CIVIL TOWN	0101	GENERAL	$288,961.00	$155,983.00	$30,054,465.00	0.51900
NEW HARMONY CIVIL TOWN	0706	LOCAL ROAD & STREET	$7,789.00	$0.00	$30,054,465.00	0.00000
NEW HARMONY CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$32,041.00	$0.00	$30,054,465.00	0.00000
NEW HARMONY CIVIL TOWN	1303	PARK	$7,970.00	$0.00	$30,054,465.00	0.00000
NEW HARMONY CIVIL TOWN	2120	CEMETERY	$32,320.00	$4,478.00	$30,054,465.00	0.01490
NEW HARMONY CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$6,114.00	$0.00	$30,054,465.00	0.00000
NEW HARMONY CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$8,259.00	$5,801.00	$30,054,465.00	0.01930
POSEYVILLE CIVIL TOWN	0101	GENERAL	$321,492.00	$190,429.00	$27,909,867.00	0.68230
POSEYVILLE CIVIL TOWN	0283	LEASE RENTAL PAYMENT	$38,000.00	$33,799.00	$27,909,867.00	0.12110
POSEYVILLE CIVIL TOWN	0706	LOCAL ROAD & STREET	$6,142.00	$0.00	$27,909,867.00	0.00000
POSEYVILLE CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$128,100.00	$68,993.00	$27,909,867.00	0.24720
POSEYVILLE CIVIL TOWN	1303	PARK	$4,437.00	$1,982.00	$27,909,867.00	0.00710
POSEYVILLE CIVIL TOWN	2120	CEMETERY	$5,355.00	$1,982.00	$27,909,867.00	0.00710
POSEYVILLE CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$2,621.00	$0.00	$27,909,867.00	0.00000
POSEYVILLE CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$15,000.00	$8,373.00	$27,909,867.00	0.03000
POSEYVILLE CIVIL TOWN	2402	ECONOMIC DEVELOPMENT	$5,157.00	$0.00	$27,909,867.00	0.00000
M.S.D. MOUNT VERNON SCHOOL CORPORATION	0061	RAINY DAY	$775,000.00	$0.00	$1,532,881,125.00	0.00000
M.S.D. MOUNT VERNON SCHOOL CORPORATION	0101	GENERAL	$14,928,714.00	$0.00	$1,532,881,125.00	0.00000
M.S.D. MOUNT VERNON SCHOOL CORPORATION	0180	DEBT SERVICE	$2,536,000.00	$2,388,229.00	$1,532,881,125.00	0.15580
M.S.D. MOUNT VERNON SCHOOL CORPORATION	0186	SCHOOL PENSION DEBT	$696,100.00	$674,468.00	$1,532,881,125.00	0.04400
M.S.D. MOUNT VERNON SCHOOL CORPORATION	1214	CAPITAL PROJECTS (School)	$6,477,972.00	$6,139,189.00	$1,532,881,125.00	0.40050
M.S.D. MOUNT VERNON SCHOOL CORPORATION	6301	TRANSPORTATION	$2,114,714.00	$1,943,693.00	$1,532,881,125.00	0.12680
M.S.D. MOUNT VERNON SCHOOL CORPORATION	6302	BUS REPLACEMENT	$287,900.00	$298,912.00	$1,532,881,125.00	0.01950
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	0061	RAINY DAY	$1,000,000.00	$0.00	$500,512,985.00	0.00000
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	0101	GENERAL	$9,329,930.00	$0.00	$500,512,985.00	0.00000
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	0180	DEBT SERVICE	$992,000.00	$907,263.00	$421,199,235.00	0.21540
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	0186	SCHOOL PENSION DEBT	$355,286.00	$324,745.00	$421,199,235.00	0.07710
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	1214	CAPITAL PROJECTS (School)	$1,767,819.00	$1,576,115.00	$500,512,985.00	0.31490
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	6301	TRANSPORTATION	$1,092,385.00	$888,911.00	$500,512,985.00	0.17760
M.S.D. NORTH POSEY COUNTY SCHOOL CORP	6302	BUS REPLACEMENT	$96,543.00	$21,522.00	$500,512,985.00	0.00430
NEW HARMONY WORKINGMENS INSTITUTE	0101	GENERAL	$167,350.00	$68,554.00	$30,054,465.00	0.22810
NEW HARMONY WORKINGMENS INSTITUTE	0180	DEBT SERVICE	$42,300.00	$35,134.00	$30,054,465.00	0.11690
POSEYVILLE CARNEGIE LIBRARY	0101	GENERAL	$163,829.00	$128,014.00	$256,541,667.00	0.04990
ALEXANDRIAN FREE PUBLIC LIBRARY	0101	GENERAL	$2,015,275.00	$1,461,581.00	$1,697,538,693.00	0.08610
GRIFFIN-BETHEL TOWNSHIP FIRE PROTECTION	8603	SPECL FIRE GENERAL	$52,725.00	$39,994.00	$28,648,979.00	0.13960
WADESVILLE-CENTER TOWNSHIP FIRE	8603	SPECL FIRE GENERAL	$60,160.00	$52,621.00	$68,875,284.00	0.07640
POSEY COUNTY SOLID WASTE MANAGEMENT DIST	8210	SPECIAL SOLID WASTE MANAGEMENT	$773,589.00	$573,417.00	$2,033,394,110.00	0.02820

source: Indiana Department of Local Government Finance

Gibson County Tax Rates

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
GIBSON COUNTY	0101	GENERAL	$13,453,738.00	$9,566,176.00	$2,070,152,797.00	0.46210
GIBSON COUNTY	0124	2015 REASSESSMENT	$131,230.00	$128,349.00	$2,070,152,797.00	0.00620
GIBSON COUNTY	0702	HIGHWAY	$3,599,341.00	$0.00	$2,070,152,797.00	0.00000
GIBSON COUNTY	0706	LOCAL ROAD & STREET	$350,000.00	$0.00	$2,070,152,797.00	0.00000
GIBSON COUNTY	0790	CUMULATIVE BRIDGE	$1,350,256.00	$1,219,320.00	$2,070,152,797.00	0.05890
GIBSON COUNTY	0801	HEALTH	$347,161.00	$258,769.00	$2,070,152,797.00	0.01250
GIBSON COUNTY	1092	CUMULATIVE BUILDING	$0.00	$293,962.00	$2,070,152,797.00	0.01420
BARTON TOWNSHIP	0101	GENERAL	$13,250.00	$13,972.00	$87,323,447.00	0.01600
BARTON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$8,500.00	$4,977.00	$87,323,447.00	0.00570
BARTON TOWNSHIP	1111	FIRE	$26,300.00	$23,998.00	$82,184,087.00	0.02920
BARTON TOWNSHIP	1312	RECREATION	$2,000.00	$1,484.00	$87,323,447.00	0.00170
CENTER TOWNSHIP	0101	GENERAL	$21,275.00	$12,499.00	$89,277,399.00	0.01400
CENTER TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$12,000.00	$5,000.00	$89,277,399.00	0.00560
CENTER TOWNSHIP	1111	FIRE	$15,000.00	$16,230.00	$82,386,385.00	0.01970
CENTER TOWNSHIP	1312	RECREATION	$1,000.00	$0.00	$89,277,399.00	0.00000
CENTER TOWNSHIP	2010	LIBRARY (NON-LIBRARY UNIT)	$2,500.00	$2,500.00	$89,277,399.00	0.00280
COLUMBIA TOWNSHIP	0101	GENERAL	$46,900.00	$32,177.00	$106,547,208.00	0.03020
COLUMBIA TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$39,300.00	$26,956.00	$106,547,208.00	0.02530
COLUMBIA TOWNSHIP	1111	FIRE	$87,300.00	$51,641.00	$73,667,350.00	0.07010
COLUMBIA TOWNSHIP	1312	RECREATION	$3,000.00	$1,918.00	$106,547,208.00	0.00180
JOHNSON TOWNSHIP	0101	GENERAL	$14,823.00	$15,836.00	$219,945,217.00	0.00720
JOHNSON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$5,500.00	$3,959.00	$219,945,217.00	0.00180
JOHNSON TOWNSHIP	1312	RECREATION	$1,500.00	$880.00	$219,945,217.00	0.00040
MONTGOMERY TOWNSHIP	0101	GENERAL	$79,603.00	$56,862.00	$490,193,429.00	0.01160
MONTGOMERY TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$71,063.00	$28,921.00	$490,193,429.00	0.00590
MONTGOMERY TOWNSHIP	1312	RECREATION	$12,761.00	$4,902.00	$490,193,429.00	0.00100
PATOKA TOWNSHIP	0101	GENERAL	$106,580.00	$21,088.00	$680,271,775.00	0.00310
PATOKA TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$102,200.00	$35,374.00	$680,271,775.00	0.00520
UNION TOWNSHIP	0101	GENERAL	$66,062.00	$34,111.00	$187,424,948.00	0.01820
UNION TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$18,439.00	$10,871.00	$187,424,948.00	0.00580
UNION TOWNSHIP	1111	FIRE	$165,772.00	$128,761.00	$187,424,948.00	0.06870
UNION TOWNSHIP	1190	CUMULATIVE FIRE (Township)	$41,845.00	$28,863.00	$187,424,948.00	0.01540
UNION TOWNSHIP	1312	RECREATION	$6,045.00	$3,186.00	$187,424,948.00	0.00170
WABASH TOWNSHIP	0101	GENERAL	$43,383.00	$35,881.00	$88,595,094.00	0.04050
WABASH TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$8,861.00	$1,949.00	$88,595,094.00	0.00220
WASHINGTON TOWNSHIP	0101	GENERAL	$27,105.00	$22,627.00	$53,114,172.00	0.04260
WASHINGTON TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$8,000.00	$1,487.00	$53,114,172.00	0.00280
WASHINGTON TOWNSHIP	1111	FIRE	$4,000.00	$3,559.00	$53,114,172.00	0.00670
WASHINGTON TOWNSHIP	1312	RECREATION	$3,000.00	$1,487.00	$53,114,172.00	0.00280
WHITE RIVER TOWNSHIP	0101	GENERAL	$27,800.00	$28,131.00	$67,460,108.00	0.04170
WHITE RIVER TOWNSHIP	0840	TOWNSHIP ASSISTANCE	$7,750.00	$3,643.00	$67,460,108.00	0.00540
WHITE RIVER TOWNSHIP	1111	FIRE	$38,900.00	$35,614.00	$54,207,026.00	0.06570
WHITE RIVER TOWNSHIP	1312	RECREATION	$800.00	$742.00	$67,460,108.00	0.00110
PRINCETON CIVIL CITY	0101	GENERAL	$2,781,935.00	$1,694,111.00	$226,394,680.00	0.74830
PRINCETON CIVIL CITY	0341	FIRE PENSION	$405,700.00	$0.00	$226,394,680.00	0.00000
PRINCETON CIVIL CITY	0342	POLICE PENSION	$467,400.00	$0.00	$226,394,680.00	0.00000
PRINCETON CIVIL CITY	0706	LOCAL ROAD & STREET	$60,000.00	$0.00	$226,394,680.00	0.00000
PRINCETON CIVIL CITY	0708	MOTOR VEHICLE HIGHWAY	$783,550.00	$360,194.00	$226,394,680.00	0.15910
PRINCETON CIVIL CITY	1301	PARK & RECREATION	$576,020.00	$295,671.00	$226,394,680.00	0.13060
PRINCETON CIVIL CITY	2202	BUILDING DEMOLITION	$60,403.00	$30,110.00	$226,394,680.00	0.01330
PRINCETON CIVIL CITY	2243	PLAN COMMISSION	$56,350.00	$60,674.00	$226,394,680.00	0.02680
PRINCETON CIVIL CITY	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$5,600.00	$0.00	$226,394,680.00	0.00000
PRINCETON CIVIL CITY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$90,000.00	$90,558.00	$226,394,680.00	0.04000
PRINCETON CIVIL CITY	8604	SPECL FIRE PROTECTION TERRITORY GENERAL	$2,274,020.00	$2,714,284.00	$680,271,775.00	0.39900
PRINCETON CIVIL CITY	8692	SPECL FIRE PROTECTION TERRITORY EQUIP REPLACE	$250,000.00	$204,082.00	$680,271,775.00	0.03000
OAKLAND CITY CIVIL CITY	0061	RAINY DAY	$5,000.00	$0.00	$32,879,858.00	0.00000
OAKLAND CITY CIVIL CITY	0101	GENERAL	$499,118.00	$472,484.00	$32,879,858.00	1.43700
OAKLAND CITY CIVIL CITY	0706	LOCAL ROAD & STREET	$22,000.00	$0.00	$32,879,858.00	0.00000
OAKLAND CITY CIVIL CITY	0708	MOTOR VEHICLE HIGHWAY	$104,300.00	$0.00	$32,879,858.00	0.00000
OAKLAND CITY CIVIL CITY	1181	FIRE BUILDING DEBT	$17,860.00	$18,215.00	$32,879,858.00	0.05540
OAKLAND CITY CIVIL CITY	1301	PARK & RECREATION	$9,550.00	$0.00	$32,879,858.00	0.00000
OAKLAND CITY CIVIL CITY	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$17,000.00	$0.00	$32,879,858.00	0.00000
OAKLAND CITY CIVIL CITY	2391	CUMULATIVE CAPITAL DEVELOPMENT	$15,664.00	$5,327.00	$32,879,858.00	0.01620
FORT BRANCH CIVIL TOWN	0101	GENERAL	$384,173.00	$254,123.00	$63,914,287.00	0.39760
FORT BRANCH CIVIL TOWN	0706	LOCAL ROAD & STREET	$14,500.00	$0.00	$63,914,287.00	0.00000
FORT BRANCH CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$151,323.00	$0.00	$63,914,287.00	0.00000
FORT BRANCH CIVIL TOWN	1303	PARK	$84,147.00	$34,066.00	$63,914,287.00	0.05330

source: Indiana Department of Local Government Finance

Gibson County Tax Rates (Continued)

Unit Name	Fund	Fund Name	2015 Certified Budget	2015 Certified Levy	2014 Certified Net Assessed Valuation	2015 Certified Gross Tax Rate
FORT BRANCH CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$12,000.00	$0.00	$63,914,287.00	0.00000
FORT BRANCH CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$30,000.00	$25,374.00	$63,914,287.00	0.03970
FRANCISCO CIVIL TOWN	0061	RAINY DAY	$16,117.00	$0.00	$6,891,014.00	0.00000
FRANCISCO CIVIL TOWN	0101	GENERAL	$82,129.00	$51,310.00	$6,891,014.00	0.74460
FRANCISCO CIVIL TOWN	0706	LOCAL ROAD & STREET	$3,300.00	$0.00	$6,891,014.00	0.00000
FRANCISCO CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$22,200.00	$0.00	$6,891,014.00	0.00000
FRANCISCO CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$1,262.00	$0.00	$6,891,014.00	0.00000
HAUBSTADT CIVIL TOWN	0101	GENERAL	$408,607.00	$255,070.00	$48,363,746.00	0.52740
HAUBSTADT CIVIL TOWN	0706	LOCAL ROAD & STREET	$10,000.00	$0.00	$48,363,746.00	0.00000
HAUBSTADT CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$94,400.00	$4,981.00	$48,363,746.00	0.01030
HAUBSTADT CIVIL TOWN	1303	PARK	$64,275.00	$39,810.00	$219,945,217.00	0.01810
HAUBSTADT CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$10,000.00	$5,368.00	$48,363,746.00	0.01110
HAUBSTADT CIVIL TOWN	8604	SPECL FIRE PROTECTION TERRITORY GENERAL	$300,000.00	$309,243.00	$219,945,217.00	0.14060
HAUBSTADT CIVIL TOWN	8692	SPECL FIRE PROTECTION TERRITORY EQUIP REPLACE	$100,000.00	$64,224.00	$219,945,217.00	0.02920
HAZLETON CIVIL TOWN	0101	GENERAL	$28,060.00	$17,548.00	$2,825,330.00	0.62110
HAZLETON CIVIL TOWN	0706	LOCAL ROAD & STREET	$2,143.00	$0.00	$2,825,330.00	0.00000
HAZLETON CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$11,500.00	$0.00	$2,825,330.00	0.00000
HAZLETON CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$1,000.00	$0.00	$2,825,330.00	0.00000
MACKEY CIVIL TOWN	0101	GENERAL	$18,610.00	$12,858.00	$1,612,119.00	0.79760
MACKEY CIVIL TOWN	0706	LOCAL ROAD & STREET	$1,000.00	$0.00	$1,612,119.00	0.00000
MACKEY CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$8,614.00	$0.00	$1,612,119.00	0.00000
OWENSVILLE CIVIL TOWN	0101	GENERAL	$353,775.00	$237,878.00	$17,554,273.00	1.35510
OWENSVILLE CIVIL TOWN	0706	LOCAL ROAD & STREET	$12,000.00	$0.00	$17,554,273.00	0.00000
OWENSVILLE CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$152,800.00	$65,618.00	$17,554,273.00	0.37380
OWENSVILLE CIVIL TOWN	1303	PARK	$120,000.00	$91,666.00	$490,193,429.00	0.01870
OWENSVILLE CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$10,500.00	$0.00	$17,554,273.00	0.00000
OWENSVILLE CIVIL TOWN	2391	CUMULATIVE CAPITAL DEVELOPMENT	$8,500.00	$6,583.00	$17,554,273.00	0.03750
PATOKA CIVIL TOWN	0101	GENERAL	$55,786.00	$27,237.00	$10,427,752.00	0.26120
PATOKA CIVIL TOWN	0706	LOCAL ROAD & STREET	$3,639.00	$0.00	$10,427,752.00	0.00000
PATOKA CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$40,141.00	$0.00	$10,427,752.00	0.00000
PATOKA CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$3,000.00	$0.00	$10,427,752.00	0.00000
SOMERVILLE CIVIL TOWN	0101	GENERAL	$0.00	$1,859.00	$3,527,241.00	0.05270
SOMERVILLE CIVIL TOWN	0706	LOCAL ROAD & STREET	$0.00	$0.00	$3,527,241.00	0.00000
SOMERVILLE CIVIL TOWN	0708	MOTOR VEHICLE HIGHWAY	$0.00	$0.00	$3,527,241.00	0.00000
SOMERVILLE CIVIL TOWN	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$0.00	$0.00	$3,527,241.00	0.00000
EAST GIBSON SCHOOL CORPORATION	0061	RAINY DAY	$600,000.00	$0.00	$283,148,054.00	0.00000
EAST GIBSON SCHOOL CORPORATION	0101	GENERAL	$6,249,479.00	$0.00	$283,148,054.00	0.00000
EAST GIBSON SCHOOL CORPORATION	0180	DEBT SERVICE	$391,356.00	$308,348.00	$283,148,054.00	0.10890
EAST GIBSON SCHOOL CORPORATION	0186	SCHOOL PENSION DEBT	$180,051.00	$155,448.00	$283,148,054.00	0.05490
EAST GIBSON SCHOOL CORPORATION	1214	CAPITAL PROJECTS (School)	$1,043,482.00	$823,961.00	$283,148,054.00	0.29100
EAST GIBSON SCHOOL CORPORATION	6301	TRANSPORTATION	$1,078,935.00	$853,125.00	$283,148,054.00	0.30130
EAST GIBSON SCHOOL CORPORATION	6302	BUS REPLACEMENT	$8,789.00	$0.00	$283,148,054.00	0.00000
NORTH GIBSON SCHOOL CORPORATION	0061	RAINY DAY	$1,000,000.00	$0.00	$800,846,055.00	0.00000
NORTH GIBSON SCHOOL CORPORATION	0101	GENERAL	$13,600,950.00	$0.00	$800,846,055.00	0.00000
NORTH GIBSON SCHOOL CORPORATION	0180	DEBT SERVICE	$3,850,000.00	$5,175,868.00	$800,846,055.00	0.64630
NORTH GIBSON SCHOOL CORPORATION	0186	SCHOOL PENSION DEBT	$513,003.00	$513,342.00	$800,846,055.00	0.06410
NORTH GIBSON SCHOOL CORPORATION	1214	CAPITAL PROJECTS (School)	$3,035,093.00	$2,878,241.00	$800,846,055.00	0.35940
NORTH GIBSON SCHOOL CORPORATION	6301	TRANSPORTATION	$2,179,809.00	$2,150,272.00	$800,846,055.00	0.26850
NORTH GIBSON SCHOOL CORPORATION	6302	BUS REPLACEMENT	$0.00	$0.00	$800,846,055.00	0.00000
SOUTH GIBSON SCHOOL CORPORATION	0061	RAINY DAY	$396,100.00	$0.00	$986,158,688.00	0.00000
SOUTH GIBSON SCHOOL CORPORATION	0101	GENERAL	$13,080,467.00	$0.00	$986,158,688.00	0.00000
SOUTH GIBSON SCHOOL CORPORATION	0180	DEBT SERVICE	$2,906,650.00	$2,663,615.00	$986,158,688.00	0.27010
SOUTH GIBSON SCHOOL CORPORATION	0186	SCHOOL PENSION DEBT	$420,070.00	$390,519.00	$986,158,688.00	0.03960
SOUTH GIBSON SCHOOL CORPORATION	1214	CAPITAL PROJECTS (School)	$2,600,040.00	$2,322,404.00	$986,158,688.00	0.23550
SOUTH GIBSON SCHOOL CORPORATION	6301	TRANSPORTATION	$1,684,006.00	$847,110.00	$986,158,688.00	0.08590
SOUTH GIBSON SCHOOL CORPORATION	6302	BUS REPLACEMENT	$85,000.00	$83,823.00	$986,158,688.00	0.00850
OAKLAND CITY-COLUMBIA TOWNSHIP PUB LIB	0101	GENERAL	$203,120.00	$151,084.00	$106,547,208.00	0.14180
OWENSVILLE CARNEGIE LIBRARY	0101	GENERAL	$235,000.00	$203,155.00	$578,788,523.00	0.03510
FORT BRANCH-JOHNSON TOWNSHIP LIBRARY	0101	GENERAL	$509,673.00	$353,597.00	$407,370,165.00	0.08680
PRINCETON-PATOKA TOWNSHIP PUBLIC LIBRARY	0101	GENERAL	$690,007.00	$558,503.00	$680,271,775.00	0.08210
OWENSVILLE-MONTGOMERY TOWNSHIP FIRE	0101	GENERAL	$330,864.00	$367,133.00	$492,135,030.00	0.07460
GIBSON CO SOLID WASTE MANAGEMENT	8210	SPECIAL SOLID WASTE MANAGEMENT	$1,465,592.00	$1,233,811.00	$2,070,152,797.00	0.05960

source: Indiana Department of Local Government Finance

D. LOCAL FUNDING AND MATCH OPPORTUNITIES

Specific details concerning project funding and local match opportunities will be included in project narratives for the respective projects utilizing Regional Cities Initiative funding.

Following is a listing of the funding and match resources in the Evansville-Southwest Indiana Region.

Private Sector Investment

Private sector investment is the cornerstone of the Regional Development Plan. All of the projects are framed in a manner that fully leverages initial and future private sector investment.

Development Partners

A related private sector investment consideration is specific partnerships with private sector developers. The partnerships frame the responsibilities and expectations of each party as well as the anticipated outcome. Such partnerships are often essential when pioneering new development concepts or pursuing new investment in a soft market. These partnerships can help to manage risk and take a project from marginal to feasible.

Tax Increment Financing

All four counties and many of the respective jurisdictions have created tax increment financing districts and have effectively utilized TIF funding. Effective use of TIF goes back to recruiting Toyota to Gibson County to more recently helping to finance the new Indiana University School of Medicine in Evansville.

New Market Tax Credits

New Market Tax Credits (NMTC) could be utilized as resource to finance larger development projects identified in the plan.

The NMTC Program was established to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDE cannot be redeemed before the end of the seven-year period.

A number of real estate developments across Indiana have successfully utilized the NMTC program.

Evansville Green Infrastructure

The City of Evansville Water and Sewer Utilities has allocated $15,000,000 for eligible green infrastructure projects located in the downtown and near downtown area. This funding can help development projects address storm water management and related improvements at a considerable discount. Evansville's "green-ops" team is continuing to engage downtown development projects to determine how this fund can be utilized to the benefit of the developer and to the City's efforts of effectively managing storm water runoff.

Indiana Legislature

The region has been fortunate to be able to leverage the Indiana General Assembly decision to place $22,500,000 in the 2015 biennial budget for the Indiana University – School of Medicine in Evansville.

Similar efforts will be made to funding in the next biennial budget for the construction of a new facility to house the IVY Tech School of Nursing program on the downtown medical school campus.

State of Indiana Resources

The State of Indiana has a number of agencies that can make investment in specific types of local projects. The Economic Development Coalition of Southwest Indiana is very adept at helping their member communities compete for these resources. Projects outlined in the plan reference resources from the Indiana Department of Transportation (INDOT) to the Indiana State Department of Agriculture.

The Office of Community and Rural Affairs is viewed as considerable development partner for development opportunities outside of the metropolitan area.

Federal Funding Resources

Federal funding pursuits are also a component of the Regional Development Plan. Funding will be pursued from the US Department of Transportation, Transportation Investment Generating Economic Recovery (TIGER), or TIGER Discretionary Grant program. The TIGER program provides a unique opportunity for the USDOT to invest in road, rail, transit and port projects that promise to achieve national objectives. Since 2009, Congress has dedicated more than $4.1 billion for six rounds of TIGER to fund projects that have a significant impact on the Nation, a region or a metropolitan area. It noteworthy that as a HUD Sustainable Communities Grantee, the Evansville Metropolitan Area has been provided a preferred status for funding requests to HUD, DOT, EPA and related federal agencies.

The region will continue to secure federal transportation dollars for local transportation projects working with the Evansville Metropolitan Planning Organization or will work through the Coalition to secure dollars through INDOT's annual call for projects.

US and Global Medical Research Funding

The research facility, a major project identified in this Regional Development Plan has tremendous opportunity to leverage additional resources from research organizations such as the National Institute of Health. Numerous foundations also fund medical research pursuits. Private organizations also invest in research. Funding opportunities can range in millions to tens of millions of dollars and above.

Fund Raising Campaigns

The Evansville-Southwest Indiana region has a remarkable track record for raising the necessary resources for community development projects. Corporate and civic institutions have helped to raise significant funds to help move projects forward. With the opportunity to leverage Regional Cities funding, these efforts will be significantly increased. Respective community foundations in each county, as well their Community Foundation Alliance, provide important resources to help communities achieve their fundraising campaign goals.

Future Potential Funding Resources

As the City of Evansville begins efforts to develop a new Downtown Master Plan, there has been considerable discussion about the potential value of creating an economic improvement district (EID). An economic improvement district is a defined area within which businesses are required to pay an additional tax (or levy) in order to fund projects within the district's boundaries. The EID is often funded primarily through the levy but can also draw on other public and private funding streams.

Federal resources are also being pursed in order to utilize Low Income Housing Tax Credit resources to support housing and neighborhood redevelopment efforts.

E. GROWTH ISSUES AND OPPORTUNITIES

The southwestern corner of Indiana, of which Evansville is the main regional city, has a manufacturing heritage that began with hardwood products and furniture, evolved into appliances and wartime machinery (planes and ships), and ultimately transitioned to refrigeration, auto parts and plastics. With this manufacturing heritage, came a hard-headed, no-nonsense attitude about every facet of life, from work and play, to family and friends. Evansville is a cordial, nurturing place. It is a great area to raise a family, with good schools, church denominations of every faith, and amateur sports of every kind.

Given its manufacturing heritage, some of the issues that currently inhibit growth in Southwest Indiana, as enumerated by the stakeholder focus group, are as follows:

- Housing stock is declining in traditional blue-collar neighborhoods where industry has moved out and jobs are no longer as plentiful or within walking distance of the modest tract homes.
- Based on input from local economic development officials in Gibson County, over 1,200 skilled technical jobs in the county (home of Toyota Motor Manufacturing) are going unfilled due to lack of specialized, trained workers.
- Millennials often complain that there is "nothing to do" in the region, citing Fourth Street Live in Louisville, Kentucky as the kind of mixed-use development needed in downtown Evansville.
- The one scenic natural feature that distinguishes Evansville, which is the Ohio River, is not always utilized to its fullest potential.
- High speed internet service in the region is slow. According to the National Broadband Map, Evansville ranks 368 of 370 metros in the U.S. on upload and download speeds. This factor poses a serious impediment to attracting certain IT companies and entrepreneurs who must rely on the internet.

While the southwestern corner of Indiana is faced with challenges, it also has outstanding opportunities that can be transformational in their impact on growth and development of the region. Some of these opportunities are listed below:

- Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility – Evansville– The medical school campus will be constructed in Downtown Evansville and will have over $75 million initial investment into a six-block area of the downtown with the likelihood of over doubling that investment in the five years following. Other partners beyond IU include the University of Southern Indiana, University of Evansville, and Ivy Tech College. The project will spawn other developments such as nursing programs, research facilities, and other health-related permanent jobs, student housing facilities, and numerous economic spin-offs. This opportunity comes at a time when doctor shortages are being projected based on the healthcare needs of aging baby boomers and the great numbers of new patients seeking care under the Affordable Care Act. This onslaught of new patients is likely to exacerbate the already acute shortage of doctors and other related healthcare providers in rural areas such as our region. The new school can help address these medical service demands and shortages. Coupled with the new Downtown Convention Hotel constructed on an adjacent block, the new development will help set the tone for future development throughout the downtown. The healthcare industry is a thriving sector in the region. The addition of the medical school and anticipated research facilities will only enhance this growth sector.

- Agricultural production is an unsung asset of Southwest Indiana. Posey and Gibson counties are large growers of corn, soybeans, wheat, melons and sorghum. With a movement by many food processing manufacturers to locate closer to the food commodity itself, Southwest Indiana can potentially position itself as a suitable location for food processing manufacturers, farm to table restaurants, and regional food hubs.
- The Ohio River offers leisure, recreational, commercial and scenic opportunities for residents and visitors in Mount Vernon, Evansville, and Newburgh, and for many smaller-scale settlements and venues in-between. Emphasis on the river as a natural asset and quality-of-life amenity is a major component of the vision for Southwest Indiana. Coupling passive enjoyment with recreational and commercial use of the Ohio River will be a main driver of future development in the region. Extension of pedestrian and bicycle trails as well as other infrastructure and communication systems to all four counties in southwest Indiana will be focused on the Ohio River as an organizing element and development axis.

- Transportation Logistics – The State of Indiana's investment of well over two billion dollars to construct Interstate 69 from Evansville to Indianapolis provides a major missing component of the transportation logistics for the Southwest Indiana Region (see Figure 1-7). Now the Region will have north-south national access via I-69 coupled with east-west national interstate access via I-64. Three of the four counties in the region have Ohio River access with Posey County being home to 6th largest U.S. inland river port district, The Port of Indiana-Mount Vernon. Only 153 miles from the confluence of the Ohio and Mississippi Rivers, the port serves agriculture, coal and manufacturing industries by connecting the Ohio River Valley Region of the Midwest to the world with year-round access to the Gulf of Mexico and Great Lakes through the Inland Waterway System. The region is also well served with rail access having international rail providers with CSX and Norfolk Southern connections along with 2 other short-line providers, Indiana Southern and Evansville Western. The final transportation logistics component is Evansville Regional Airport. With planned updates, some of which will hopefully be supplemented with Regional Cities dollars, the airport is poised to expand passenger services throughout the U.S. With all the key pieces in place, Southwest Indiana is poised for growth in the transportation logistics sector.

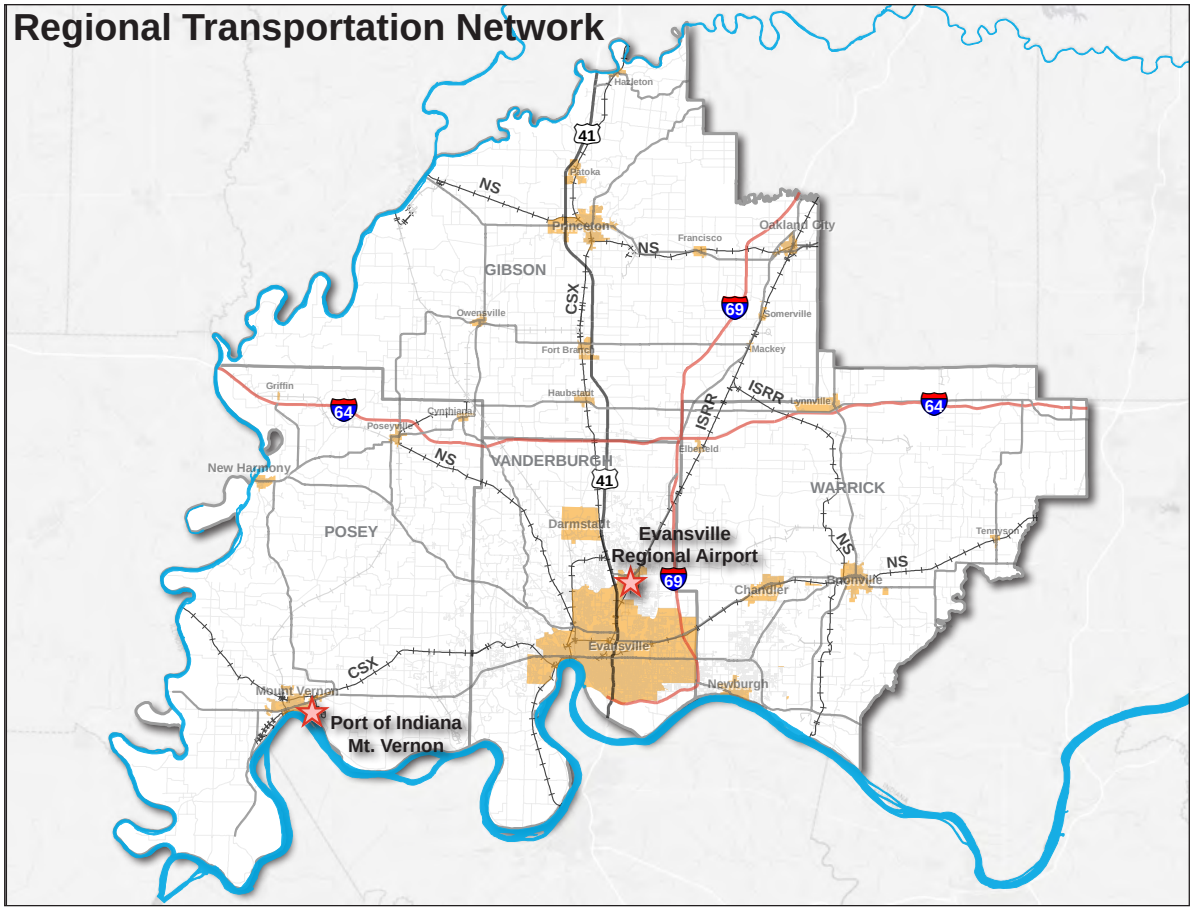


Figure 1-7: Regional Transportation Network

- Diverse Industry Base – The Southwest Indiana region has a diverse industry base with strong representation in manufacturing, plastics, pharmaceuticals, distribution, automotive, and healthcare. However, it is apparent that the region has not saturated any one sector and thus, there is good growth potential in each; perhaps none more so than the healthcare industry as was discussed previously.

- With world-class businesses such as Berry Plastics, Toyota Motor Manufacturing, ALCOA, SABIC Innovative Plastics, Haier America, AstraZeneca, Babcock & Wilcox, and others, the regional economic base is diverse and strong. Combining this economic base with a labor force that possesses a hearty work ethic, results in advanced manufacturing and technical job opportunities structured for advanced wages and benefits.

- Through the region's Technical Schools, Southwest Indiana has the opportunity to develop a trained workforce that can deliver high quality commodities and services. The Southwestern Indiana Career and Technical Center offers vocational and technical training to advanced high school students. It serves a five-county area including Vanderburgh, Warrick, Gibson, Posey, and Spencer Counties. Ivy Tech Southwest also offers workforce training for diverse skills such as culinary arts; graphic arts; heating, ventilation, and air conditioning; nursing; business and accounting; and many others.

- Southwest Indiana is endowed with high-quality, four-year Universities of Higher Learning, including a major public university (the University of Southern Indiana) as well as two private universities (Oakland City University and the University of Evansville), both with unique strengths and specializations. The University of Evansville offers a robust liberal arts curriculum along with civil, computer, electrical and mechanical engineering degrees. The University of Southern Indiana also offers both a civil engineering curriculum, plus a BS degree in industrial supervision.

Its technical education opportunities, as well as the academic and professional offerings by the public and private universities, means that Southwest Indiana has its instructional venues in place and well-established to serve a diverse population of young, aspiring students. The Regional Cities program will make it possible for the region to offer a healthy mix of pastimes, recreation, and experiences that will assure our young technicians and professionals want to stay in the region, building their families and their careers amidst an interesting, interactive, attractive, and culturally attuned environment.

The Southwest Indiana region has unique strengths that should attract new business and retain talent within the region itself. The cost/value ratio of housing in incorporated areas of the region places it among the top five regions in the country for housing affordability. The level of cultural activity associated with fine and performing arts, for a region of its size, is exemplary. Outstanding theater programs at UE and USI, a symphony orchestra, and several quality museums make the arts scene very exciting. Sporting events and minor league professional hockey and baseball make for sports competition year-round. The new softball and soccer venue on Evansville's east side is a world-class facility, welcoming tournament players from throughout the Midwest. The region's medical clinics and hospitals are stellar, offering medical care services for every medical condition.

F. PREVIOUS REGIONAL PLANS

Two key planning studies have been conducted for the Southwest Indiana region over the past four years. These studies were done by the two lead firms in this Regional Cities document. They are:

- *A Blueprint for Success: A Master Plan for Economic Redevelopment, Garner Economics, LLC* dated April 1, 2011; and
- *The Millennial Plan for 2040: A Regional Plan for Sustainable Development for Henderson, Vanderburgh, and Warrick Counties*, by Lochmueller Group, dated April 2014. (Volumes 1 and 2) Both of these key planning studies are referenced in our Regional Cities and can be downloaded on the project website http://www.indianasgreatsouthwest.com/

The stated objectives for Garner Economics' *A Blueprint for Success: A Master Plan for Economic Redevelopment* were as follows:

- Identify key strengths to emphasize in economic development marketing efforts, and;
- Identify key weaknesses that may limit investment in the region so that remediation of these local challenges may occur.

The Garner report's focus group meetings pinpointed the need for more structured green space, walking paths and bike paths, as well as the need for more high speed fiber and broadband. Also of major note is the message from the focus group that emphasized the need to develop a more vibrant, active, energized downtown. The 2015 Regional Cities submission by Southwest Indiana addresses key weaknesses and builds on the key strengths noted in the Garner report.

Southwest Indiana and Henderson County, Kentucky (included in the Evansville Metropolitan SMSA), through the local Evansville Metropolitan Planning Organization (EMPO) was awarded a Sustainable Communities Grant from the federal government in 2010. This grant for a three-year study was sponsored by a consortium of federal agencies that included the federal Department of Housing and Urban Development (HUD), the U.S. Department of Transportation (DOT), and the federal Environmental Protection Agency (EPA). The instructions from these federal agencies included the provision that plans should be guided by six "livability principles:"

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities in the region.
- Coordinate and leverage federal policies and investments.
- Value communities and neighborhoods.

The Southwest Indiana region formed a Sustainable Evansville Area Coalition to guide the planning process for the three-year study. The six "watchwords" that drove the SEAC (Area Coalition) are defined as follows:

- **Livability:**
  Enhancing neighborhood lifestyles, comforts, safety and convenience.
- **Diversity:**
  Inclusion of all of the many ages, races, genders, beliefs and orientations.
- **Equity:**
  Fostering elements of fairness and choice for individuals and families.
- **Connectivity:**
  Building bridges and coordinating regional systems.
- **Prosperity:**
  Offering jobs and the opportunity to build careers and businesses.
- **Unity:**
  Working with a common vision for a better tomorrow for every person.

A number of recommendations and economic development projects advanced in the *Millennial Plan for 2040* are being pursued for final implementation in the Regional Cities program as follows:

- Downtown Evansville Redevelopment
- Downtown Evansville Convention Hotel
- Research and Development Parks at USI (and later at Oakland City University)
- Warrick County Wellness and Health Care Park
- Regional Food Hubs
- US 41 Multi-Modal Corridor
- Regional Trails, Bikeways, and Broadband
- Indiana University Medical School Campus, including participation of UE, USI, and Ivy Tech, in downtown Evansville.

In addition to the two planning studies outlined above, in early 2012, Leadership Evansville, in partnership with the Mayor's Office of the City of Evansville, devised a visioning process for community input, developed a **VOICE** website, and established social media accounts. Officers and volunteers from Leadership Evansville generated a stakeholder list of over 2,500 names of those who would later be invited to participate in VOICE visioning sessions. From the period of August 2012 to May of 2013, Leadership Evansville and the Mayor's Office gathered input and information from a wide cross-section of residents. The leaders and volunteers from VOICE asked the question: "If you could make Evansville the best if could be, what would it include or look like?" A wide range of characteristics and features were disclosed and explored when these residents voiced their preferences and desires. The Regional Cities proposal has been incisively informed by the results of the visioning process.

Based on the VOICE outcomes, VOICE leadership decided to pursue further detailed strategic planning initiatives and positive action plans centered around three key broad topics:

- Healthy Green Space;
- Evansville City Core; and
- Experiences.

All four counties, Vanderburgh, Warrick, Gibson, and Posey, have undertaken Comprehensive Plans in the past ten years, setting county-wide goals, and completing self-assessments that have helped them take stock of their strengths and weaknesses, and accounting for ways they can be contributors to the regional economy. Cities and towns within those counties have also undertaken Comprehensive Plans during this same timeframe.

It is worth noting that many communities have been successful in implementing multiple recommendations coming out of their planning efforts. By investing in planning efforts, communities have been able to make needed policy changes, engage volunteers, implement programmatic changes, secure grant dollars, seek funding from agencies, use local revenues as match dollars, and successfully construct recommended projects. This success has built momentum and the desire to improve communities throughout the region. The importance of the region's capacity to execute against plans cannot be overstated. Following is summary of recent planning pursuits.

Recent Regional Plans

1. Evansville-Vanderburgh County 2004-2025 Comprehensive Plan (update ongoing)
2. Economic Development Coalition of Southwest Indiana - Community Development 2015: One Region – One Voice (2015)
3. Sustainable Evansville Area Coalition- Millennial Plan for 2040 (2014)
4. Mount Vernon Stellar Communities Strategic Investment Plan (2014)
5. Town of Chandler Comprehensive Plan (2013)
6. Leadership Evansville - VOICE Initiative (2012-2013)
7. A Blueprint for Success: A Master Plan for Economic Redevelopment (2012)
8. City of Princeton Stellar Communities Strategic Investment Plan (2012)
9. Bringing the Heart Back, Greater Evansville: The Place for Young Professionals (2011)
10. Town of Newburgh Revitalization Action Plan (2011)
11. Economic Development Coalition of Southwest Indiana - Community Economic Development Strategy (2010)
12. The I-69 Gateway Small Area Plan (2010)
13. City of Boonville Downtown Revitalization Plan (2010)
14. Blueprint: A Community's move·ment Toward Healthy Lifestyles (Welborn Baptist Foundation 2008)
15. Gibson County Comprehensive Plan (2008)
16. Oakland City Comprehensive Plan (2008)
17. Posey County Comprehensive Plan (2008)
18. Mount Vernon Comprehensive Plan (2008)
19. New Harmony Comprehensive Plan (2008)

G. "GROUND FLOOR" ASSETS

The asset that distinguishes the Evansville Metropolitan area from most all of the other urban areas in Indiana is the Ohio River. French settlers, sensing the romance of the river, called the Ohio River *La Belle Riviere*; Native Americans called it *Oyo*, which means "the great river." And Thomas Jefferson is reported to have said that it was "the most beautiful river on earth." Regardless of names or descriptions, the Ohio River is by far the most common focal point to urban centers in Vanderburgh, Posey, and Warrick Counties. In downtown Evansville, downtown Mt. Vernon, and along Water Street in Newburgh, the Ohio River has been a powerful force in shaping the identity, history, and visual character of these three settlements. In addition to its aesthetic beauty and scenic/recreational attributes, the Ohio River is a major transportation artery. The acclaimed author James Howard Kunstler has predicted that any community not near a commercial waterway will gradually decline in the 21st century. The Southwest Indiana region has a bright future regarding multi-modal commercial traffic. The River Port at Mt. Vernon, Indiana is the sixth largest inland port in America. The Ohio River will provide the major platform for significant future recreational, commercial, lifestyle, cultural, and industrial development for both now and into the foreseeable future.

Another urbanist, Demetri Baches, urban planner and thought leader, calls towns and smaller metropolitan areas with populations between ten thousand and three hundred thousand "Top Tier Towns." Baches' vision suggests that these "Top Tier Towns," in the future, can offer the best of both worlds: a high quality of life and an urbane and connected lifestyle, within a locally grounded environment that is "easy to get one's arms around." In the future, areas with accessible agricultural staples and negotiable travel networks, allowing travelers to get anywhere within the region in less than a half hour's travel time, will be the optimal settlements. In developing regional agriculture, communication, and multi-modal transportation networks, the Southwest Indiana region is building the ideal settlement for future families and businesses.

The City of Evansville is the urban focal point of Southwest Indiana. With the completion of I-69, Evansville will be even more strategically situated, at a bend in the Ohio River, and at a national crossroads at the intersection of I-69 and I-64. With Evansville's regional proximity, within an easy drive to four major metropolises – Indianapolis, St. Louis, Nashville, and Louisville – as well as its prominence in the Tri-State terminus of Indiana, Illinois and Kentucky, the lifestyle and commercial potential is limitless. The Regional Cities program is just the type of stimulus Evansville and the Southwest Indiana region needs to connect all of the dots and make the area a world-class destination.

INDIANA'S
GREAT SOUTHWEST

SECTION 2: COMMUNITY ENGAGEMENT

The Southwest Indiana region comprised of Posey, Gibson, Warrick and Vanderburgh counties is a rural region with a number of small cities and towns surrounding a single major urban center, Evansville located along the Ohio River. Each community offers a unique contribution to the overall regional experience, yet is fully aware that the success of the region relies on their collective ability to showcase exceptional quality of life in Indiana's Great Southwest.

The region has a strong history of working together for the betterment of the region and communities within it, that has been fostered by the Economic Development Coalition of Southwest Indiana (The Coalition) since 2006. At that time, the Coalition reorganized as a public-private regional non-profit corporation serving Posey, Gibson, Warrick, and Vanderburgh counties. Working together with representative membership on its board of directors, the Coalition and its member communities have secured nearly $74 million in grant dollars, cultivated nearly $4 billion in investments, and have brought over 6,000 jobs to the local economy.

The Community Engagement approach for Regional Cities was developed in a manner that would capitalize on this strong regional relationship and involves 5 key components:

A. **Steering Committee** – 26 members with representatives from each of the four counties

B. **Previous Planning Efforts** – 19 planning-level studies have been developed in the region since 2007

C. **Working Group** – broader representative group with members from each county that advocate for and/or engage in community involvement within key identified areas (see Appendix C for a list of all Working Group members):

   1. Talent retention, training, and attraction
   2. Place-making initiatives for quality of life and sense of place
   3. Community and economic development
   4. Infrastructure development

D. **Individual Stakeholder Meetings** – meetings with individuals, groups, industries, institutions, and organizations to identify and refine project details

E. **Indiana's Great Southwest project website and local media** – used to educate, inform and share information

A table containing dates of all project meetings is contained in Appendix B.

A. STEERING COMMITTEE

Working directly with the Coalition, project team members identified a Regional Cities 26-member Steering Committee with representatives from each of the four counties in the region. The steering committee met five times from April 10th through June 5th and on June 18th. The initial meeting was held to confirm the community engagement approach, identify the project identification process, build the Working Group list and establish a communications protocol. Subsequent meetings involved visioning, project identification, refinement, and prioritization. The last meeting involved final input on the Regional Cities application, refinement of the site visit presentation and itinerary, and planning for the formal interview to be held later this fall. A list of the Steering Committee members is included to the right.

REGIONAL CITIES STRATEGY STEERING COMMITTEE

NAME	AFFILIATION
Andrea Hayes	Welborn Baptist Foundation
Jeff Mulzer	JH Rudolph
Derrick Stewart	YMCA
Scott Wylie	Vanderburgh County Foundation
Dr. Ray Barber	OCU
Lu Porter	African American Museum
Ed Hafer	Regional Business Committee
Rick Schach	Vectren
Sally Rideout	Rideout Public Affairs
Kyle Fields	SS & C Technologies, Inc.
Bob Myer	Midwest Venture
Christy Gillenwater	Southwest Indiana Chamber
Scott Evernham	Old National Bank
Pam Drach	Evansville MPO
Shelia Naab	SABIC
Anne McKim	Southwest Indiana Arts Council
Larry Taylor	Success Warrick County
Lloyd Winnecke	City of Evansville - Mayor
Beth McFadin Higgins	McFadin Higgens & Folz LLP
Alissa Fricke	Thrive Marketing Strategies
Luke Yaeger	Evansville Commerce Bank
Josh Armstrong	Downtown Alliance - SWIN Chamber
Norm Bafunno	Toyota Motor Manufacturing Indiana
Brandon Scott	Ten Adams
Mark Thompson	Evansville-Vanderburgh School Corporation
Stephen Bottoms	Gibson County Commissioner

B. PREVIOUS PLANNING EFFORTS

Communities throughout the region have developed and are executing against previous planning efforts. Each has involved various levels of public outreach and engagement to identify a vision for their community, goals to aspire to and metrics by which they can measure progress toward achieving their goals. Additionally, each plan identified specific projects, policies, and initiatives to implement over a specified period of time in the future. Project team members reviewed the local plans and compiled a list of themes and related projects yet to be accomplished for each county. The lists were introduced at the first Working Group meeting as a basis for identifying a regional vision and potential projects for the Regional Cities Initiative. Common themes in nearly every local plan involved downtown redevelopment (and enhanced experiences), local and regional connectivity, quality of place improvements, capitalizing on local and regional assets, talent retention and attraction, and education and workforce development.

Additionally, significant planning efforts were completed by local and regional organizations, including the Coalition, Welborn Baptist Foundation, Leadership Evansville, and the Evansville Metropolitan Planning Organization. Each study, using a variety of methods to solicit public input, identified programs, projects, and initiatives that the community needs to move forward. Two in particular, the Millennial Plan for 2040 and the VOICE Initiative, involved communications with literally thousands of individuals soliciting ideas to make the region and the City of Evansville the best it can be. Again, common themes bubbled to the surface. These themes and project ideas were added to the list that was presented during the first Working Group meeting. A list of previous planning efforts in the Region is contained in Section 1.

It is noteworthy that many communities throughout the region are making necessary policy changes and successfully implementing projects. There is a tremendous amount of positive momentum building and a realization that major things are happening in Southwest Indiana.

C. WORKING GROUP

The steering committee and planning team felt that the best way to get a balance of input and feedback during the project identification and refinement process was to identify a large group of individuals from each county representing business, industry, education, local government, health care, and other civic interests to invite to large working group meetings. Special attention was paid to identifying a diverse group of individuals of varying ages with backgrounds or interests in talent retention, training, and attraction; place-making initiatives, such as quality of life and sense of place improvements; community and economic development; and infrastructure development.

The invitation list included 125 persons, with more than 80 attending at least one of the three working group meetings held during the planning process. The meetings involved brainstorming activities, discussions and prioritization exercises related to regional vision, regional opportunities, and project identification and implementation. Steering committee members were invited to participate in the working group meetings as well.

Working Group members served as conduits to their greater communities. Each was asked to solicit ideas, input, and feedback from peers, fellow workers, and members of their respective communities and to bring information back to the project team through email, phone or face-to-face communications.

A list of Working Group members can be found in Appendix C.

D. INDIVIDUAL STAKEHOLDER MEETINGS

As regional opportunities began to evolve into project concepts, individual meetings with key stakeholders were necessary to gauge interest in pursuing the concepts, move from concept to implementable project, then to refine and develop project details.

These meetings involved identifying project partners, funding possibilities, implementation steps, potential red flag considerations, and other important details. Over 30 stakeholder meetings were held between the last week of April and the first week of August. A table of all the project meetings is located in Appendix B.

E. PROJECT WEBSITE AND LOCAL MEDIA

The project team developed the "Indiana's Great Southwest" website to provide general information about the Regional Cities Initiative and solicit input from the public. Further, local media was engaged to keep the public aware of the Regional Cities planning efforts, including the formation of the Southwest Indiana Regional Development Authority.

F. FUTURE COMMUNITY ENGAGEMENT

Community engagement efforts after the submittal of the Regional Cities application will be managed by the Coalition. The Coalition will maintain the project website throughout implementation, providing regular updates on project implementation, notification of public meetings, and a portal for continued feedback from the public. Additionally, the Coalition will be responsible for coordinating media relations associated with the implementation of the Regional Development Plan.

voice

BEE THE CHANGE IN YOUR COMMUNITY

LEADERSHIP EVANSVILLE

INDIANA'S GREAT SOUTHWEST

SECTION 3: STAKEHOLDERS AND EXECUTION

Demonstrating once again that Southwest Indiana knows about collaboration, the region passed a state first joint four-county ordinance to form its Regional Development Authority (RDA). The Southwest Indiana Region, also known as Indiana's Great Southwest, unanimously passed and created the Southwest Indiana Regional Development Authority (RDA) - a step required to receive designation as an Indiana Regional City. A copy of the resolution can be found in Appendix E.

In addition to establishing the RDA, the four counties also created the five-member RDA board, who will implement the region's plan. Those board members include:

- Posey County: Beth McFadin Higgins, Mt. Vernon, Indiana, attorney, McFadin Higgins & Folz;
- Gibson County: Dan Potje, Vice President of Administration, Toyota Indiana;
- Vanderburgh County: Jim Ryan, Executive Vice President, Old National Bank;
- Warrick County: Howard Nevins, President, InTerraChem, LLC; and,
- City of Evansville: Rick Schach, Senior Vice President Utility Operations, Vectren Corporation.

The Southwest Indiana region consists of Gibson, Posey, Vanderburgh and Warrick Counties as well as the City of Evansville, Indiana's third largest city. As a second class city, it is allowed to be a partner via the Regional Cities statute. All five RDA Board members also serve on the Board for the Economic Development Coalition of Southwest Indiana, ensuring continuity between the Region's community and economic development strategies.

As the applicant for the Regional Cities designation, the RDA will have the overall authority for implementing the Regional Development Plan for Southwest Indiana. The RDA has designated the Economic Development Coalition of Southwest Indiana to provide project management staffing and oversight for the implementation of the Plan. The Coalition's role will include budget and schedule management, coordination with and reporting to the Indiana Economic Development Corporation, coordination and communication of general project information with the public and local media, as well as coordination with the Regional Development Authority, local government officials and each project point of contact (POC).

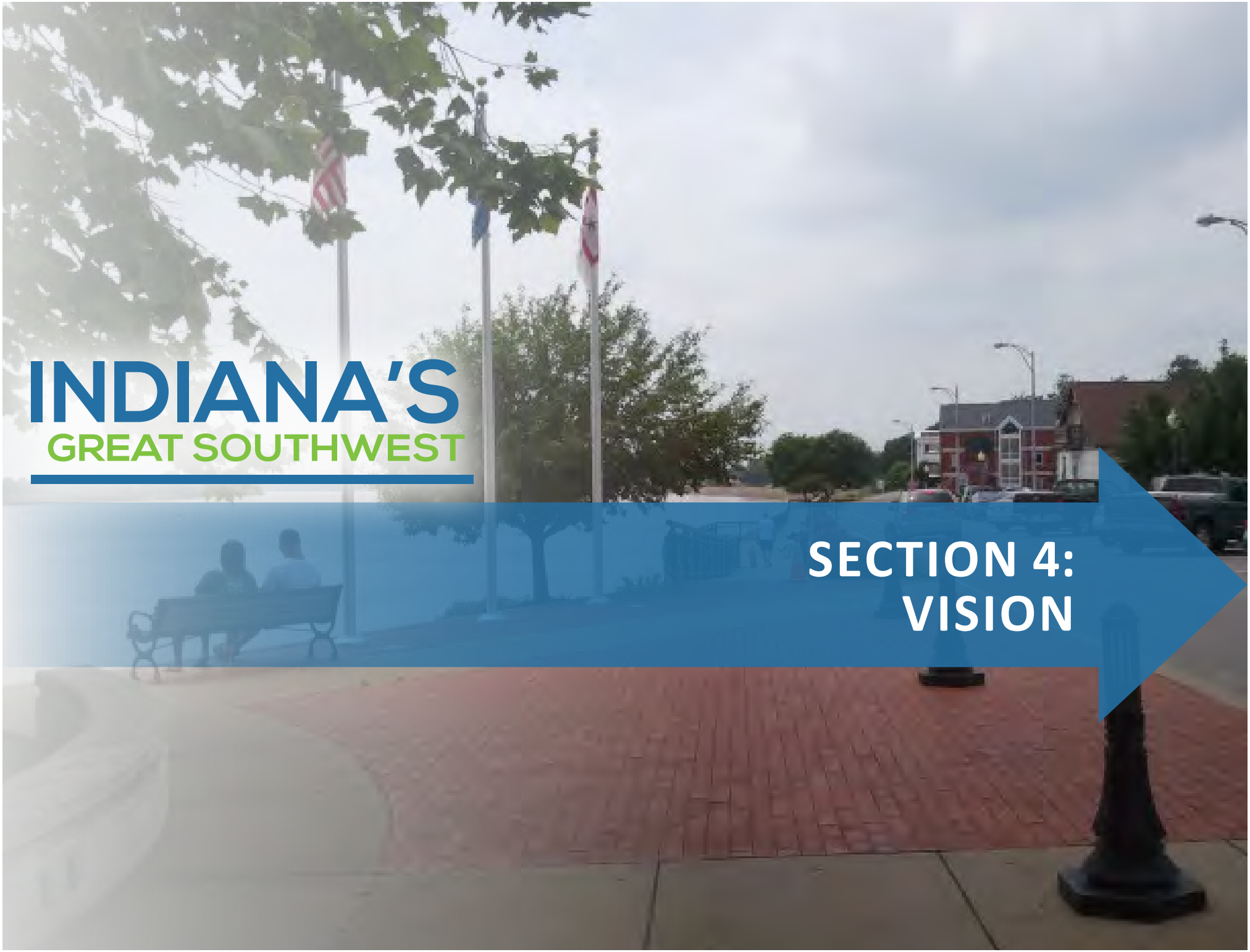
The Coalition has evidenced its capacity to provide project management services by securing and administering nearly $74 million in grant dollars, cultivating nearly $4 billion in investments, and bringing over 6,000 jobs to the local economy.

The Coalition will maintain a project website throughout implementation providing regular updates on project implementation, notification of public meetings, and a portal for continued feedback from the public. Additionally, the Coalition will be responsible for coordinating stakeholder meetings, as needed, throughout the implementation process.

As noted in *Section 2: Community Engagement*, individual and group stakeholders have been instrumental in building out project concepts into detailed, implementable projects with realistic budgets and reasonable timeframes for completion.

ONE WAY

Office of Southwest Indiana Economic Development Coalition



INDIANA'S
GREAT SOUTHWEST

SECTION 4: VISION

With the help of previous planning efforts referenced in Section 1, and with the broad outreach programs of VOICE and *The Millennial Plan for 2040*, the region has formulated a shared, cohesive vision for its future.

In 2009, a group called **Greater Evansville: The Place for Young Professionals** formed a task force that was sponsored by local foundations, businesses, utilities and universities. In 2010, the task force and sponsors hired Next Generation Consulting, a company that specializes in evaluating cities and regions according to the characteristics that matter to top young talent. Next Generation spent five months studying the Greater Evansville region's "brain drain" by conducting surveys, focus groups, and in-depth small group and one-on-one interviews. After conducting a web-based survey of almost 1,000 residents and non-residents from August 15, 2011 to October 21, 2011, plus in-depth interviews with community leaders and more focus groups in the month of November of 2011, Next Generation Consulting published key findings in a report dated December 2011, titled *Bringing the Heart Back, Greater Evansville: The Place for Young Professionals.*

Some of these key findings are as follows:

- Greater Evansville needs to keep working on a strong, central identity.
- Downtown Evansville has been a victim of urban sprawl, which has resulted in retail and housing relocation to the suburbs and has left, in its wake, a hollowed-out "donut" effect.
- All residents of Greater Evansville need to promote the area more avidly and aggressively.
- As young people leave the region, Greater Evansville's population grows older and less diverse.
- Evansville has a wealth of assets that could be leveraged, particularly in its downtown.
- While Evansville is currently "getting by," it should set its sights on excellence in its civic endeavors and should focus on becoming a more outstanding region, able to attract and keep young people.

For the past five years, Southwest Indiana has undergone a soul-searching quest to formulate and articulate its vision. The vision revolves around three key themes:

- Attraction and retention of young, creative and talented professionals in the fields of the arts, technology, development and entrepreneurship.
- Creation of memorable spaces and places that possess unique character and special cultural significance within the Southwest Indiana region.
- Connection of people and places through physical linkages, technological systems, and special relationships.

The Millennial Plan for 2040 established a regional vision of *"Great Life, Great Community, Great Environment, Great People"*. The stakeholder group supports this vision since the key vision characteristics shown in the bullets below fall completely in line with the themes of the Southwest Indiana region.

Great Life

- Balanced, compact growth within livable urban, suburban and rural neighborhood centers
- Vibrant mixed use developments that serve the neighborhood
- Neighborhood centers brimming with street life and commerce, dining and relaxing, and just plain hanging out

Great Community

- Making the most of existing cities and towns
- Downtown redevelopment, urban area revitalization, infill development, and urban core infrastructure upgrading
- Continued development and interconnection of greenway and bikeway systems in the region

Great Environment

- Preserving prime agricultural and open spaces, while promoting orderly, balanced, compact development
- Promotion of regional greenway systems and blueways (water trails such as Pigeon Creek) and fostering of linkages of greenways and blueways across county lines
- Fostering of local food networks, farmers' markets and urban gardening, all integrated into the regional food economy

Great People

- Value the rich diversity and unequaled talents of the population in the region
- Supporting schools, public and private, at each age level from prekindergarten through graduate school
- Enhancing the technical expertise of the workforce through training and human development efforts, seminars, convocations, and lectures

Regional Cities will become the mechanism to implement this broad vision for the future. Vital investment in transformative projects will be the driver of desired changes. The Regional Development Plan will summarize the special interrelationship of projects aimed at implementing the Regional Cities Vision and making Indiana's Great Southwest all that it can be.

Aspirational Goals

Momentum is building in Southwest Indiana. Public and private investment are on the rise. Manufacturing and healthcare services are the regions' largest industry sectors and business expansion is occurring in both sectors. However, the Region's future is dependent on being able to attract talent, foster a culture of research and innovation and create places that attract and retain residents.

While movement in this realm is ongoing, the Regional Cities Initiative has the capacity to accelerate investments in key transformational projects that will allow the region to realize critical growth and development in a much shorter timeframe.

Indiana's Great Southwest:
"the new frontier for talent and business!"

By the year 2025, Indiana's Great Southwest will:

- Grow its population by over 70,000 people helping Indiana achieve the goal of growing its population by 2 million persons in ten years
- Expand its employment base in the manufacturing and healthcare industries, with an emphasis on innovation, research and development, thus attracting talent to stay or relocate in the region
- Reinforce Evansville's role as regional city and leverage its strategic location to gain market share currently being captured by Nashville, St. Louis and Louisville.
- Repopulate urban centers, especially Evansville, the regional city of Indiana's Great Southwest with a focus on urban renewal and mixed-use development
- Transform Evansville's downtown area into a vibrant 24/7 urban event with a variety of choices for dining, nightlife, entertainment, housing, and overall unique experiences
- Develop partnerships with local universities and post-secondary education institutions to train and attract young talent
- Reinvigorate the network of historic places and enclaves of unique character, throughout the region, by enhancing and connecting them through integrated urban design and appropriate intermodal movement systems
- Become the City of Choice in the Midwest for persons desiring to reside in a mid-size city.

The transformational nature of the Regional Development Plan, and the projects it contains, have never been rivaled in this region. The people of the region are poised and ready to execute the plan immediately. With the Regional Cities designation and funding, Indiana's Great Southwest will become "the new frontier for talent & business."

INDIANA'S GREAT SOUTHWEST

SECTION 5: QUALITY OF PLACE

One of the special things about Southwest Indiana is the distinct differences between its many people, places and experiences. It is not unusual to hear someone say that "It all happens here", when talking about the region. If you want a "big city" feel with a night at a Ford Center sporting event or the symphony, you have Downtown Evansville. If you need a relaxing peaceful getaway far from the hustle and bustle of life, you have Historic New Harmony. If you wish to walk, bike, or run on a trail system with breath-taking views of the Ohio River or quiet natural settings, you have the Rivertown Trail, USI/Burdette Trail, or Pigeon Creek Greenway. If you want to walk to unique shops in old downtowns, you have Newburgh, Princeton, Boonville, and others. If you seek a unique living experience along the Ohio River, there is Mount Vernon, Evansville, and Newburgh. If you are looking for a taste of farm life or rural Americana, Southwest Indiana has great county fairs, thousands of acres of farm fields, and small rural towns throughout the region.

With all the unique differences, there were "common" quality of place ideas that came out loud and clear during the planning process. First and foremost is the need for **diverse urban housing** opportunities within the larger cities of the region. Whether its 2nd and 3rd floor lofts, downtown apartments or condos, or redeveloped near downtown neighborhoods, Millennials and Baby Boomers alike are looking for living arrangements that don't require too much of their spare time and energy for maintenance and upkeep. They want parks and recreation opportunities; unique dining choices, shops, and bars; and all of these things within a reasonable walking distance. The people of this region and, indeed, people throughout the country have made it clear that they want to move back to cities where convenience trumps the desire for space. There are opportunities to provide quality of place improvements in each and every city and town in this region.

Another quality of place improvement that is high priority, coming out of the planning process, is **mixed-use development**. The projects and concepts suggested are scaled depending on where they are to be developed. For example, stakeholders generally agreed that the City of Evansville needed at least one, if not two, large-scale mixed use developments in the downtown. One needs to be near the riverfront, perhaps making use of a pre-existing building, in conjunction with new construction of spaces for offices, retail, dining, nightclubs, and a large central outdoor space to host concerts, and events, all complete with a scenic river view. Another mixed-use development concept involves repurposing old downtown buildings such as the original YMCA building or the 420 Main Street building with a mix of apartment and condo units having commercial, retail and dining opportunities on the first and possibly second floors. A third concept is more applicable to smaller cities and towns or at the neighborhood level in Evansville. Many referenced "The Landing" located on Water Street along Mount Vernon's riverfront as a great example of the type of mixed-use development that can fit in smaller downtowns or at the neighborhood level.

Perhaps the most common Quality of Place improvement raised by all stakeholders was expanding and eventually connecting the **trail networks** throughout the region. Each county in the region has constructed multi-use trails and now sees thousands of people using trails in all seasons. The greenways take advantage of the natural beauty of the region and now there are more urban trails capitalizing on historic

downtowns and connections to public spaces and buildings. The demand for more recreational opportunities related to safe walking, biking and running is palpable. There is even a regional push to expand recreational opportunities to include "blueways", water trails for canoeing and kayaking. Several connecting trail projects are included in the Regional Development Plan, the most extensive being the District Connector in Evansville. This Connector is an urban trail which joins five cultural districts in Evansville, including the West Franklin, Downtown, Arts District, North Main Street, and University of Evansville districts. Nearly 8 miles long, the trail will provide a dedicated multi-use path for walking, biking and running. Future extensions are expected in order to connect neighborhoods to key destinations throughout the city.

Other Quality of Place improvements and expectations that came from SWOT sessions with the public and identified stakeholders during current and prior planning efforts are the following:

1. Improve the transit system (METS) in Evansville, expand service in Warrick County (WATS), and add service in Posey and Gibson counties
2. Expand service at Evansville Regional Airport
3. Develop inviting and attractive "gateways" into the cities and downtowns
4. Implement complete street improvements where possible, including road diets, bus lanes and pull-offs, pedestrian refuges and bump-outs.
5. Remediate blighted properties to restore aging neighborhoods through land banking
6. Redevelop vacant lots, brownfields, greyfields, and redfields (foreclosed properties)
7. Expand the offerings and amenities at the Mesker Park Zoo
8. Capitalize on area's agricultural base by exploring food hubs, farm-to-table restaurants, and other food-based opportunities
9. Improve Evansville's riverfront Esplanade
10. Improve broadband to provide high-speed internet throughout the region
11. Improve nightlife opportunities in Evansville
12. Improve sidewalk conditions and gaps throughout the region
13. Market, promote and expand the region's tourism opportunities
14. Improve existing park facilities throughout the region
15. Improve streets and roads throughout the region

INDIANA'S GREAT SOUTHWEST

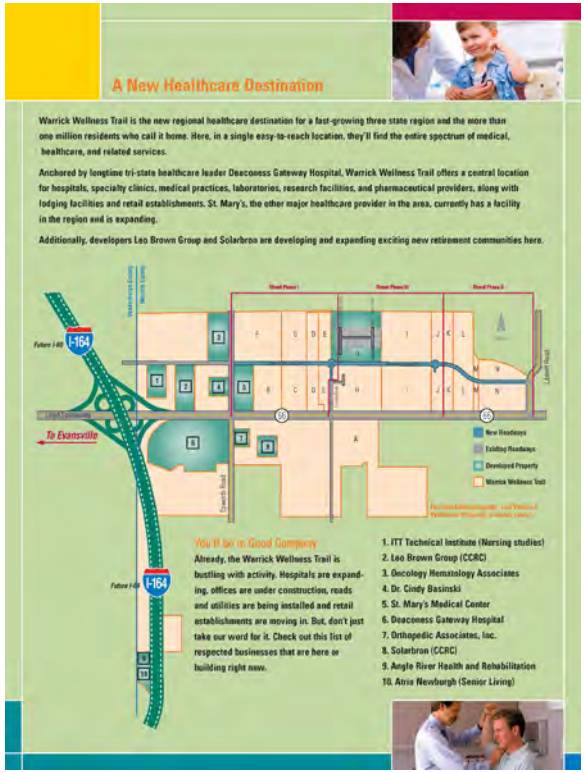
SECTION 6: TRENDS

Following is a synopsis of emerging and longer standing community-economic development trends. Under each of the trends are Regional Development Projects and related investments that are aligned with these trends. Details of each project are included in Section 7: Projects.

Economic Development Value of Cluster Strategies

Cluster strategies have been recognized as creating economic development value. However, activities directly engaging and fostering significant initiatives and partnerships to support business clusters takes this pursuit to a much higher level.

- IU School of Medicine & Research Facility
- Warrick County Wellness Trail
- New Urban Living Research Center



Value of Conducting Economic Development in a Regional Framework

Regional economic development has been a growing dynamic in the practice of economic development. However, many regional economic development frameworks are structured only for marketing purposes. The Regional Cities funding and newly formed RDA coupled with the unique structure of the Coalition (as described in Section 3), will provide an impactful and significant regional platform that will transform the region's economic development efforts.

- Regional Development Authority & Economic Development Coalition of Southwest Indiana

Value of Research and Innovation to Economic Development and Talent Attraction

Historically, our best and brightest are drawn to where new ideas and products are being created and produced. The region's emerging culture of innovation, supported by Regional Cities funding, will help to attract investment and talent.

- IU School of Medicine & Research Facility
- New Urban Living Research Center

Forecasted Economic Growth in Healthcare Sector

No other sector is anticipated to experience the growth opportunities that healthcare is forecasted to experience in our region. It is incumbent upon the region to capitalize on these opportunities.

- IU School of Medicine & Research Facility
- Warrick County Wellness Trail

Market Preferences for Urban Living Options

Real estate markets across the county are seeing considerable growth in residential development within and near urban areas. Both young people and retirees are seeking residential opportunities within walkable communities with access to dynamic urban environments.

- IU School of Medicine & Research Facility
- Downtown Housing & Development
- Tropicana Casino & Resort
- Downtown Conference Hotel Development

Growth in Internet Applications

The growth of internet applications continues to grow exponentially. There exist over 1.5 million applications for smart phones and this will continue to expand. Expansion of these markets will also be driven to the future deployment of broadband to unserved markets. Forecasts call for nearly every facet of people's lives to be connected via the internet.

- New Urban Living Research Center
- Broadband Demonstration Project

Importance of Creating Active Communities to Support Health and Wellness

There is a continuing trend of increasing awareness of the importance of health and wellness. Healthy lifestyle initiatives range from developing active communities to supporting the availability of locally gown, healthy food choices. While some persons simply desire to be healthy, other persons are being exposed to the value of wellness by employers who are promoting healthy lifestyles to help manage the cost of insurance.

- Downtown Housing & Fitness Campus
- Regional Connector Trails
- New Harmony Arts & Food Project

High Quality Educational Institutions Driving Location Decisions

As talented professional are being competitively recruited by an increasing number of corporate suitors, it is essential that communities be able to evidence the highest quality educational opportunities for families.

- Signature School Science Center
- Oakland City University Downtown "U"
- University of Evansville Campus Enhancements

Increase Demand for Art and Cultural Pursuits

Art and cultural events are realizing significant increases in attendance and participation. Persons of all ages value engagements with these creative outlets.

- Oakland City University Downtown "U"
- New Harmony Arts & Food Project
- Haynie's Corner Art District Redevelopment

Developing I-69 Innovation Corridor

The University of Southern Indiana continues to engage a long standing effort that was pioneered by now Lt. Governor Sue Ellspermann. The initiative is focused on a vision to develop a culture and environment that supports a regional I-69 Innovation Corridor from Evansville to Crane.

- IU School of Medicine & Research Facility
- Warrick County Wellness Trail
- New Urban Living Research Center
- Broadband Demonstration Project

Importance of Aviation Services to Attracting Investment and Talent

As the world becomes smaller, with greater connectivity, it is essential for a metropolitan area to have a threshold level of aviation services. Being able to provide service above this threshold and offering rates that compete with larger aviation facilities can become a distinct advantage.

A community's airport is the front door to a community. Persons visiting the Evansville region will draw important first impressions of the community from their experience at the Evansville Regional Airport.

- Evansville Regional Airport Terminal Renovation

Increasing Importance of Developing Quality Brand to Promote Community and Attract Investment

Marketing is important. Hoosiers seem to be a modest group and not apt to promote their success. However, considering the competition for jobs, investment and population growth opportunities, it is essential that the Region leverage and build on every opportunity to improve and promote its brand to the country and the world. No one else is assigned to achieve this task.

- Victoria National Conference Center
- University of Evansville Campus Enhancements
- Downtown Conference Hotel Development
- Mesker Park Zoo Improvements

INDIANA'S GREAT SOUTHWEST

SECTION 7: PROJECTS

The Regional Development Plan frames projects into three categories:

The first category includes city center projects. City Center projects are designed to assist with the transformation of the Evansville downtown area and adjacent urban neighborhoods. The City Center projects include:

- Indiana University School of Medicine & Research Facility
- New Urban Living Research Center
- Downtown Housing & Fitness Campus
- Downtown Housing & Development
- Regional Connector Trails
- Signature School Science Center

The second category includes Gateway Projects. Gateway Projects are associated with initiatives that create new and dynamic opportunities by leveraging strategic resources. outside the regional city. The Gateway Pojects include:

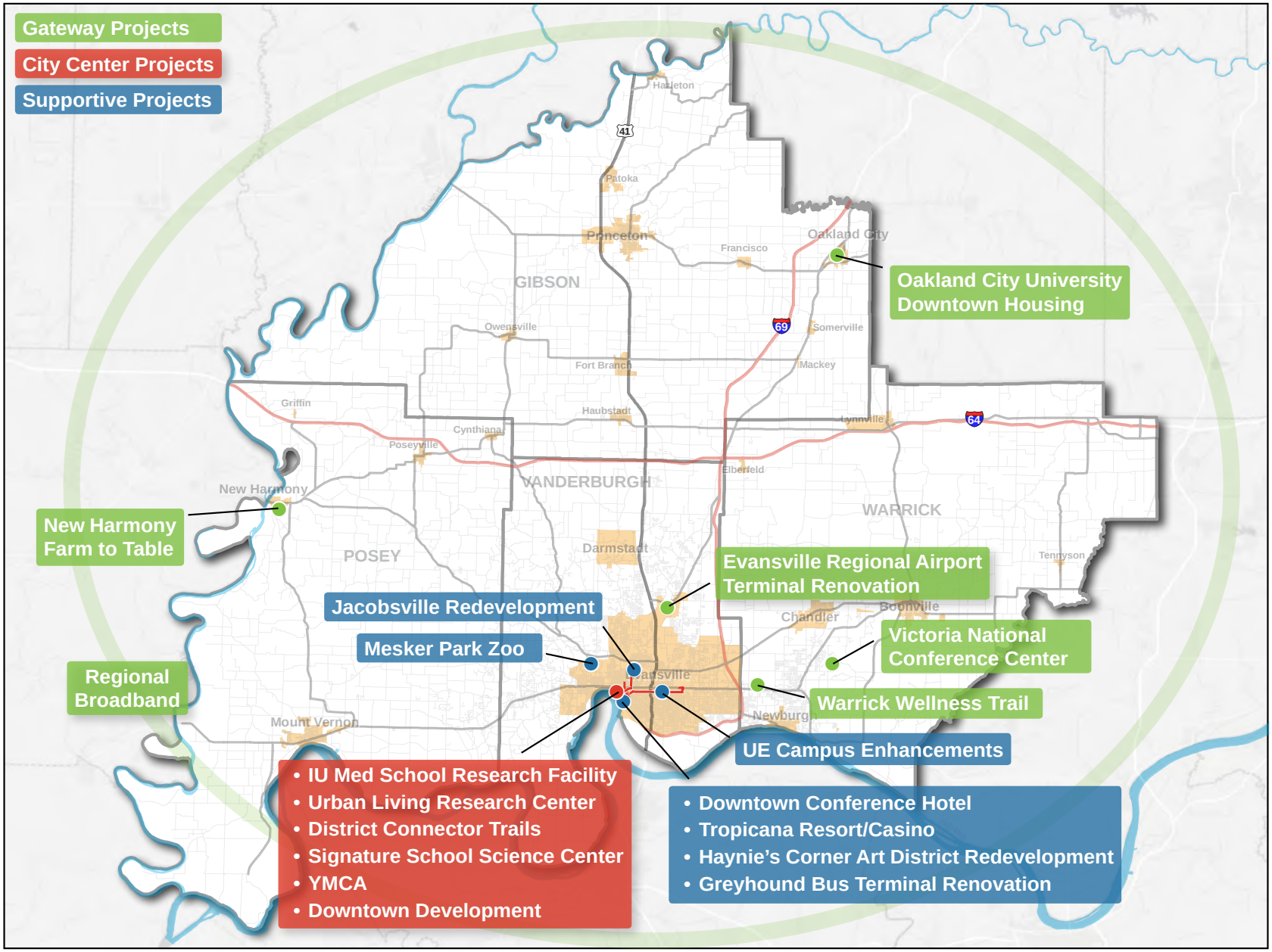
- Oakland City University Downtown "U"
- Victoria National Conference Center
- Warrick County Wellness Trail
- New Harmony Arts & Food Project
- Broadband Demonstration Project
- Evansville Regional Airport Terminal Renovation

The third category includes projects that are supportive to the Regional Cities projects. These projects provide for new development, investment, job creation and related benefits that support the Regional Cities investment. These projects include:

- Downtown Conference Hotel Development
- Tropicana Casino & Resort
- Greyhound Bus Terminal Redevelopment
- Jacobsville Redevelopment
- Haynie's Corner Art District Redevelopment
- University of Evansville Campus Enhancements
- Mesker Park Zoo Improvements

The map on the following page provides a regional map of the 4-county that depicts the general location of these projects. Section 7 provides additional narrative and details for these projects.

The Indiana Economic Development Corporation (IEDC) provided a return on investment analysis for each of the Regional Cities Projects. The IEDC's return on investment analysis for projects slated to receive Regional Cities Initiative funding can be found in Appendix D.


Gateway Projects
City Center Projects
Supportive Projects
Hazleton
41
Patoka
Princeton
Francisco
Oakland City
GIBSON
Oakland City University Downtown Housing
Owensville
69
Somerville
Fort Branch
Mackey
Griffin
Haubstadt
Lynnville
64
Cynthiana
Poseyville
Elberfeld
New Harmony
VANDERBURGH
WARRICK
New Harmony Farm to Table
POSEY
Darmstadt
Tennyson
Evansville Regional Airport Terminal Renovation
Jacobsville Redevelopment
Chandler
Boonville
Mesker Park Zoo
Victoria National Conference Center
Regional Broadband
Evansville
Warrick Wellness Trail
Mount Vernon
Newburgh
UE Campus Enhancements
• IU Med School Research Facility
• Urban Living Research Center
• District Connector Trails
• Signature School Science Center
• YMCA
• Downtown Development
• Downtown Conference Hotel
• Tropicana Resort/Casino
• Haynie's Corner Art District Redevelopment
• Greyhound Bus Terminal Renovation

INDIANA UNIVERSITY SCHOOL OF MEDICINE MULTI-INSTITUTIONAL ACADEMIC HEALTH SCIENCE EDUCATION AND RESEARCH FACILITY

Evansville, Indiana

Observations / Overview: This project involves the construction of the Indiana University School of Medicine in Downtown Evansville and the development of an associated research facility. The project's primary function is to help ensure that Southwest Indiana has adequate physicians and healthcare professionals to meet future demands. The research component will provide facilities to help move new advancements in healthcare to the market place in a cost efficient and timely manner.

The project was generated from shared dialogue and engagement between area healthcare providers and academic institutions. Planning for the campus began in 2012 as regional and state leaders developed a strategy to expand health care education and research in the region. Plans include developing a multi-institutional campus with a focus on bringing students from undergraduate, graduate and post graduate training together in a shared learning environment.

Since the concept of an integrated medical school was advanced, it has received a considerable outpouring of support from all parts of the regional community.

For more information on the Indiana University School of Medicine, see the Expanding Medical & Health Science Education in Greater Evansville Report, prepared by Tripp Umbach which can be viewed on the project website: *http://www.indianasgreatsouthwest.com/.*

Recommendations / Implementation Strategy:

The project has five components:
1. IU School of Medicine, including graduate education from UE and USI
2. Research Facility
3. Ivy Tech Nursing School (future)
4. Associated Private Investment
5. Future Investment

1. IU School of Medicine

The IU School of Medicine will bring a new dynamic to Evansville and the new medical campus will transform the downtown area. The investment in new structures, along with in an influx students, faculty and related resources will help to spawn and drive additional development.

One of the more high impact considerations of the new medical school will be to create a more favorable perception of the City of Evansville and the city center. This new positive perception will help to attract new talent to the area and measurably increase the value of the Evansville brand.

The expanded academic health science campus will include space for the IU School of Medicine – Evansville, as well as graduate medical education programs from the University of Evansville and the University of Southern Indiana.

The IU School of Medicine project is being financed with funding from the following sources:	
City of Evansville (tax increment financing)	$47,000,000
City of Evansville (green infrastructure)	$3,000,000
Indiana General Assembly (IU and USI)	$25,200,000
University of Evansville	$6,000,000
Total	$81,200,000

It is noteworthy that the project's success is built upon the collaboration of competing healthcare providers. These include Deaconess Hospital (Evansville), St. Mary's Health Network (Evansville), Memorial Hospital (Jasper) and Good Samaritan Hospital (Vincennes). This engagement is a statewide model for regional collaboration.

In fact, this collaborative approach and collaboration is revolutionary. Healthcare institutions across Indiana and the nation are watching this project unfold as it considered the new model for the delivery of healthcare education and training.

The collective value of this consortium of regional hospitals is considerable. Consider that Good Samaritan Hospital in Vincennes has just held an open house for their new $100,000,000 hospital facility. The other hospitals in this consortium also have a track record of investment and maintaining excellent facilities. These facilities will help to improve the residency experience of medical students and create a favorable impression. These can help to increase the likelihood that medical students will elect to practice medicine in Southwest Indiana.

Graphics provided by SLAM

Graphics provided by SLAM

2. Research Facility

The research facility component will be the larger economic driver for the project. Innovation is by far the single most important economic development driver for a regional economy. Plans call for the research facility to develop a separate 15,000 square foot structure adjacent to the IU School of Medicine. Key research facilities will include neuro imaging MRI/PET scanner for imaging research in mental health, geriatrics/aging, and other neuroscience clinical research.

The facility would be held by a special purpose, not-for-profit entity, comprised of regional academic, healthcare, and research institutions. The not-for-profit will work collaboratively to identify a facility management arrangement. It is anticipated that the IU School of Medicine building could become tax exempt but all the other properties within the medical campus will be developed by for-profit entities and will be taxable.

The Indiana Clinical and Translational Sciences Institute (CTSI) will be a partnering entity regarding the management and operations of the facility. CTSI is a statewide collaboration of Indiana University, Purdue University and the University of Notre Dame, as well as public and private partnerships, which will facilitate the translation of scientific discoveries from the lab directly into clinical trials and new patient treatments in Indiana and beyond.

Established in 2008, the Indiana CTSI is supported by a $25 million Clinical and Translational Science Award from the National Center for Advancing Translational Sciences (NCATS) of the National Institutions of Health, supplemented by nearly $60 million from the State of Indiana, the three member universities, and public/private partnerships. The Indiana CTSI is a member of a national network of 61 CTSA-funded organizations across the United States. *https://www.indianactsi.org/*

The facility will be designed to primarily accommodate the needs of startup companies that are creating bridges between research and the market place. This innovation model will be well-suited to provide greater business development opportunities and complement the efforts of the IU School of Medicine and its faculty. Further, such an arrangement increases the capacity to attract talented persons interested in either medical research, medical entrepreneurial pursuits, or both.

Potential activities at the research center may include, but not be limited to, the following:

- Outpatient-based research (potential to involve 4 regional hospitals)
- Early discovery engagements associated with pharma and medical devices
- Incubator space to accommodate startup businesses with product approval, licensing, and general office equipment and services

The facility could also provide a platform for clinical translation research. Clinical translation research now requires exacting standards for facility design and construction. This new facility could incorporate these new standards which positions the facility for cutting edge research opportunities.

It is noteworthy that Covance, located in Evansville provides similar services that could be leveraged by the research facility.

Evansville is home to the Research Institute of Deaconess Clinic. Established in 1996, it has become one of the most advanced clinical research centers in the nation, studying new medications and devices under development for the treatment of serious illnesses and diseases. Today, research conducted through the Research Institute of Deaconess Clinic helps keep nearly 100 primary and specialty care physicians on the leading edge of medical science while providing patients with earlier access to promising new medicines and technologies.

Other immediate local research potential includes Mead Johnson Nutrition associated with infant formula and general nutrition, and Sabic, a worldwide leader developing plastic solutions for the healthcare industry.

The physical location of the research facility provides unique advantages as well. Being nearly equidistant to healthcare markets in Louisville, St. Louis, Nashville and Indianapolis provides a great number and variety of research engagement opportunities. It is noteworthy that the new I-69 route will increase connectivity between the Evansville research facility and Indiana University-Bloomington Campus, as well as the healthcare networks in Indianapolis. The research facility is being financed with funding from the following

sources: Indiana Regional Cities Initiative $9,000,000 Project implementation will follow a conventional construction schedule. Placing the facility on the Medical Campus will avoid the need for redundant or extended property acquisition (which the City of Evansville acquired).

3. Ivy Tech Nursing School (future)

The Ivy Tech Nursing School is a future project to be located on the IU School of Medicine Campus. The initiative focuses on efforts to secure necessary funding for the Nursing School from the Indiana Legislature that would be included in the 2018 biennial budget.

The current location of the Evansville Ivy Tech Nursing School is located on the First Avenue Main Campus. Transitioning the Nursing School to the IU School of Medicine Campus would take advantage of synergistic opportunities and create a dynamic campus atmosphere that will attract talent, from both student and faculty candidates. In fact, the Nursing School is anticipated to host up to 1,200 students. This large increase in students in later phases will have a very profound and positive impact on Downtown Evansville. The increase in pedestrian traffic will help create a dynamic and fluid downtown atmosphere. The nursing students will increase the opportunities for retail development and the creation of new housing.

The future Ivy Tech Nursing School is anticipated to be financed with funding from the following sources:

City of Evansville	$5,000,000
Ivy Tech	$2,000,000
Future Indiana budget allocation	$22,900,000
Total	$29,900,000

4. Associated Private Investment

A number of private sector sources have expressed interest in development projects, directly attributable to the IU School of Medicine, Research Facility and Ivy Tech Nursing School. These projects are outlined below:

- Local healthcare provider is anticipated to be investing $22,500,000 in upgrading its medical campus.
- Another healthcare provider will be investing $15,000,000 in upgrades to its medical campus.
- A public/private partnership plans to invest $5,000,000 to develop student housing options on the IU School of Medicine Campus.

Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility - Evansville	Public	Private	Regional Cities	Total
School (phase I) (City)	47,000,000			47,000,000
School (phase I) (Legislature)	25,200,000			25,200,000
School (phase I)(green infrastructure)	3,000,000			3,000,000
Research Facility			9,000,000	9,000,000
Residency Support Funding (Legislature)	6,000,000			6,000,000
University of Evansville Component		6,000,000		6,000,000
Ivy Tech Nursing School (phase II) (Legislature)	22,900,000			22,900,000
Ivy Tech Nursing School (phase II) (City)	5,000,000			5,000,000
Ivy Tech Nursing School (phase II) (IVY TECH)	2,000,000			2,000,000
Project A		22,500,000		22,500,000
Prospect B		15,000,000		15,000,000
Prospect C	1,000,000	4,000,000		5,000,000
Future Investment		15,000,000		15,000,000
Total	**112,100,000**	**62,500,000**	**9,000,000**	**183,600,000**

5. Future Investment

The development potential associated with the IU School of Medicine campus is considerable. For example, Grand Rapids embarked on a similar project in 2006 and has realized over one billion dollars in direct investment. The Grand Rapids medical campus is now referenced to as the "Medical Mile".

Economic development officials in Grand Rapids shared the following in regard to economic impact of the medical school and research facility. *"According to Deloitte Consulting, the ten year economic impact of the Secchia center will be $1.57B."* The link supporting this as well as other downtown developments can be found here: *http://philanthropycollaborative.org/documents/Final%20Grand%20Action%20Report.pdf"*

Grand Rapids also just completed an economic impact assessment of the Michigan State University Grand Rapids Research Center. This economic impact report is available on the project website at *http://www.indianasgreatsouthwest.com/area-plans.html*

The IU School of Medicine Campus has available space for appropriate, opportunities. The surrounding downtown blocks also offer available lease space and vacant building sites.

Without Regional Cities investment, the development of a research component would prove to be extremely challenging. At a minimum, the project would be delayed while funds are assembled. This delay would measurably reduce the impact of the project now designed to advance, in tandem, with the School of Medicine. The loss of momentum and impact would be significant.

NEW URBAN LIVING RESEARCH CENTER

Evansville, Indiana

Observations / Overview: Through a series of engagements between, Vectren and Haier America have identified a unique development concept that can help to attract talent and create considerable economic development opportunity.

Vectren is a local utility that has an interest in furthering energy conservation, effectively managing energy loads, and related pursuits that can help it become a more efficient energy provider. Much of the recent work in the area of energy efficiency is being pursued through the smart grid, where energy use is monitored-managed via the internet.

Haier, the world's largest manufacturer of household appliances, has recently located their first North American tech center in Evansville. Haier has an interest in improving the functionality of their appliances. Currently, advances in this area are also being pursued by means of connectivity of appliances to the internet.

In sharing insights into downtown redevelopment, with the realization that housing is a very crucial component in creating a dynamic and vibrant downtown, there began a discussion between Vectren and Haier as to how an innovative new downtown housing facility might help to mutually support their business interests.

Recommendations / Implementation Strategy: Vectren and Haier came to realize that it would be to their advantage to help develop a new downtown housing facility that would serve as a platform for research and development associated with energy efficiency and "connected" appliances. Both these areas of exploration play into the emerging terminology of the "Internet of Things".

The Internet of Things or sometimes "Internet of Everything" is the network of physical objects or "things" embedded with connectivity sensors to enable objects to exchange data with the production, operator and/or other connected devices.

The Internet of Things allows objects to be sensed and controlled remotely across existing network infrastructure, creating opportunities for more direct integration between the physical world and computer-based systems, resulting in improved efficiency, accuracy and economic benefit. Each thing is uniquely identifiable through its embedded computing system but is able to interoperate within the existing Internet infrastructure. Experts estimate that the Internet of Things will consist of almost 50 billion objects by 2020.

Vectren and Haier plan to pursue a downtown housing development that will serve as a new urban living research center. With significant new growth in urban living across North America, there exists considerable value in designing new appliances and related products to help Haier meet this emerging North American market demand for urban living space. Vectren would realize value by being able to monitor, research and analyze energy utilization under various conditions.

The project would be pursued in partnership with an agreed-upon real estate development company. Further, in consideration of the unique research orientation of the housing development, efforts would be pursued to incorporate attractive design and aesthetic features.

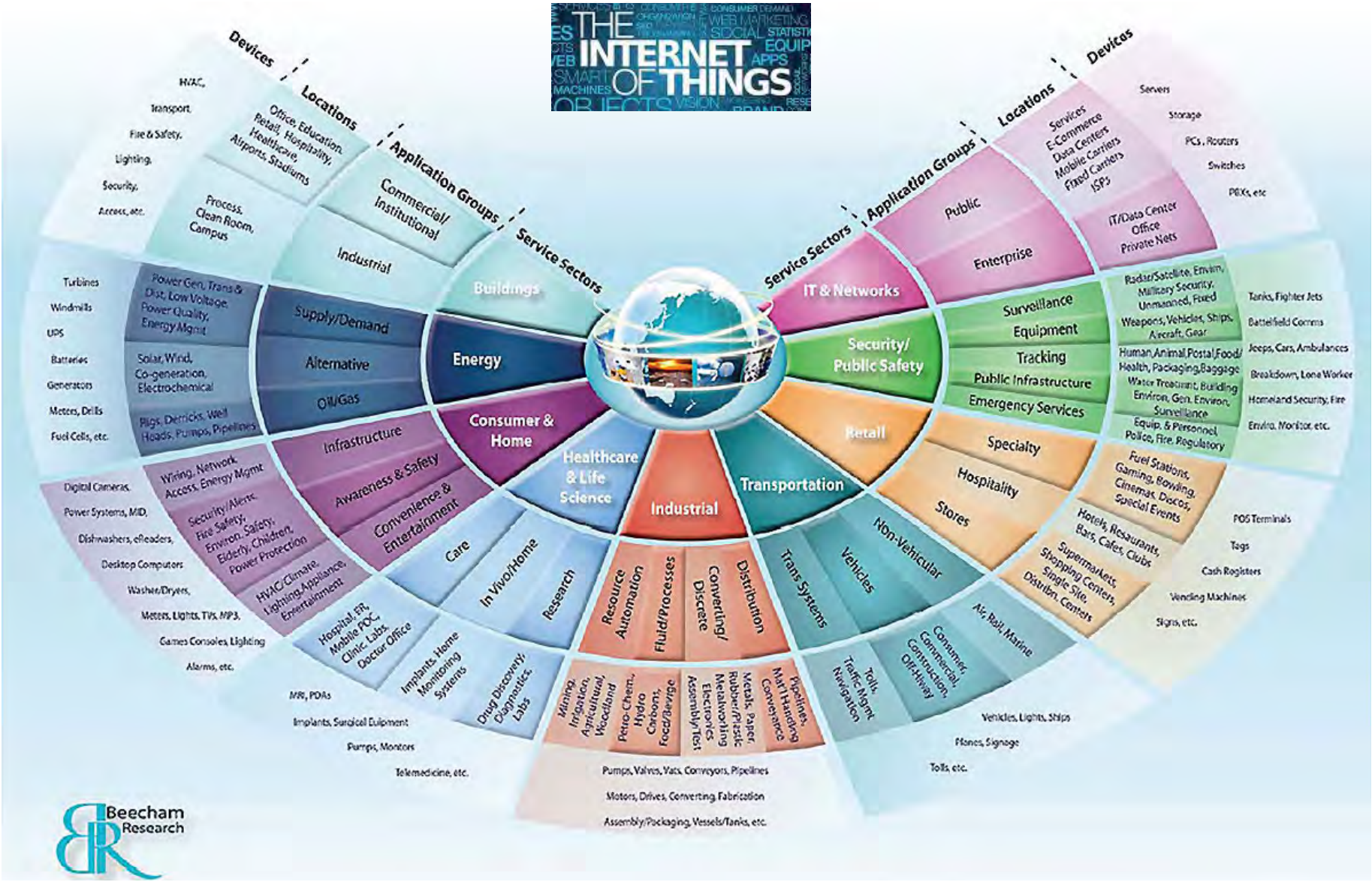
The structure could serve as a design standard for future downtown housing developments. Another important design consideration will be the ability of units to accommodate the change out of appliances, products and construction materials and systems.

While the project is sponsored by Vectren and Haier, the facility will likely attract a considerable number of other manufacturers who desire to be proximate to and utilize such a research facility. These associates could range from health care to building materials. The structure would also incorporate the installation of rooftop solar array and related energy efficiency applications.

The facility would also be of considerable interest to the University of Evansville engineering and business departments, as well the University of Southern Indiana engineering school and engagement office. The project would align particularly well into USI's I-69 Innovation Corridor pursuits.

It would be challenging for the project to proceed without Regional Cities funding. Without funding, a research facility could be developed but it would not be at the scale that would create and drive transformational research engagements.

New Urban Living Reseach Center	Public	Private	Regional Cities	Total
Haier/Vectren Residential Research Facility		$ 10,670,000	$ 4,330,000	$ 15,000,000
Haier/Vectren Green Infrastructure	$ 500,000			$ 500,000
Parking Garage		$ 7,000,000		$ 7,000,000
Future Investment - Residential Research		$ 5,000,000		$ 5,000,000
Total	**$ 500,000**	**$ 22,670,000**	**$ 4,330,000**	**$ 27,500,000**


THE INTERNET OF THINGS
Devices
Locations
Application Groups
Service Sectors
HVAC,
Transport,
Fire & Safety,
Lighting,
Security,
Access, etc.
Office, Education, Retail, Hospitality, Healthcare, Airports, Stadiums
Process, Clean Room, Campus
Commercial/ Institutional
Industrial
Buildings
Turbines
Windmills
UPS
Batteries
Generators
Meters, Drills
Fuel Cells, etc.
Power Gen, Trans & Dist, Low Voltage, Power Quality, Energy Mgmt
Solar, Wind, Co-generation, Electrochemical
Rigs, Derricks, Well Heads, Pumps, Pipelines
Supply/Demand
Alternative
Oil/Gas
Energy
Digital Cameras,
Power Systems, MID,
Dishwashers, eReaders,
Desktop Computers
Washer/Dryers,
Meters, Lights, TVs, MP3,
Games Consoles, Lighting
Alarms, etc.
Wiring, Network, Access, Energy Mgmt
Security/Alerts, Fire Safety, Environ. Safety, Elderly, Children, Power Protection
HVAC/Climate, Lighting, Appliance, Entertainment
Infrastructure
Awareness & Safety
Convenience & Entertainment
Consumer & Home
Hospital, ER, Mobile POC, Clinic, Labs, Doctor Office
Implants, Home Monitoring Systems
Drug Discovery, Diagnostics, Labs
MRI, PDAs
Implants, Surgical Equipment
Pumps, Monitors
Telemedicine, etc.
Care
In Vivo/Home
Research
Healthcare & Life Science
Mining, Irrigation, Agricultural, Woodland
Petro-Chem., Hydro Carbon, Food/Beverge
Resource Automation
Fluid/Processes
Converting/ Discrete
Distribution
Industrial
Pumps, Valves, Vats, Conveyors, Pipelines
Motors, Drives, Converting, Fabrication
Assembly/Packaging, Vessels/Tanks, etc.
Pipelines, Mat'l Handling, Conveyance
Metals, Paper, Rubber/Plastic, Metalworking, Electronics, Assembly/Test
Trans Systems
Vehicles
Non-Vehicular
Tolls, Traffic Mgmt, Navigation
Consumer, Commercial, Construction, Off-Hiwy
Air, Rail, Marine
Vehicles, Lights, Ships
Planes, Signage
Tolls, etc.
Transportation
Retail
Specialty
Hospitality
Stores
Fuel Stations, Gaming, Bowling, Cinemas, Docos, Special Events
Hotels, Resaurants, Bars, Cafes, Clubs
Supermarkets, Shopping Centers, Single Site, Distribn. Centers
POS Terminals
Tags
Cash Registers
Vending Machines
Signs, etc.
Security/ Public Safety
Surveillance
Equipment
Tracking
Public Infrastructure
Emergency Services
Radar/Satellite, Environ, Military Security, Unmanned, Fixed
Weapons, Vehicles, Ships, Aircraft, Gear
Human, Animal, Postal, Food/ Health, Packaging, Baggage
Water Treatmnt, Building Environ, Gen. Environ, Surveillance
Equip. & Personnel, Police, Fire, Regulatory
Tanks, Fighter Jets
Battlefield Comms
Jeeps, Cars, Ambulances
Breakdown, Lone Worker
Homeland Security, Fire
Enviro. Monitor, etc.
IT & Networks
Public
Enterprise
Services, E-Commerce, Data Centers, Mobile Carriers, Fixed Carriers, ISPs
IT/Data Center, Office, Private Nets
Servers
Storage
PCs, Routers
Switches
PBXs, etc
Beecham Research

DOWNTOWN HOUSING & FITNESS CAMPUS

Evansville, Indiana

Graphics provided by PCI/Skanska

Observations / Overview: The Evansville Downtown YMCA project provides an important anchor development for the city center. It is understood by development professionals that vibrant YMCA facilities are an important part of successful downtown urban areas. The YMCA understands the importance of fostering an active community and offering wellness programs to the community and the region.

The YMCA provides downtown residents ready access to health and wellness resources. However, another important consideration is the "community" that is built at the YMCA. The YMCA provides social networks that create positive influences and dynamics in the downtown area.

YMCA fosters the creation and maintenance of a healthy community and workforce. It also provides opportunities for volunteerism and community engagement. The YMCA strengthens the community by providing a "third place", where people of all ages and from diverse backgrounds come together to learn new skills, improve their health, and support their community. These functions are essential to attracting talent and helping businesses manage future health care costs while improving employee productivity.

The YMCA serves the entire Region. YMCA programs and facilities annually serve over 40,000 individuals in Vanderburgh, Warrick, Gibson and Posey Counties. These services include facility membership, along with a wide variety of special events, childcare and youth development programs. In addition, the YMCA operates a 250 acre residential camp located in Gibson County. The YMCA has been supported by persons throughout the region for over 150 years.

Downtown Housing and Fitness Facility	Public	Private	Regional Cities	Total
Construction of Health and Wellness Center		$ 5,000,000	$ 5,000,000	$ 10,000,000
YMCA Housing Redevelopment		$ 15,000,000		$ 15,000,000
Total		**$ 20,000,000**	**$ 5,000,000**	**$ 25,000,000**

YMCA has numerous partnerships with local and regional organizations. It is a community organization that has worked effectively with both political parties to respond to the unique needs of the communities it serves.

The YMCA is a leading provider of internships and employment opportunities for college students in Southwestern Indiana. With an employee base that includes 500 people, 90% of which are part-time, the Y offers flexible employment opportunities that can meet the dynamic schedule needs of college students. In addition, the Y provides internship opportunities for Exercise Science, Physical Therapy, and Social Work Students. The population served by the Y has the potential to create unique research opportunities for IU School of Medicine students.

A downtown YMCA, with updated facilities, will be an essential component in fostering a dynamic downtown area. The downtown YMCA can help to leverage new investment and increase talent attraction in the downtown area. YMCA events and programs also help to support quality of place. The YMCA is uniquely positioned to achieve this objective as it is a place that serves the entire community. Every day the Downtown YMCA serves infants, seniors, and all ages in between. The multi-generational environment creates unique learning, engagement, and collaborative opportunities for all that participate. It also provides a single place where a family can participate in activities that are designed to meet each family member's needs.

Pursuing the development of a new YMCA fitness facility provides the opportunity for construction of additional downtown housing, creates another downtown anchor facility and provides a hub of activity for people of all ages.

Business understands that supporting the new downtown YMCA will help to create a more dynamic business climate and increase ability to attract talent.

Investment will come from Regional Cities and also from donations, contributions and sponsorships.

Recommendations / Implementation Strategy:

The Downtown YMCA Project has the following 3 Components:
1. Construction of a new and modern fitness facility
2. Repurposing the current YMCA facility
3. Development of student housing in the former YMCA residential facility (1913 Building)

1. Construction of a new and modern fitness facility.

The location is just north of the existing YMCA facility on an existing parking lot that is owned by the YMCA.
This project would begin with a fundraising campaign that would run along a parallel timeline for developing design concepts. Once fundraising is adequate, final design and bid documents will be developed. Construction will follow. The YMCA has an excellent track record for securing resources necessary to further their mission of supporting the community. Support has come from individuals, families and the business community.

It is noteworthy that the pace for completing the project will be measurably accelerated by the YMCA owning the property where the new fitness facility will be located.

Repurposing the current YMCA facility.

A portion of the existing YMCA would be renovated to maintain the swimming pool, basketball courts and related sporting venues, and the "1913 building" would be repurposed. Available space in the current YMCA would provide much needed storage space and administrative space for back office functions. Funding for these maintenance and realignment activities could be included in the YMCA's annual operating budget.

3. Development of downtown housing in the former YMCA residential facility (1913 Building)

The YMCA will repurpose their former residential structure to create student-oriented downtown housing, for portential use by students of the IU School of Medicine. These efficient and affordable housing units would help to attract students to live in the downtown area.

The success of this new downtown housing development component is contingent on identifying a suitable housing development partner. The YMCA has engaged a number of housing developers in the past but the timing for this particular housing project was not right. It seems the current downtown environment, with all the investment and positive momentum, provides the best opportunity to pursue the housing component. The housing project is intended to provide efficient and affordable market rate housing. As students and young people find downtown living advantageous, the YMCA desires to be a champion for providing affordable housing options for students and young professionals, but does not intend to own or operate the housing facilities.

The YMCA's location, directly adjacent to the downtown transit station, adds considerable value to the housing proposition, as does having YMCA health and wellness facilities adjacent to the student housing development.

To increase the feasibility of the housing project, the developer may find it advantageous to utilize the ground floor for commercial/retail space, which would leave the upper four floors available for conversion to rental units. The housing component could utilize development concepts realized in the New Urban Living Research Center. This could help entice development interest.

Earlier engagements with housing developers indicated the upper 4 floors could provide 50 rental units, and the entire building may accomodate as many as 80 units. Also, the structure was built in 1913 and does have historical architectural features. It would be in the interest of all parties to preserve the historical façade of the structure and utilize historic tax credits.

Without Regional Cities funding the project could go forward at a much later date. Delays would obviously reduce the impact and opportunities the YMCA could provide at this transformational period in the Downtown area.

DOWNTOWN HOUSING & DEVELOPMENT

Evansville, Indiana

Observations / Overview: The downtown housing and associated development projects are central to the Regional Development Plan. Urban areas across the country have realized that dynamic and vibrant downtown areas rely on housing opportunities that can generate the critical mass of residents necessary to support essential residential amenities such as a grocery store, pharmacies and related pedestrian-friendly opportunities.

Recommendations / Implementation Strategy: The Regional Development Plan seeks to support the Market @ Walnut, which was presented by two young gentlemen at an initial focus group meeting. The project is a sizeable mixed-use development that is capable of changing the Region's perspective on urban living, while helping the region build an appreciation of the inherent value of the urban environment. Also, this project must be of scale in order to accommodate associated development that will foster both tenancy of the Market @ Walnut, and other forthcoming downtown housing developments.

The key to the success of the Market @ Walnut project is to leverage the value of the Ohio River. The Evansville riverfront is outstanding, but has not been leveraged by this scale of residential-commercial development. The project's mixed-use construction will feature ground floor commercial and retail opportunities. Efforts will be focused to attract essential downtown consumer outlets, such as an urban scale grocery store, pharmacy and related shopping. The upper floors and rooftops, with outstanding scenic views of the Ohio River, hold tremendous value. These spaces will accommodate signature restaurants, bars, rooftop patios and other high-value entertainment venues. Another unique feature of this development is a public space for events, concerts and community gatherings. The space will be outfitted with a large HD LED video board, sound system, and state-of-the-art gigabit Internet connectivity, creating an interactive destination for Southwest Indiana.

The Market @ Walnut is revolutionary to Evansville and has the potential to ignite a wholesale transformation of the downtown area. This development will stimulate additional investment in the downtown and near downtown areas. Such a project would help to measurably enhance the brand of the Evansville region and attract new talent to the area.

Downtown Housing & Development	Public	Private	Regional Cities	Total
Property acquisition			$ 5,000,000	$ 5,000,000
Downtown Housing (green infrastructure)	$ 1,000,000			$ 1,000,000
Market @ Walnut		$ 40,000,000		$ 40,000,000
McCurdy		$ 15,000,000		$ 15,000,000
Sterling Brewery Conversion		$ 10,000,000		$ 10,000,000
Affordable Housing Preservation (PHA)	$ 15,000,000	$ 25,000,000		$ 40,000,000
Future Downtown Mixed Use Project		$ 15,000,000		$ 15,000,000
Blight Elimination	$ 2,300,000			$ 2,300,000
Total	**$ 18,300,000**	**$ 105,000,000**	**$ 5,000,000**	**$ 128,300,000**

Additionally, the Market @ Walnut has gained the support of the major corporate businesses throughout the region.

A project of this scale is anticipated to approach $40,000,000. $5,000,000 of Regional Cities funds will be used to help secure the necessary real estate along the Ohio River. The City of Evansville will pursue the utilization of green infrastructure resources ($1,000,000), tax increment financing and/or tax abatement to help support this development project. Local project champions remain in contact with developers/investors in Atlanta who have expressed interest in the project.

The Downtown Area is also realizing other housing development investments.

The Kunkel Group is preparing to invest $15,000,000 for the renovation of the McCurdy Building. This project is proximate to the Market @ Walnut development and would be very complementary.

The Evansville Housing Authority has invested $25,000,000 in downtown and near downtown public housing properties as part of Rental Assistance Demonstration Project with HUD. These investments will ensure that affordable housing opportunities for low income persons are preserved. This is important, considering that affordable housing opportunities can be lost when urban areas are redeveloped.

The former Sterling Brewery facility is undergoing a $10,000,000 renovation. The facility plans to accommodate commercial space on the first two floors and residential development on the other 2 floors. It is noteworthy that financial services company SS&C Technologies announced recently that it plans to move its Evansville office to Sterling Square and lease the first 2 floors and has plans for further expansion.

The YMCA will be converting the 1913 building into housing. This is discussed in the Downtown Housing & Fitness Campus section of the Plan.
Considering that a number and variety of other downtown housing projects are slated, the downtown area should attract an additional mixed use development of smaller scale, with investment closer to $15,000,000.

The City of Evansville is investing $2,800,000 in blight elimination. This program will provide for the demolition of structures and eventually will empty lots that can accommodate infill development opportunities.

The City of Evansville is discussing the concept of a highly functioning land bank organization that will focus on continuing these efforts to remove blight and foster redevelopment opportunities. Investment in the brownfields project is estimated to be $2,000,000 a year over a 5 year period. This would provide $10,000,000 to this important redevelopment effort to eliminate blight and foster new development.

The transformation of the downtown could also help to foster the redevelopment of the 18 story 420 Main Building. This is the former Old National Bank building and is the tallest building for 150 miles in any direction. This structure has ample space to accommodate new commercial development as well.

REGIONAL CONNECTOR TRAILS

Evansville, Indiana

Observations / Overview: Cities across Indiana and the rest of the country are gaining an appreciation of the value of trails. Trails are an important recreation amenity that can drive economic development and provide important linkages between neighborhoods and districts. Most importantly, trail connectivity is perceived as an essential community resource to attract young professionals.

The Evansville region is no different. The region has gained an appreciation of trails by witnessing the high levels of usage of the Evansville Greenway Passage System. The Regional Connector Trails projects includes a portfolio of a number of trails projects that collectively provide a foundation for expanded trail opportunities in the Region.

Recommendations / Implementation Strategy: Following is an outline of specific trail projects.

Regional Cities funding, in the amount of $3,170,000 would be used to support efforts to implement the Regional Connector Trails projects. Funding would be focused on opportunities for Regional Cities funding to serve as match to leverage other trail funding programs.

1. District Connector Trail Projects

The trail projects outlined below are located in or near the Evansville downtown area linking multiple cultural districts. The trail initiatives were identified as place making projects to help create a positive atmosphere and downtown experience for the new students and faculty associated with the IU School of Medicine. However, considering the additional development slated for the downtown area, the trail projects are poised to create considerable value and be of service to the wider population in the region.

The projects are funded with resources associated with the IU School of Medicine construction project and future funding from the Transportation Investment Generating Economic Recovery, or TIGER Discretionary Grant program. The TIGER program provides a unique opportunity for the USDOT to invest in road, rail, transit and port projects that promise to achieve national objectives. Since 2009, Congress has dedicated more than $4.1 billion for six rounds of TIGER to fund projects that have a significant impact on the Nation, a region or a metropolitan area.

Five of these trail projects intend to utilize Regional Cities funding for advance planning and design activities that will positon the trail projects for funding from future TIGER grant programs. In 2014, the Evansville Metropolitan Planning Organization (EMPO) and the Evansville Department of Metropolitan Development (EDMD) submitted a TIGER grant application for a very similar portfolio of trail projects. The application was not funded. However, the EMPO gained considerable insight into how to frame the trail projects, in a future TIGER grant application, in ways that will measurably increase the likelihood of securing funding.

A related funding consideration includes regular participation in the EMPO's preparation of their Transportation Improvement Plan and advocating for the inclusion of these trails for funding.

The trail components are described below and the map on the following page provides a graphic of the trail locations.

North Main Connector (TIGER Grant)

This project increases connectivity from Downtown to the New North Main Street. Installing this dedicated connector along a short, but important route, between downtown and the New North Main Street, will increase redevelopment pursuits by creating easy access between the Downtown area and North Main corridor.

IU School of Medicine to University of Evansville Connector (TIGER Grant)

This trail project will connect the IU School of Medicine to the University of Evansville Campus along Walnut Avenue. This is an important component in helping to create linkages between the two campuses.

IU School of Medicine to West Franklin Street (TIGER Grant)

This trail project will connect the IU School of Medicine Campus to the West Franklin Street area. West Franklin is an established entertainment and restaurant district that should be accessible via a dedicated trail route. This is important for School of Medicine and downtown residents to access West Franklin establishments. However, another significant growth opportunity will be the housing redevelopment in the West Franklin area. The connector trail will help to foster the transformation of housing stock by touting access to downtown via a dedicated trail. This transitional neighborhood with its ample affordable housing opportunities will be attractive to young professionals.

University of Evansville to Roberts Park (TIGER Grant)

This trail project will connect the University of Evansville to the new Roberts Park. While helping to link UE to one of the community's largest greenspaces is of value, the trail will also transect a variety of near urban neighborhoods along the way. The appeal of these neighborhoods increases exponentially with access to the trail network, to east side commercial areas, and to downtown amenities. Housing along the trail corridor will be highly valued by young professionals.

Haynie's Corner to Greenway (TIGER Grant)

This trail project links the emerging Haynie's Corner neighborhood to the Greenway. The Haynie's Corner area will realize more significant redevelopment investment, with this trail linkage to the Greenway. The project will link the center of Haynie's Corner along 3 blocks of Adams Avenue to the Greenway. This linkage to the Greenway will provide Haynie's Corner residents with a safe route to access the Greenway, which gives them access to downtown and other near downtown districts. This connection amenity will increase the appeal of Haynie's Corner to young professionals.

2. IU School of Medicine Loop

This trail will provide a loop around the perimeter of the Medical Campus. This project will proceed in advance of the other trail projects. It will generate an appreciation of the functionality and impactful aesthetics of a well-designed urban trail. These concepts will be woven into the balance of trail initiatives. This trail project will be funded as part of the IU School of Medicine project and associated green infrastructure improvements will be funded through the "green-ops" program.

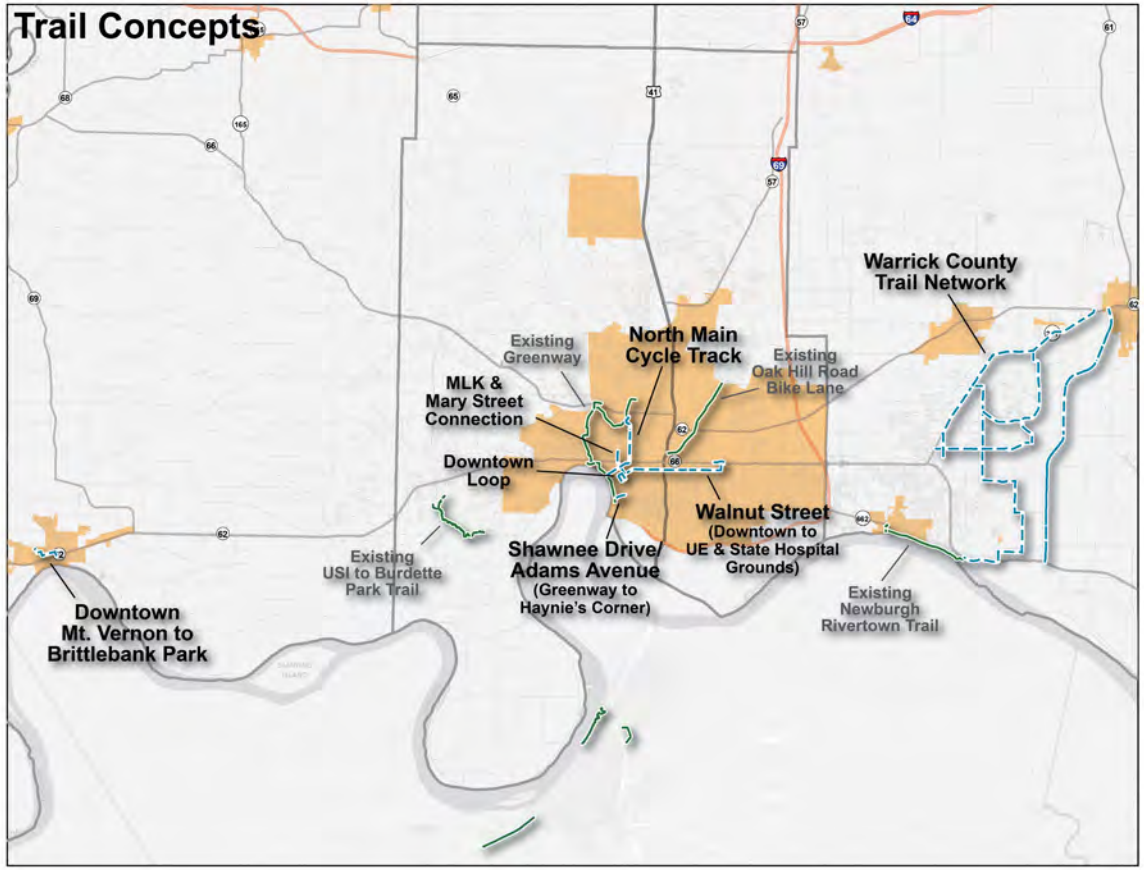
3. New North Main Street

The $9,000,000 project is being financed with local TIF resources. A new cycle track will run along North Main Street from the Lloyd Expressway to Garvin Park. The project serves two important functions:

1. Help to generate economic development and r revitalization along North Main Street
2. Help to create a linkage to the Greenway via a connector route through Garvin Park.

North Main is well suited to realize revitalization. The area has a number of popular, established restaurants and yet a large number of available vacant structures and buildable parcels to accommodate new development opportunities. This route will help to provide connectivity to the initiatives outlined in the Jacobsville Redevelopment Project.

Regional Connector Trails	Public	Private	Regional Cities	Total
Regional Cities Trail Development			$ 3,170,000	$ 3,170,000
North Main Cycletrack (Jacobsville)	$ 9,000,000			$ 9,000,000
North Main Connector	$ 8,300,000			$ 8,300,000
IU Med Center to UE along Walnut	$ 8,100,000			$ 8,100,000
UE to Roberts Park	$ 6,100,000			$ 6,100,000
IU Med Center to West Franklin	$ 3,040,000			$ 3,040,000
Haynie's Corner to Greenway	$ 1,180,000			$ 1,180,000
Medical School Loop (med school construction)				
Green Infrastructure Downtown Trails	$ 2,560,000			$ 2,560,000
Warrick County 30 Mile Trail Network	$ 3,000,000			$ 3,000,000
River Bend Trail Streetscape - Mount Vernon	$ 2,000,000			$ 2,000,000
River Bend Trail - Mount Vernon	$ 6,000,000			$ 6,000,000
River Bend Trail - Housing Development		$ 4,000,000		$ 4,000,000
Total	**$ 49,280,000**	**$ 4,000,000**	**$ 3,170,000**	**$ 56,450,000**



4. Warrick County Trail Network

Warrick Trails is a network of trails and pathways that allow walking, running and bicycling through the region's most scenic areas while connecting schools, parks, ball fields and gathering spots. This trail system provides a healthy, eco-friendly means of transportation and recreation in Warrick County.

Developed by Warrick Wellness Pathways, a not for profit group of volunteers, in cooperation with area officials and corporate donors, Warrick Trails will improve the quality of life for the area's residents and visitors alike. The initial goal of Warrick Trails is 30 miles of new, connected trails completed by 2018. President of Warrick Wellness Pathways Howard Nevins has been leading this effort and noted that Warrick County will be the first in the State of Indiana to do shared roadways. Plans are for State Routes 261, 66, 62 and 61 to become bike friendly.

The trails will connect neighborhoods to parks and schools, and will link to the Wellness and Rivertown trail in Newburgh. The new trail components will measurably increase the development potential in these areas. Funding for the Warrick County Trail network is anticipated to approach $3,000,000. Funding has been identified as follows: INDOT TAP Grant for 1.3 mile segment connecting Castle Schools Warrick County TIF for Friedman Park segment

Alcoa has provided $120,000 for planning and design for a three year period INDOT is funding the road sharing improvements at $300,000 to create dedicated bike/pedestrian lanes along Indiana Highways 61, 261, and 66. The map on the previous page provides graphic depiction of proposed and existing Warrick Trails components.

5. River Bend Trails – Mt. Vernon

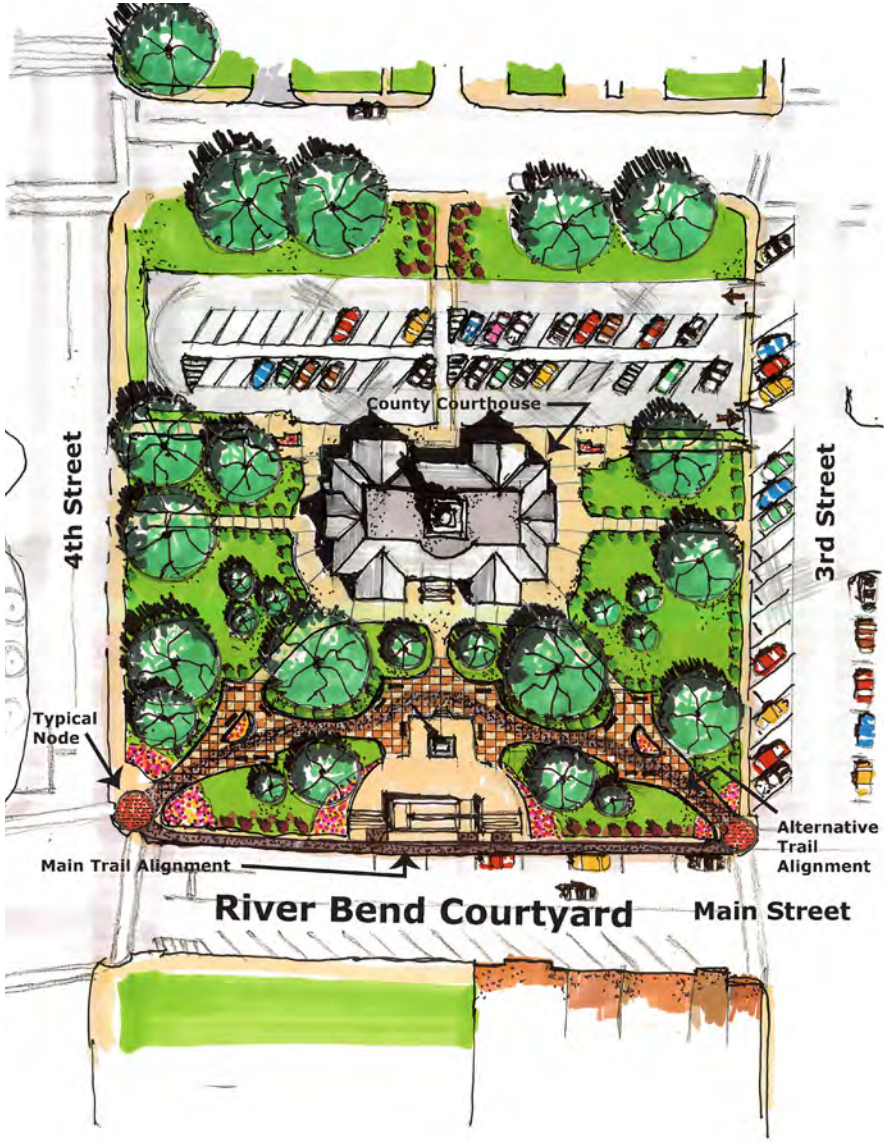
The River Bend Trail will extend from Mount Vernon's newly developed riverfront to Brittlebank Park for a total of two miles, including streetscapes and a neighborhood pocket park.

The project is being developed by the City of Mount Vernon in partnership with the Indiana Department of Transportation (INDOT).

The trail is an important component to building on and leveraging the momentum associated with the City's downtown revitalization projects. In fact, the project has drawn the interest of housing developer, Boxer Girl LLC, who recently announced a housing development project with an estimated investment of $4,000,000.

Projects are shared between the City of Mt. Vernon and INDOT.

Streetscape and associated improvements	$2,000,000
Downtown trail	$6,000,000
Total	$8,000,000



New North Main Street

SIGNATURE SCHOOL SCIENCE CENTER

Evansville, Indiana

Observations / Overview: Signature School, the first charter high school in Indiana was opened in August 2002 just months after charter school enabling legislation was passed into law. When Signature first opened its doors it had 210 students enroll. In the twelve years since, Signature has come to be recognized by The Washington Post as the 6th best high school in the US, and #1 in the Midwest. US News and World reports Signature as the 21st best school nationwide, #4 Charter School in the country and #1 in Indiana. The Daily Beast ranks Signature #12 in the US, #4 Charter School in the US and #1 in the Midwest. Signature School has truly distinguished Evansville and the State of Indiana in educational excellence.

Now the Signature enrollment has grown to 340 students which is the maximum capacity of its physical space. There are no admission requirements for Signature School students other than each applicant must sign a pledge that he or she will do their best to succeed in school. Because more applicants want to attend Signature, each year those admitted are chosen by lottery, leaving some 75 applicants on a waiting list.

Recommendations / Implementation Strategy: Signature School serves the entire spectrum of the population from very poor, even homeless families, to children of doctors and other professionals. With the additional classrooms, labs and commons areas, Signature could serve an additional 90 students. This would increase the enrollment from 340 to 420. This student enrollment increase would require a Signature School staff increase of 9 individual plus additional support jobs such as maintenance, tech support, etc. Since there is no cafeteria at Signature School students regularly purchase their lunches at local restaurants. Renderings indicate that an addition to the science center to accommodate the additional students and faculty. The cost of this addition is around $3,000,000.

The Regional Cities Plan reflects a funding allocation of $2,500,000 through the regional cities initiative to help fund the facilities addition, with $500,000 coming from local donations.

Graphics provided by Hafer Associates

The Advanced Placement and International Baccalaureate programs which Signature offers are expensive to provide. Signature School operates with a very lean staff. Being a Public Charter School there is no tuition charged and with the limited funding Signature receives from the State, it operates with a loss each year of around $250,000 which is made up through local contributions. It was local contributions that provided the funds to acquire the facilities in which it now operates.

With its proximity to the new Medical Education and Research Facility the expanded Signature School will serve as an attraction for top Med School faculty and researchers with the opportunity for a world class education for their children. Opportunities will be designed for Signature School students to participate in various internship programs at the IU School of Medicine and Research Facility. The internship program would be structured to create a direct path for admission to the IU School of Medicine. The new Science facilities at Signature School can create impactful linkage with the new IU School of Medicine that will create transformational opportunities for the region.

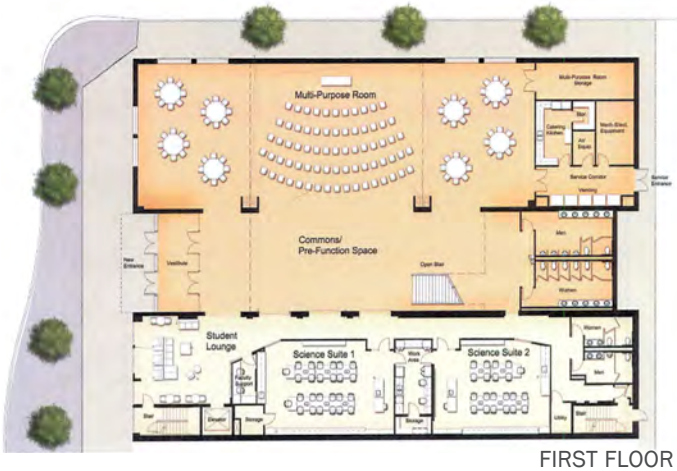
Signature School is an impactful resource to assist area businesses in attracting top talent and a premiere academic facility for relocating families that desire world class schools.

Signature School has been an economic development asset in attracting new companies and employees to the Evansville region. Haier America, who recently located its North American Tech Center in Evansville, creating 50 new high-wage jobs, cited Signature School as one of the reasons for its decision. Signature School has served to attract families to Evansville from Wisconsin, Florida, Kentucky and Texas, even knowing admission is by lottery. Increasing the capacity of Signature School will help the Evansville region to grow and flourish.

The Signature School students help create a unique and youthful dynamic downtown area. The Signature School also helps to create a customer base for downtown businesses. Most student purchase lunches from local restaurants each school day.

Graphics provided by Hafer Associates

SECOND FLOOR



FIRST FLOOR

Graphics provided by Hafer Associates

Signature School Science Center	Public	Private	Regional Cities	Total
Science Center Expansion		$ 500,000	$ 2,500,000	$ 3,000,000
Total		**$ 500,000**	**$ 2,500,000**	**$ 3,000,000**

Testimonials:

One of the main reasons of why my family has decided to stay in this area has been because of "Signature School". Coming from a different country my wife and I know how education is very important in becoming successful in life, and we know that Signature is going to provide my kids a great foundation to achieve their educational goals. What we like about the school is that it provides the students academic excellence that is reflected on being ranked one of the "top high school in US, " the teachers challenges their students and personally help them achieve their goals.

- Jesus Hernandez

Our family relocated here during our twins' freshman year. We came here from the northeast and were looking for an outstanding school for them. One major reason that we are still here is Signature School. In fact, we promised the twins that we would stay here until they graduate. That will make this the longest we have lived in one place. In fact, if our youngest child expresses interest in going to Signature, we will stay another four years for him to attend, as well. Signature School is the perfect fit for our family, and is a major reason why we live in the Evansville area!

- Ro Goldblatt

OAKLAND CITY UNIVERSITY DOWNTOWN "U"

Oakland City, Indiana

Observations / Overview: The Oakland City University Downtown University project supports the expansion of the Region's unique institution of higher education and the revitalization of the Oakland City Downtown area.

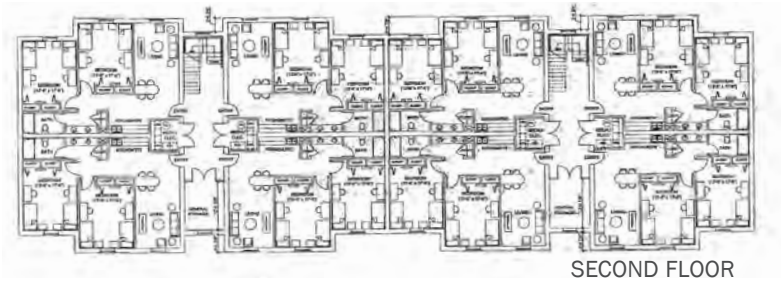
Oakland City University (OCU) realized that their residency halls were becoming dated and needed to be updated or replaced. In the course of considering new locations for campus housing, OCU recognized that the downtown area was only 3 blocks from the eastern boundary of the campus. Community and university leaders also had an appreciation of the slow decline of the downtown area.

Recommendations / Implementation Strategy: Taking a page from the playbook of other college campuses, OCU suggested placing university housing in the downtown area. The housing project would be a mixed use development that would provide retail-commercial space on the ground floor and residential units above. An expanded mixed-use development concept includes a small hotel operation to serve the needs of the University and area businesses, along with a number of market rate housing units.

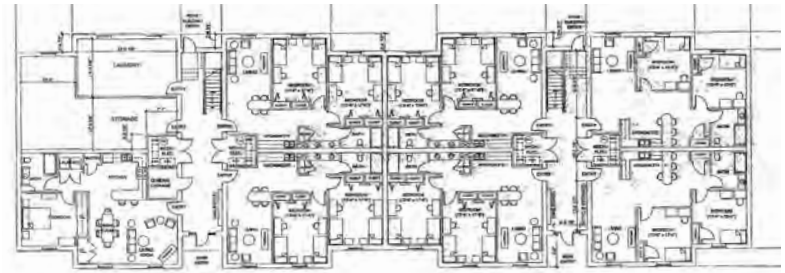
Oakland City University has developed a unique concept whereby students could be directly engaged with the operation and management of appropriate components of the mixed-use development project. This situation creates excellent experiences for students and also helps to enhance positive relationships between the downtown area and the university campus.

The project also includes a connector trail from the downtown student housing facility to the OCU campus. This trail linkage would provide a dedicated and safe route for students to walk or bike to campus. The connector would also foster connection between the community and Oakland City University.

Following completion of these projects, OCU plans to develop a new performing arts center. Site concepts include locating the facility along the connector between campus and downtown.



SECOND FLOOR



FIRST FLOOR

Oakland City University Downtown "U"	Public	Private	Regional Cities	Total
Mixed Use Housing		$ 12,000,000	$ 3,000,000	$ 15,000,000
Downtown-Campus Corridor	$ 1,500,000			$ 1,500,000
Performing Arts Center	$ 7,500,000	$ 7,500,000		$ 15,000,000
Future Investment - Downtown "U"		$ 1,000,000		$ 1,000,000
Total	**$ 9,000,000**	**$ 20,500,000**	**$ 3,000,000**	**$ 32,500,000**

The performing arts facility would focus on accommodating campus events but could also be utilized by area businesses and organizations. This would increase the local connectivity and would be another resource to help promote the revitalization of the downtown area. Funding sources for the project may include, but not be limited to, local, state and federal resources.

Downtown revitalization efforts will focus on capitalizing on the retail and commercial development opportunities associated with new student customers and the general positive dynamic generated by the new mixed-used development project. Conservatively, the downtown area could anticipate up to $1,000,000 in new investment by local property owners. Oakland City and Gibson County officials are supportive of the project.

A key consideration to the success of the project is the University's partnering with a private housing developer. Housing developers generally are finding that universities are excellent partners. OCU will also pursue a fundraising campaign to support the student housing development.

OCU and their development partner will work with Oakland City officials to identify the optimal alignment for the connector corridor. Local funding opportunities include the potential for OCRA or INDOT funding as well as other local resources.

The project funding is outlined below:

Downtown Mixed Use Housing:	
Private sector developer and University	$12,000,000
Regional Cities funding	$3,000,000
Total	$15,000,000
Downtown Corridor:	
Local funding resources	$1,500,000
Total	$1,500,000
Performing Arts Facility:	
Private sector (donations/sponsorships)	$7,500,000
Local, state, federal, funding/grants	$7,500,000
Total	$15,000,000

It is estimated that the new housing development would aid in increasing the university enrollment by approximately 10%. The larger value proposition is that the new housing will help to retain more upper level students. Additional students will result in increased student spending in the community and could result in additional campus employment opportunities. This initial project could also create two new faculty positions.

Oakland City University and the Oakland City community do not view the projects as singular engagements but rather as foundational building blocks for the future of the campus. With the successful implementation of the downtown campus housing development and related facilities, the University is poised to grow their on-campus student population from 500 to 1,000 students.

Without Regional Cities funding, the downtown university housing project would be very challenging to pursue. However, if funding were not available, Oakland City University and the community would revisit the projects to determine if size, scale or scope of the projects could be adjusted to create viable and impactful initiatives.

VICTORIA NATIONAL CONFERENCE CENTER

Newburgh, Indiana

Observations / Overview: Victoria National Golf Course (officially Victoria National Golf Club) is located in Newburgh. Victoria is a private 18-hole golf course that was designed by world-famous course architect Tom Fazio, and constructed in 1996 on land that had been used for strip mines from the 1950s until 1977. Developed and initially owned by Terry Friedman and family, the course was sold to Victoria Partners LLC in 2010.

As of August 2012, Victoria National is ranked as the 35th best golf course in America, according to Golf Digest. Victoria is certified in Audubon International's Cooperative Sanctuary Program for Golf Courses.

For additional information on Victoria National, visit their website at: *http://www.victorianational.com/.*

Victoria National is lifestyle development that continues to add to the Region's brand.

Recommendations / Implementation Strategy: While Victoria National has had success with hosting important golf events, they aspire to develop a golf course and associated facilities that will result in the course being selected as a venue for PGA and USGA major golf events on a regular basis. While the Evansville region's brand has been enhanced by golf events hosted at Victoria National, hosting a PGA and USGA major event creates considerable brand awareness in a very positive fashion. Framing a community in same narrative as a PGA event automatically creates a positive perception of the area for future residents and businesses.

A related development consideration is that as Victoria National continues to grow in popularity, so will the unique lifestyle residential development near the golf course. The Resource Group, an investment firm based in Jacksonville Florida has been working on a development plan for the Victoria National Golf Club since they came to Warrick County 5 years ago. Resource Group President Mike Mcann indicates the planning concerns focus on both the affordability and land availability. McCann compares his development to similar projects that are happening in the southeast

Graphics provided by Hafer Associates

Victoria National Conference Center	Public	Private	Regional Cities	Total
Conference Center			$ 2,000,000	$ 2,000,000
Park and Recreation Facilities	$ 6,000,000			$ 6,000,000
Housing and Golf Facility Investment		$ 28,000,000		$ 28,000,000
Total	**$ 6,000,000**	**$ 28,000,000**	**$ 2,000,000**	**$ 36,000,000**

but remain lacking in the Midwest. McCann framed the Evansville region as being ready for such projects, as similar to Carmel twenty years ago.

Developers are prepared to make considerable investment in infrastructure to accommodate expansion of these new housing opportunities on the 2,000 acre site. While other components of our Regional Development Plan frame the importance of creating urban living options, it is essential to create a portfolio of residential options in order to attract talent. The existing residential housing associated with Victoria National has been a very important consideration of the area's success in attracting top talent in the medical, professional services and corporate sectors.

One of the remaining amenities to be developed is an event center facility. The Regional Cities Initiative would help to finance the conference center that would be located in Friedman Park that is adjacent to Victoria National. Warrick County also intends to include additional park improvements that will be of value to residents and the future success of Victoria National.

Project funding is outlined below:	
Friedman Park Event Center	
Warrick County Parks	$6,000,000
Regional Cities Program	$2,000,000
Total	$8,000,000

The Friedman Park improvements include the following:

- Pedestrian bridge between Friedman Park and Victoria National
- Parking and staging areas
- Trails
- Playgrounds
- Picnic shelters
- Restrooms

Graphics provided by Hafer Associates

Graphics provided by Hafer Associates

SITE CONCEPT DIAGRAM

WARRICK COUNTY WELLNESS TRAIL

Newburgh, Indiana

Observations / Overview: Located near the former I-164 (now I-69) and Lloyd Expressway cloverleaf intersection where Vanderburgh and Warrick Counties meet is the Epworth Road/ Highway 66 Medical District, which also includes the Warrick Wellness Trail. This location is ideally suited to become the regional healthcare hub, within 56 miles of ten (10) Indiana counties, eight (8) Kentucky counties and four (4) Illinois counties. Major healthcare providers, Deaconess and St. Mary's Hospitals have already established prominent locations along this corridor. And now, supporting medical services such as outpatient facilities, oncology specialists, nursing studies programming, private doctors' practices, and medical support facilities have located in the medical cluster. Additional information on the Warrick Wellness Trail can be found at: *http://www.successwarrickcounty.com/business/warrick-wellness-trail/*

Warrick Wellness Trail offers a central location for hospitals, specialty clinics, medical practices, laboratories, research facilities, and pharmaceutical providers, along with lodging facilities and retail establishments.

Recommendations / Implementation Strategy: Warrick County and Success Warrick County have strategically planned and developed the eastern side of the I-69 and Lloyd Expressway exit to accommodate growth. Regional Cities funding in the amount of $1,500,000 and Warrick County TIF resources will be used to complete the remaining infrastructure improvements to create a fully functional healthcare campus development. The map on the following page provides a schematic master plan of the Warrick Wellness Trail complex.

Future developments will solidify the Region's role as a center of healthcare and wellness. This significant cluster of healthcare-related employment opportunities will be a magnet for young professionals. With these infrastructure improvements and anchor tenants, Warrick County has attracted development interests that have plans for the following projects:

1. Major medical project on proposed School of Medicine site

The Epworth Road and Highway 66 Medical District was one of the candidate sites for the location of the IU School of Medicine Campus. With Indiana University deciding on a downtown Evansville location, this site remained available and has now been selected as the location for this medical project. The project, which remains confidential, is slated to begin in 2016 and create 175 new jobs. Estimated investment is $75,000,000.

2. Hotel development

Healthcare developments have a propensity to support hotels. The Warrick Wellness Trail complex is no exception. The viability of the hotel developments is bolstered by the strategic location at the Lloyd Expressway and I-69 exit. The first hotel is slated to begin in 2016 and create 50 jobs. The second hotel will begin in 2018 and also create 50 new jobs.
Estimated investment is $15,000,000.

3. Medical Office Buildings

Developers plan to construct two medical office buildings (MOB); the first beginning in 2016 and creating 40 new jobs. The second MOB will start in 2017 and also create 40 new jobs. Estimated investment is $20,000,000.

4. Continuing Care Retirement Community

Considering the breadth of healthcare resources within the area, a developer has been identified to create a continuing care retirement community. Developers were attracted to the project on account of proximity to healthcare but also due the walkability of the area and the proximate location of retail shopping. This project will create 75 new jobs and is slated to begin in 2016. Estimated investment is $11,000,000.

5. Life Style Apartment Development

The walkability of the area and proximate shopping options have also resulted in creating a Life Style Apartment Development. This project will begin in 2016 and create 4 new jobs. Estimated investment is $9,000,000.

6. Hospital Related Development

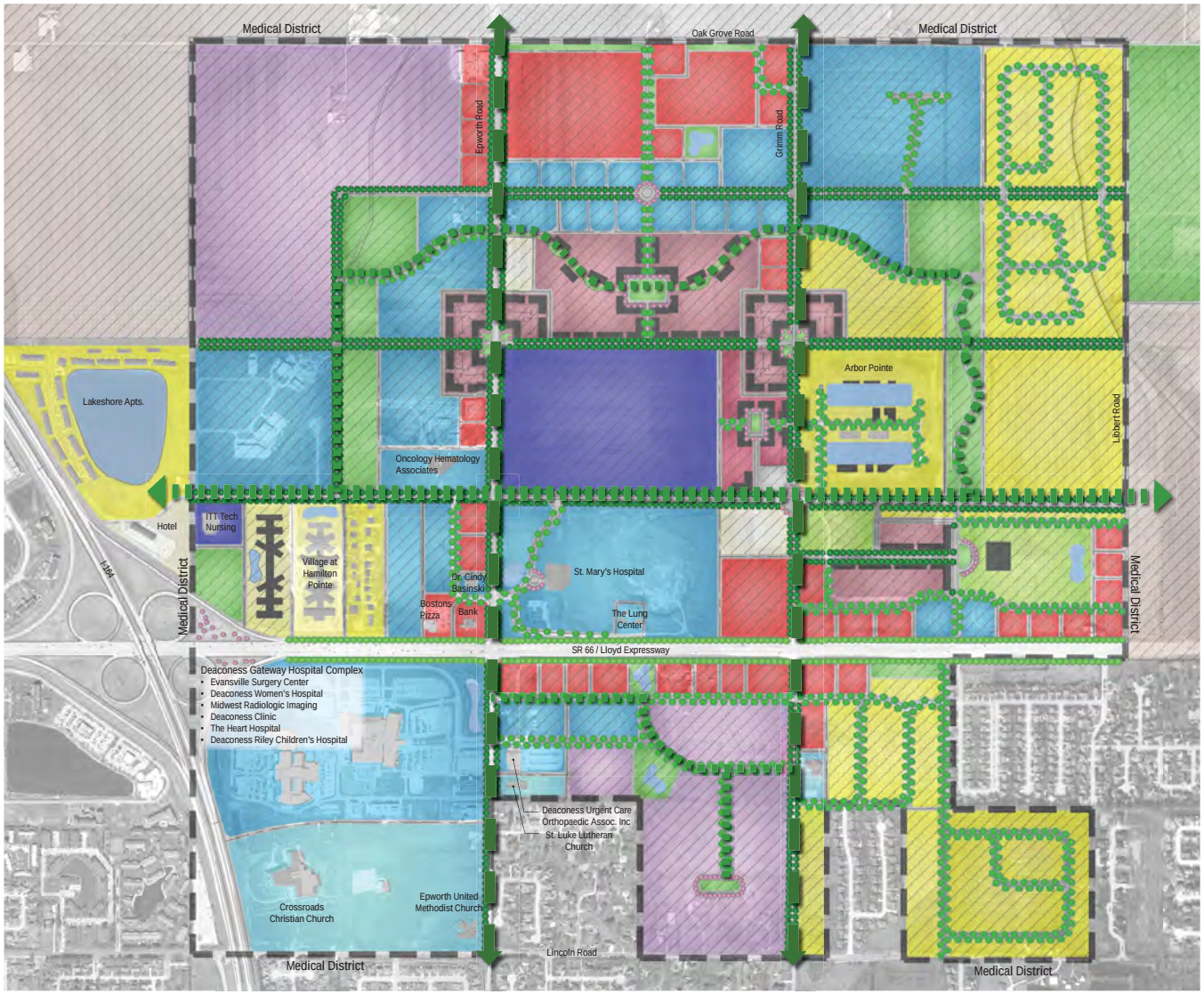
This confidential project is planning to invest in the Warrick Wellness campus on account of a critical mass of healthcare and wellness investments. The project will start in 2016 and create 60 new jobs. Estimated investment is $20,000,000.

7. Related Supportive Future Investment

A project this scale will create additional retail and commercial development. Estimated investment is $4,000,000.

Warrick County Wellness Trail	Public	Private	Regional Cities	Total
Infrastructure (streets, trails, landscaping)	$ 9,000,000		$ 1,500,000	$ 10,500,000
Major medical project - Med School Site	$ -	$ 75,000,000	$ -	$ 75,000,000
Hotel 1	$ -	$ 7,000,000	$ -	$ 7,000,000
Hotel 2	$ -	$ 8,000,000	$ -	$ 8,000,000
Medical Building 1	$ -	$ 9,000,000	$ -	$ 9,000,000
Medical Building 2	$ -	$ 11,000,000	$ -	$ 11,000,000
Continuing Care Retirement Community	$ -	$ 11,000,000	$ -	$ 11,000,000
Life Style Apartment Development	$ -	$ 9,000,000	$ -	$ 9,000,000
Hospital Related Development	$ -	$ 20,000,000	$ -	$ 20,000,000
Future Investment		$ 4,000,000		$ 4,000,000
Total	**$ 9,000,000**	**$ 154,000,000**	**$ 1,500,000**	**$ 164,500,000**

MEDICAL DISTRICT MASTER PLAN



ZONING SCHEDULE

SYMBOL	NOTES	ACRES	DENSITY	TOTAL
	RESIDENTIAL - PRIVATE HOUSEHOLD	207.49	4/Acre	830
	RESIDENTIAL - HOUSING FOR THE ELDERLY Retirement housing services Assisted-living services Live care or continuing care services Skilled-nursing services	16.95	40% FAR	295,392 sf
	HOTELS, MOTELS, OR OTHER ACCOMODATION SERVICES Hotel Rooming and boarding	10.71	75% FAR	349,793 sf
	RETAIL SALES OR SERVICE Gasoline service Home Centers Department Store, warehouse club or superstore Grocery Store Beer, wine, and liquor store Full-service restaurant Cafeteria Bar or drinking place Fast food service Caterer Food service contractor Pharmacy or drug store Optical Computer and software Clothing, jewelry, luggage, shoes, etc.	94.51	75% FAR	3,087,572 sf
	SCIENTIFIC AND TECHNICAL SERVICES Research and development services Legal services Facilities support services Employment Agency	129.86	75% FAR	4,242,573 sf
	MIXED-USE BLOCK Townhomes Retail sales Clothing, jewelry, luggage, shoes etc. Post office, courier service Art dealers, supplies, sales, service Books, magazines Food services Full-service restaurant Fast food service Bar or drinking place Pet or pet supply store Courier and postal services	53.61	50% FAR	1,167,598 sf
	TRANSPORTATION SERVICES Local transit systems - bus, special needs, and other motor vehicleee Employee bus transportation Taxi and limousine service Courier and messanger service	0.98	75% FAR	31,272 sf
	ARTS, ENTERTAINMENT, AND RECREATION Performing Arts Movie Theatre Athletic club, fitness Bowling, billiards, pool	17.22	75% FAR	562,731 sf
	PARKS Natural and other recreational parks Trails Lake	81.07		
	EDUCATION Colleges and Universities Technical, trade, and other specialty schools	45.83	75% FAR	1,497,234 sf
	HEALTHCARE Ambulatory or outpatient care services Clinics Medical and diagnostic laboratories Nursing, supervision, and other rehabilitative services Hospital Physician offices	239.15	75% FAR	7,813,180 sf
	EXISTING RELIGIOUS INSTITUTION	45.80		
	FUTURE DEVELOPMENT	1.455		
	MIXED USE, COMPLIMENTARY TO CAMPUS	6.90	50% FAR	150,355 sf

N

0 150' 300'

Success Warrick County
Warrick Wellness Trail

synthesis

NEW HARMONY ARTS & FOOD PROJECT

New Harmony, Indiana

Observations / Overview: New Harmony is a small historic town located along the Wabash River. During the early part of the 19th century, New Harmony was the site of two attempts to establish Utopian communities.

Today, residents and tourists alike enjoy the slower pace and the town's opportunities for dining, shopping for antiques, visiting art galleries, and admiring the quaint surroundings where even the architecture pays tribute to a blend of the past and future. Visitors from all over the world come to experience the town's legacy of creative endeavors, which has spanned nearly 200 years.

New Harmony is an important component of the Southwest Indiana region's artistic and cultural portfolio. As New Harmony's reputation as an arts and cultural destination continues to grow, the community will help to attract individuals and families to the Region. New Harmony provides a more unique living experience than traditional metropolitan suburbs or urbanized areas. New Harmony also provides a creative milieu that residents from the Midwest and beyond appreciate. The projects outlined below will help to enhance New Harmony's brand as a destination community for artistic and cultural pursuits.
New Harmony was the site of two early American utopian communities. The Harmonie Society, led by George Rapp, arrived in the United States in 1804, purchased 20,000 acres on the Wabash River where they created a self-sufficient and productive community.

In 1824, Robert Owen and Bill MacClure purchased New Harmony outright, hoping to establish a model community where education and social equality would flourish. Their efforts attracted many important many leading scholars of the day to New Harmony.

Today New Harmony is a vibrant community where educational workshops, festivals, concerts, and plays are held throughout the year.

Recommendations / Implementation Strategy: The New Harmony Arts and Food Project seeks to capitalize on the uniqueness of the New Harmony community and the experiences it provides. The project also seeks to leverage the growing preference for local food along with new market opportunities for producing agricultural products to enhance the community's reputation for support of art engagements and education.

The New Harmony Food to Table & Arts Project has the following four components:

1. Conversion of vacant high school and grounds into an Educational Center for the production/processing of local food and Arts
2. Renovation of the Odd Fellows Hall to serve as storefront and children's museum
3. Create a covered, extended season outdoor market
4. Repurpose the New Harmony Way Bridge into a bike/pedestrian trail and park

Following is an expanded narrative on the four components:

1. Conversion of vacant High School into an Educational Center for Arts and Local Foods

The project begins with the Town of Harmony conveying the former New Harmony High School to the Working Men's Institute (WMI), a local not-for-profit educational institution.

WMI intends to convert the space into a Conservatory. The Conservatory will offer instruction in many areas including, but not limited to, those supporting the arts and local agricultural pursuits. One of the concepts for the Conservatory is the Farm to Table Program.

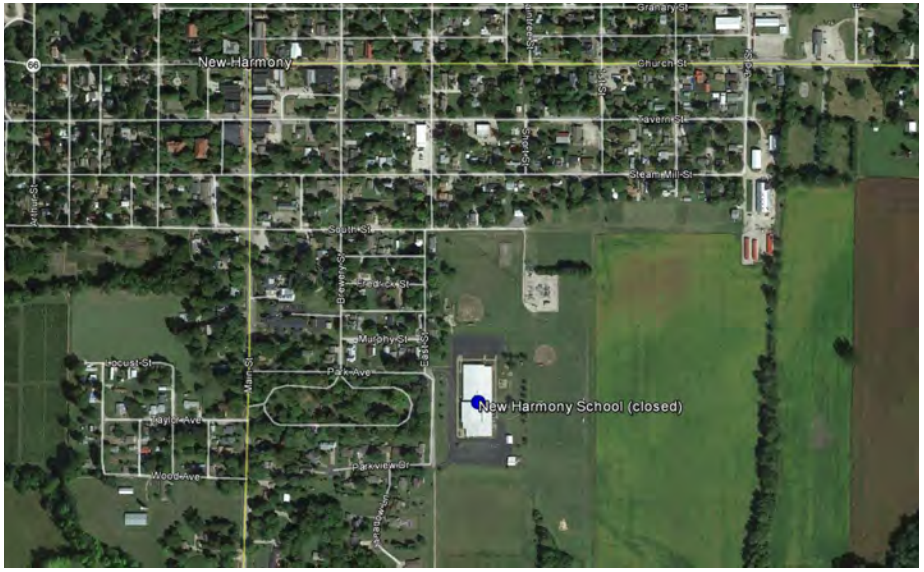
The Farm to Table Program will provide instruction on producing local agricultural products. Partnerships will be developed with the local Purdue Extension Office, Indiana State Department of Agriculture, and other institutions to assist participants to:

1) Learn agricultural skills;
2) Learn agricultural business methods;
3) Lease ground for raising products; and
4) Access clean kitchen space for experimentation and production of valued-added local food products.

Agricultural ground preparation, installation of green houses, and kitchen reconstruction are necessary to implement this program.

The ground preparation component of the program begins with dedicating nearly 30 acres of land for agricultural development and includes greenhouses so that year-round production can occur.

New Harmony Arts and Food Project	Public	Private	Regional Cities	Total
"Farm to Table' Education Center		$ 150,000	$ 150,000	$ 300,000
Renovation of Downtown Odd Fellows Hall		$ 107,500	$ 107,500	$ 215,000
Main Street Extended Season Covered Market		$ 147,500	$ 147,500	$ 295,000
New Harmony Way Pedestrian Bridge		$ 95,000	$ 95,000	$ 190,000
Total		**$ 500,000**	**$ 500,000**	**$ 1,000,000**



The efforts to provide training facilities to foster the production of local foods will create a considerable number of new employment opportunities. The continued automation of commodity farming will continue to require less employment. However, farming associated with raising local foods and specialty crops is labor intensive and can create a number of new employment opportunities. Pilot projects have already demonstrated that with careful planning and strong markets, a farmer can generate over $50,000 from the sale of produce from a one acre parcel.

Southwest Indiana has a strong presence in specialty crops and the WMI Conservatory will help foster continued growth in this important sector.

The "Table" component involves creating a clean kitchen space suitable for licensure by the local Health Department. The possibilities are unlimited for the use of such a kitchen. Some include:

1) Instruction in preparing specialty food products from locally sourced ingredients for commercial sale or private use; and
2) Instruction in processing and preservation of fruits and vegetables.

Also, the local Head Start Program has expressed interest in using two or three rooms for its operations. Head Start would require approximately 120 meals per day, four days per week.

The arts components of the high school renovation will involve repurposing classrooms and offices to serve as art studio facilities. Some spaces will be private studios while other spaces will be shared. These studio facilities will allow New Harmony to expand the number of artists by offerering residency programs, which historically have been very successful.

The studio space can help to foster employment opportunities for area artists and, more importantly, can help to attract prominent artists to the area.

Funding for the renovation of the New Harmony School is as follows:

Regional Cities	$150,000
Local philanthropic organizations	$150,000
Total	$300,000

2. Renovation of the Odd Fellows Hall to serve as storefront and children's museum

This project adds considerable value to the community and also helps to renovate one of the few unimproved structures along the Main Street corridor. The renovation is of a traditional restorative nature. Currently the building is gutted and vacant, with no known structural or environmental concerns.

Once the renovation is complete, the ground floor space will serve as storefront for local products created by areas artists, along with local foods and associated products. The upstairs space will be transformed into a children's museum.

Funding for the renovation of the Oddfellows building is as follows:	
Regional Cities	$107,500
Local philanthropic organizations	$107,500
Total	$215,000

3. Create a covered, extended-season outdoor market

A vacant lot on the southwest corner of Main and Church Streets has been identified as an excellent location for an outdoor market. The project involves construction of a covered facility that can accommodate three seasons, including the installation of a durable floor structure and covered roof structure. The outdoor market will be the perfect complement to the existing mixture of unique shopping experiences in New Harmony.

Funding for the renovation of the extended season market is as follows:	
Regional Cities	$147,500
Local philanthropic organizations	$147,500
Total	$295,000

4. Repurpose the New Harmony Way Bridge into a bike/pedestrian trail and park

The New Harmony Way Bridge is a metal bridge crossing the Wabash River from Illinois into the center of New Harmony. The initial structure was erected in 1929 and today is owned by the White County (IL) Bridge Commission. The bridge was closed to vehicular traffic in May of 2012.

The Town of New Harmony desires to repurpose the bridge to serve as a unique bike/pedestrian trail and park setting. With the bridge spanning just short of ½ mile, it would provide an excellent recreation venue. In point of fact, it would be the second longest pedestrian bridge in the country. The bridge would also provide viewing of the Wabash River that otherwise would not be possible. The project will involve two complete engineering analyses to ensure that the bridge will support bike and pedestrian activity along with funding to make basic access and safety improvements for pedestrian activity. With above assurances, the Town of New Harmony will accept the ownership of the bridge structure from the White County (IL) Bridge Commission.

Funding for the renovation of the New Harmony Way Bridge is as follows:	
Regional Cities	$95,000
Local philanthropic organizations	$95,000
Total	$190,000

It should be noted that New Harmony has developed a productive, working relationship with the University of Southern Indiana. Historic New Harmony is an integrated program of the University of Southern Indiana and the Indiana State Museum and Historic Sites.

In 1985, the University of Southern Indiana assumed management of Historic New Harmony, encouraging cultural and educational programs, while maintaining historic properties. Within the USI Foundation, the
Historic New Harmony Advisory Board supports the mission of Historic New Harmony.

Opportunities for collaboration between USI faculty, staff, students and New Harmony are facilitated by Historic New Harmony, a department within the division of Outreach and Engagement. These opportunities include the development of research projects and service learning courses, internships, and experiential learning in the Town of New Harmony. Funding is available through the New Harmony Outreach and Engagement Fund and the Endowment for New Harmony Studies. Temporary office space and overnight accommodations are available to visiting scholars. Custom retreats for businesses and not-for-profit organizations are developed by USI's Center for Human Resource Development in partnership with Historic New Harmony.

If Regional Cities resources are not available for this project, the projects will be pursued but will likely be delayed or be completed in phases. Lack of Regional Cities funding would dilute the momentum and positive dynamics associated with completing associated projects in an orchestrated manner.

BROADBAND DEMONSTRATION PROJECT

Evansville, Indiana

Observations / Overview: The Broadband Deployment project addresses the ever-increasing utilization of the internet. As technologies advance, the need for bandwidth will be ever increasing. Adequate broadband infrastructure is essential to attracting and retaining young talent to the Region. Broadband is also essential to support commerce. Without access to high speed broadband, businesses cannot fully utilize the cost-effective resources provided via internet applications.

In regard to economic impact of broadband, analysis by the Strategic Network Group indicates that fiscal revenues increase at a rate of 3 to 4 times the amount of public funds invested in broadband deployment projects. Also noted is that initial funding in broadband will return 10 times that amount to the area's GDP.

Today, to attract new residents to an area, it is essential that the area have affordable, high-speed broadband service. Broadband will continue to become an ever-increasing quality-of-life amenity that it is essential to access today's business, communication and entertainment options. Broadband allows for a more flexible lifestyle by providing greater access to education through distance learning programs or remote employment. Young people view this as essential, not optional.

The maps on the following page depict the areas within the Region with speeds up to 100 mbps up and 5 mbps down. The table to the right identifies persons without broadband and the number of potential new broadband subscribers, assuming the national average of a 28% take rate.

Local community involvement in broadband development has been limited. However, in areas where population density and customer demand are marginal, it is incumbent on the community to pursue activities to assist with deploying broadband technologies. These activities might range from, 1) promoting the utilization of broadband to increase potential customer base, 2) changing policies that reduce the administrative and construction costs to internet providers to extend services and 3) direct involvement with financially supporting internet providers to expand service.

The new Southwest Indiana Regional Development Authority (RDA) is well positioned to address the lack of broadband throughout the Region. The RDA can engage broadband solutions without regard to local government jurisdictions, partisan concerns and, instead, foster broadband deployment within a regional platform.

Recommendations / Implementation Strategy: The Broadband Demonstration Project involves the use of $1,000,000 Regional Cities funding to leverage $1,900,000 in matching funds from the Universal Service Administration Company.

The project begins with the Regional Development Authority assembling a team of local professionals to create a steering committee to help guide the broadband demonstration project. The steering committee will work in an advisory capacity to the Regional Development Authority. The pilot will likely be in a rural area. However, the demonstration project will help outlying areas better align with urban resources, such as healthcare and education. It is noteworthy that the region has a number of rural communities that might be of considerable value to attracting new residents. However, without broadband service, the attractiveness of these areas is diminished.

This steering committee would issue a Request for Proposals that would be sent to internet service providers. The RFP would outline specific levels of service and technologies desired. The RFP would also require the internet providers to identify projects that would help to initiate broadband infrastructure that could positively influence the future build-out of the broadband network in the Region.

Broadband Demonstration Project	Public	Private	Regional Cities	Total
Request for Proposal for Demonstration Project	$ 1,900,000		$ 1,000,000	$ 2,900,000
Anticipated Future Development - Broadband				
Total	**$ 1,900,000**		**$ 1,000,000**	**$ 2,900,000**

Broadband Take Rate			
County	Population	Without Broadband	Take Rate 28%
Gibson	33,564	10,371	2,904
Posey	25,318	13,830	3,872
Vanderburgh	182,356	2,484	696
Warrick	62,102	44,565	12,478
Total	303,340	71,250	19,950

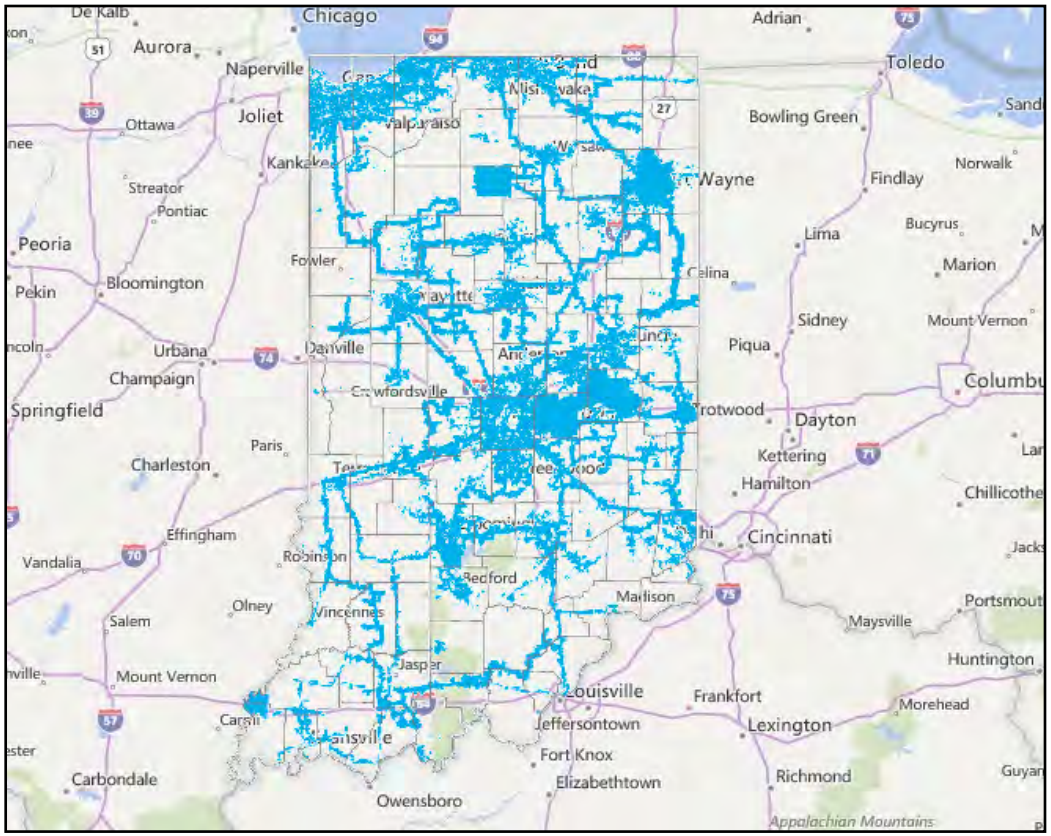
https://www.fcc.gov/reports/2015-broadband-progress-report
https://www.fcc.gov/maps/2015-broadband-progress-report-fixed-broadband-deployment-map

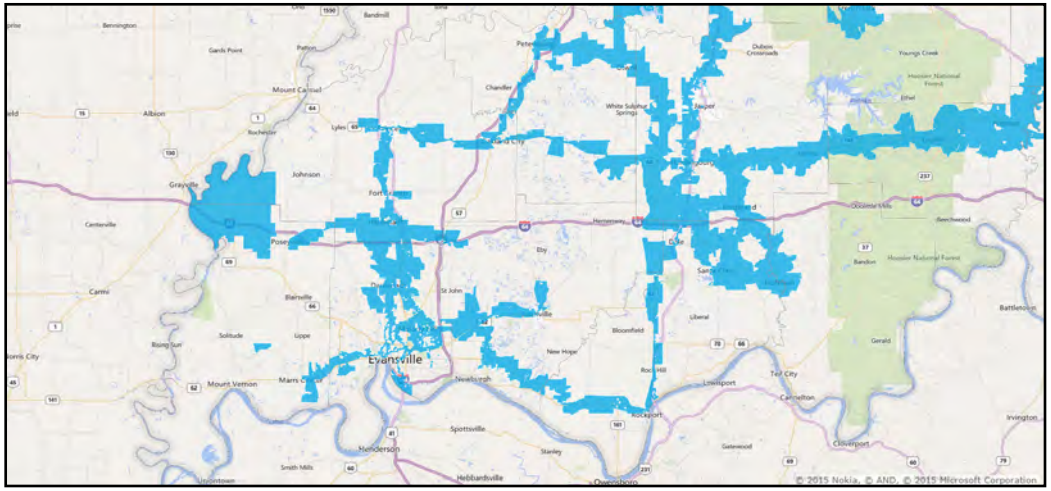
This RFP process ensures that market-based decisions are driving the expansion of broadband services. The steering committee would make a recommendation to that RDA to enter into an agreement with the selected internet provider to implement the specifically defined broadband project. It is noteworthy that the RFP project creates an equal playing field for internet service providers to compete and avoids the need for the RDA to create a regional utility or special purpose unit of government.

An important consideration of the project is that the communities in the Region will be encouraged to participate in the State of Indiana's new Broadband Ready Communities Program. Successful completion of the application and participation by communities will help existing providers expand service and attract additional internet service providers to the Region. Also, efforts will be pursued to engage the University of Southern Indiana in weaving the RDA's broadband deployment efforts into their I-69 Innovation Corridor Project. The I-69 Innovation Corridor project was initiated by Lt. Governor Sue Ellspermann, while she led engagement programs for the University of Southern Indiana. Ellspermann framed the goals of the program as building capacity along Interstate 69 in southwestern Indiana as a corridor of innovation, entrepreneurship and creativity.

Following the successful implementation of this project, the RDA and member jurisdictions will be well positioned to pursue additional partnership projects that will further the installation of high speed internet connectivity throughout the Region. A key consideration will be for future projects to utilize and incorporate the best practices that were incorporated into the original pilot project.

Failure to secure Regional Cities funding would result in problematic delays. The larger consideration would be the lost opportunity for the Regional Development Authority to effectively institute an important pilot program that would have considerable regional significance.





EVANSVILLE REGIONAL AIRPORT TERMINAL RENOVATION

Evansville, Indiana

Observations / Overview: Renovation of the Evansville Regional Airport Terminal is an essential resource for attracting talent to the Evansville Region.

While the terminal is located in the Evansville metropolitan area, it serves as the regional airport for three states (Indiana, Kentucky and Illinois). The entire region understands and appreciates the importance of the regional airport in supporting commerce and attracting talent. The airport is a bona fide regional facility.

The terminal at the Evansville Regional Airport creates the first impression that visitors will form of the Evansville area. At twenty-five years of age, the airport is considerably dated and does not meet current expectations. While improvement of the appearance is important, functional terminal improvements would also help to attract new carriers and increase the number flights and destinations. The functional improvements are associated with reconfiguring the TSA security gates, increasing the utilization of jet ways, restrooms, restaurants and parking.

The updated terminal will add considerable value to the efforts of local companies to grow their businesses, attract talent, develop new customers and improve the quality of supply chains. While challenging to quantify, one could argue that creating a positive impression for persons visiting SW Indiana can be a considerable driver in developing new business opportunities and attracting talent.

Graphics provided by Hafer Associates

EVV Regional Airport has realized success attracting carriers and new flights. These include new flights to the Charlotte and Chicago hubs. With terminal improvements and continued economic expansion in the region, the EVV Regional Airport is well positioned to continue this growth pattern.

Increasing the availability of flights can help to attract talent and economic development investment. As Evansville and the region continue to realize the attraction of new corporate facilities such as Haier and the expansion of existing global companies, like Berry Plastics, increasing the number of carriers and flights is essential.

Considerable new aviation business opportunities are available by increasing airport utilization by persons outside of Indiana in Kentucky and Illinois. These out of state airport customers help to increase new dollars to the State of Indiana and the regional economy.

Also, additional carriers and flights will support business with affordable and accessible transportation options to new and expanding markets.

Creating a positive business travel environment also improves the travel experience for the casual or vacation traveler as more flights mean more options which can translate into more affordable prices. More flights help to create a positive impression and favorably adds to the brand of Evansville and Southwest Indiana. Also noteworthy is the University of Evansville's study abroad program that brings as many people into Evansville as it sends out. The terminal renovation project would create a positive impressive arrival location for those international students. This is another component that lends itself to attracting and retaining talent.

Recommendations / Implementation Strategy: While the airport has received Federal Aviation Administration (FAA) funding for recent runway improvements, the terminal renovation will be accomplished with local airport funding.

The increases in private sector investment has been realized by the airlines increasing their traffic in the past year. EVV traffic is up 20-30% which is a direct result of not only the airline's investment in Evansville (hiring of new employees) but also of our community putting money back into the EVV airport through flights out, parking fees, etc.

Funding from Regional Cities will be combined with funding from the EVV Regional Airport to finance the project. Limited, special purpose grant funds could be secured to fund smaller components of the terminal project such as improvements associated with TSA measures.

Project funding is as follows:

Regional Cities Funding	$5,000,000
EVV Regional Airport	$5,000,000
Total	$10,000,000

The project will generate additional revenue for the airport. With the proposed 20% increase in air service, increases in fees and revenues are outlined below:

Parking revenue/yearly increase	$300,000
Rental car fee/yearly increase	$200,000
Passenger Facility Charge/yearly increase	$190,000

Evansville Regional Airport Terminal Renovation	Public	Private	Regional Cities	Total
Terminal Improvements	$ 5,000,000		$ 5,000,000	$ 10,000,000
Total	**$ 5,000,000**		**$ 5,000,000**	**$ 10,000,000**

Graphics provided by Hafer Associates

Graphics provided by Hafer Associates

EVV Regional Airport is managed by a Board of Directors that focuses on creating a highly functioning aviation facility. This is done without consideration of partisan politics.

The project will essentially proceed as a conventional construction project. However, the project timeline must account for plan reviews by the FAA and the Department of Homeland Security.

Without Regional Cities funding, pursuing the airport terminal renovation would be very challenging and would result in a considerable delay while alternative funding is secured. This delay would diminish the airport's opportunity to grow in a manner that positions them to support increased aviation demand associated with a transforming region.

DOWNTOWN CONFERENCE HOTEL DEVELOPMENT

Evansville, Indiana

Observations / Overview: This project involves the development of overnight accommodations and associated convention related facilities that are essential to attracting visitors to the Southwest Indiana Region. While not often framed in the following context, increasing the number of visitors to the area is a strategic marketing approach to attracting new talent.

Persons who have visited an area are more likely to consider it as a future relocation opportunity. Visitors also help to disseminate the Evansville brand. Visitors provide a platform for creating earned recognition of Evansville's quality of place. Firsthand accounts from visitors provide a much more compelling endorsement of the community than paid advertisement.

Recommendations / Implementation Strategy: Considering the new investment planned for the Evansville downtown area, visitors are sure to return with positive experiences to share with friends, families, and coworkers. This is also the case with the business community. To the extent businesspersons attend tradeshows, conferences, and similar events, they will share these positive experiences with others. This exposure will in turn help to enhance the value of the Evansville brand.

The conference hotel project will also generate new customers and related economic development activity that can help catalyze new downtown development. Tourism events can create the additional customer base that can help existing downtown businesses flourish and also foster new investment in the downtown. Consider that modest estimates indicate the additional downtown hotels could generate 107,500 room nights per year. Tourism-associated businesses are an important part of creating a vibrant downtown that can help create fun and positive experiences that result in attracting new talent to the Region.

Graphics provided by HCW

The conference hotel is, likewise, an important resource for existing businesses within the Region. The conference hotel will provide a platform for area businesses to attract trade shows and sponsor related business development events. Area business will also utilize the conference hotel to accommodate larger corporate training and sales events.

The Downtown Conference Hotel Development Project has five components:

1. Conference hotel
2. Parking garage
3. Limited service hotel
4. Boutique hotel
5. Wayfinding signage

1. Conference hotel

The development of a new conference hotel has been a longstanding pursuit. The City is poised to proceed with the construction of a 5-story, 240 room, full service conference hotel. Branson Missouri based, HCW Development, is the hotel developer.

The project is being financed with $20,000,000 from the City of Evansville, $3,600,000 from the Convention and Tourism Bureau, $24,050,000 from HCW and $15,000,000 from Old National Bank.

The conference hotel is essential to effectively competing for new tourism opportunities. The project reflects the recommendations of the Evansville Downtown Convention Hotel Feasibility and Impact Analysis completed in June 2012 by Hunden Strategic Partners. The study is available on the project website at http://www.indianasgreatsouthwest.com.

The conference hotel is also essential to effectively utilizing The Old National Events

Plaza (Vanderburgh County Convention Center). The Events Centre is a 280,000-square foot convention center and civic auditorium that consists of nearly 14,000 square feet of ballroom space; 38,000 square feet of exhibit space; and 12 meeting rooms. In addition to traditional exhibits, conventions and meetings, The Events Plaza uses the Aiken Theatre to host a Broadway series, musical performances and a number of speaker and lecture events. The Events Plaza will be physically connected to the adjacent arena and new convention hotel at the second level, when the conference hotel is completed.

The Evansville downtown area has and will continue to develope a host of new events, activities, restaurants and attractions that will ensure that visitors have a positive experience. Information on this outstanding inventory can be found at the Evansville Convention and Visitors Bureau website at: *http://www.visitevansville.com/*

2. Parking garage

The parking garage is a strategic component for the new conference hotel and will also provide parking opportunities for the new IU School of Medicine. This arrangement will increase the revenue performance of the parking garage and help the IU School of Medicine project proceed without incurring additional costs to develop parking. This project is packaged with the hotel financing and development agreement. It is ready to proceed.

3. Limited service hotel

Evansville Convention and Visitors Bureau (ECVB) notes that other hotel developers have been following the Downtown Evansville conference hotel development. Mr. Warren points out that there is strong interest from hotel developers in constructing a limited service hotel in the downtown area to complement the 240 room conference hotel. Limited service hotels normally function as overflow outlets for conference/event guests but can also book room nights as an alternative accommodation to the conference hotel. A limited service hotel will very likely be scheduled for 2017.

Private investment to construct the hotel is estimated at $20,000,000. It would proceed as a conventional construction project and have the opportunity to utilize Evansville's green infrastructure financing for eligible improvements in amounts not to exceed $500,000.

4. Boutique hotel

ECVB also noted that he has heard from hotel developers that when the conference hotel hit its stride, a boutique hotel would also fit well into the downtown's mix of accommodations and entertainment. The development of a boutique hotel is shown to be scheduled for 2018. Private investment to construct the boutique hotel is estimated at $25,000,000.

This boutique hotel project would proceed as a conventional construction project and have the opportunity to utilize green infrastructure financing for eligible improvements in amounts not to exceed $500,000.

5. Wayfinding signage

As tourism increases, it will be essential to help visitors navigate the downtown and nearby entertainment districts. Wayfinding signage is an excellent strategic resource for this purpose. The signage system will be distinctive and well-organized to help reinforce and enhance the positive experience of Downtown Evansville. The wayfinding signs are estimated to cost $2,000,000 and be funded with combination of resources include ECVB, City of Evansville and donations/sponsorships.

6. Additional Hotel Related Investment

The conference hotel and additional limited service hotels will create business opportunities for new restaurants and retail establishments. These investments are estimated at $6,000,000.

Downtown Conference Hotel Development	Public	Private	Regional Cities	Total
Downtown Conference Hotel Development (City)	$ 20,000,000			$ 20,000,000
Downtown Conference Hotel Development (CVB)	$ 3,600,000			$ 3,600,000
Downtown Conference Hotel Development (HCW)		$ 24,050,000		$ 24,050,000
Downtown Conference Hotel Development (ONB)		$ 15,000,000		$ 15,000,000
Downtown Conference Hotel Development (green infrastructure)	$ 1,500,000	$ -		$ 1,500,000
Limited Service Hotel #1		$ 20,000,000		$ 20,000,000
Limited Service Hotel #1 (green infrastructure)	$ 500,000			$ 500,000
Boutique Hotel #2		$ 25,000,000		$ 25,000,000
Boutique Hotel #2 (green infrastructure)	$ 500,000			$ 500,000
Way finding Signs	$ 2,000,000			$ 2,000,000
Future Downtown Conference Hotel Development Investment		$ 6,000,000		$ 6,000,000
Total	**$ 28,100,000**	**$ 90,050,000**		**$ 118,150,000**

TROPICANA CASINO & RESORT

Evansville, Indiana

Observations / Overview: The Tropicana Riverboat Casino is a significant entertainment venue and major driver for current tourism in Evansville's downtown area. The casino and the City of Evansville have enjoyed an excellent business and community development relationship. Further, the high quality Tropicana entertainment venues are a very popular destination for young people within the Region.

With recent legislation that provides for the land based operation of Indiana casinos, the Tropicana Casino has expressed a desire to make the necessary investments to move their facility from the riverboat casino to a location on land. In anticipation of this transition, the Tropicana began framing development opportunities that could fit well with the relocation project.

Recommendations / Implementation Strategy: Currently the Tropicana is considering the potential for investing $40,000,000 to transform the casino into a resort facility. This project remains pending and is subject to approval by the Tropicana Entertainment Inc. Board of Directors. The project will include an initial investment of $30,000,000 for relocation of casino operations and the construction of new resort venues. Another $10,000,000 would be invested at a later date for additional facilities that complement the resort. The new resort would include new restaurants, entertainment/concert venues, spa facilities, etc.

The City of Evansville has indicated that they can provide green infrastructure financial resources to help fund eligible infrastructure projects.
Considering the positive impact the Tropicana Casino has on the Evansville downtown area, the new resort casino facility should generate an exponentially positive impact. The new Tropicana Resort facility will attract a new customer base. Indications are that these new customer will also appreciate the balance of existing and planned urban amenities. As noted earlier, the increase in downtown activities, pedestrian traffic and visitors all help to foster a vibrant and dynamic urbanized downtown area. The resort will also help to drive downtown residential development.

Tropicana Casino & Resort	Public	Private	Regional Cities	Total
Tropicana Casino & Resort - Land Based Casino Investments		$ 40,000,000		$ 40,000,000
Tropicana Casino & Resort - (Green Infrastructure)	$ 1,000,000			$ 1,000,000
Total	**$ 1,000,000**	**$ 40,000,000**		**$ 41,000,000**

*pending approval by board of director

The Tropicana Resort will provide services and amenities to support entertainment and accommodate needs of regional businesses. Other considerations associated with the Tropicana Resort will be the repurposing opportunities along the Ohio River. With the riverboat casino gone, other opportunities are presented.
One such opportunity is the relocation of the LST 325 from its upriver location to the downtown location formerly occupied by the riverboat casino. The LST 325 is a striking and patriotic feature that creates a favorable impression on tourists and students alike.

The Tropicana also owns the Pavilion. The Pavilion is a large venue that hosts a number of restaurants, bars and display spaces. While the Tropicana desires to retain the restaurant space that overlooks the Ohio River, the balance of space could be repurposed. The Pavilion also has a number of outdoor spaces that overlook the Ohio River and could be repurposed to improve the Ohio Riverfront.

GREYHOUND BUS TERMINAL REDEVELOPMENT

Evansville, Indiana

Observations / Overview: The Greyhound Bus Terminal Preservation project is testament to City's vision for the redevelopment of the downtown area. The City recognized the value of this iconic structure and the reuse opportunities it presented. The City worked in partnership with Indiana Landmarks to preserve the building and make improvements that highlight the structures unique architectural features.

In the evening, the animated neon greyhound, reflecting on the refurbished blue tiles is striking and creates a visual anchor for the downtown.

Recommendations / Implementation Strategy: The property creates a very unique opportunity for a downtown restaurant and entertainment district. The building is already becoming a destination even without a current tenant. Preserving the structure's unique architectural features of the building will resonate with young professionals.

This City continues to entertain development prospects to lease the space. Considering the space is empty, a development project would invest a minimum of $1,000,000.

Greyhound Bus Terminal Redevelopment	Public	Private	Regional Cities	Total
New tenant investment		$ 1,000,000		$ 1,000,000
Total		**$ 1,000,000**		**$ 1,000,000**

JACOBSVILLE REDEVELOPMENT

Evansville, Indiana

Observations / Overview: The Jacobsville Neighborhood Redevelopment Project is anchored by the New North Main Street Project (see Regional Connector Trails). The New North Main Street will spur development in the Jacobsville near downtown urban neighborhood.

The City of Evansville has invested nearly $5,000,000 from streetscaping, removal of blight, as well as, purchase properties for parking and redevelopment.

Recommendations / Implementation Strategy: North Main is well positioned to realize revitalization. The area has a number of popular, established restaurants and a large number of available vacant structures. Additionally, it offers buildable parcels to accommodate new development concepts. These efforts will be fostered by the availability of a funding program in the amount of $250,000 to support the installation of bicycle and façade related improvements.

The Jacobsville area is also home to historic Bosse Field, the third oldest baseball park in the country. Recently ECHO Housing Corporation announced intentions to pursue a housing development that could also include two (2) retail/commercial components. Considering the proximity of the project's location, it is being compared to development near Wrigley Field in Chicago (Wrigleyville).

Investment associated with this development project is estimated at $17,000,000 and could be eligible for up to $500,000 in the City of Evansville's green infrastructure funding.

Jacobsville Redevelopment	Public	Private	Regional Cities	Total
Design, streetscape, parking lots, property acquisition	$ 5,000,000			$ 5,000,000
North Main Cycle Track				$ -
Mixed Use Housing - LIHTC Project		$ 17,000,000		$ 17,000,000
Green Infrastructure	$ 500,000			$ 500,000
Façade & Bike Ready Program	$ 250,000			$ 250,000
Future Jacobsville Development		$ 8,000,000		$ 8,000,000
Total	**$ 5,750,000**	**$ 25,000,000**		**$ 30,750,000**

HAYNIES CORNER ART DISTRICT REDEVELOPMENT

Evansville, Indiana

Observations / Overview: The Haynie's Corner neighborhood has received a considerable amount of redevelopment attention in the last 30 years with mixed results. However, over the last 2 years, the Haynie's Corner area has realized measurable success in terms of new investment and development in the retail, entertainment, restaurant and housing sectors. The success seems to coincide with the completion of the Millennial Plan for 2040, which includes a sub-area plan for the redevelopment of Haynie's Corner. This plan can be viewed at: www.seacplan.org.

The Haynie's Corner area provides a near-downtown urban living experience that is comfortable, affordable and within walking distance of the city center. The area also hosts a number of standing events such a First Fridays, Funk in the City, Sculpt EVV and others. It is also noteworthy that the Southwestern Indiana Arts Council is planning to relocate its offices to the former Alhambra Theater. This move would help to solidify art-related engagements in the Haynie's Corner Art District.
Improving this near downtown area is an important consideration to the success of the redevelopment of the city center. Having affordable housing, near the downtown area, will help to create a vibrant and dynamic city center. New residents also create a customer base that helps to increase the viability of downtown retail stores and restaurants.

Recommendations / Implementation Strategy: The future public investments, amounting to over $3,000,000, to support future private investment in the Haynie's Corner area, include the following: Streetscape improvements creating a boulevard effect on Washington Avenue, near the intersection with SE 2nd Street, public parking lot adjacent to 59 Adams that would extend north from Adams Avenue to Washington Avenue and a traffic circle at the intersection of SE 2nd Street, Parrott Avenue and Jefferson Avenue. Some of these improvements are identified in the image below.

These improvements will stimulate the following development opportunities that will reflect private investment approaching $8,500,000:

1. Vacant lots near the intersection of Jefferson Avenue and SE 2nd Street: This collection of lots will accommodate a new mixed use development of considerable scale. The project will result in new retail opportunities on the first floor and additional housing opportunities on the second and third floors. Retail space should provide for the creation of 10 new jobs.
2. Dapper Pig Restaurant: The restaurant will offer a true farm-to-table experience and add 30 new jobs.
3. In-fill development opportunities: The Evansville Brownfields Corporation owns some 30 vacant lots in or near the Haynies's Corner neighborhood. These lots will be developed with single family homes.
4. Nano-Pub: Beer advocate is developing a nano-pub at 56 Adams Avenue. This new business will produce small batches of unique beers for tasting and selling to area establishments.
5. Mixed Use Development at the location of the former Haynie's Drug Store: Retail commercial at ground level and housing above.Project should create 10 new jobs.
6. Redevelopment of Event Gallery along SE 3rd Street: Great new restaurant concept employing 20 people.

Haynies Corner Art District Redevelopment	Public	Private	Regional Cities	Total
Haynie's Corner - Mixed Use	$ 1,000,000	$ 2,000,000		$ 3,000,000
Haynie's Corner - Restaurants	$ 1,000,000	$ 1,500,000		$ 2,500,000
Haynie Corner future - Jefferson Avenue	$ 1,000,000	$ 3,000,000		$ 4,000,000
Haynie's Corner Art Pursuits				
Anticipated Future Haynie's Corner Development		$ 2,000,000		$ 2,000,000
Total	**$ 3,000,000**	**$ 8,500,000**		**$ 11,500,000**

UNIVERSITY OF EVANSVILLE CAMPUS ENHANCEMENTS

Evansville, Indiana

Observations / Overview: The University of Evansville (UE) has long been a source of pride for the Region and often is one of the more important resources that create a positive brand for Evansville. UE has an excellent reputation as an institution of higher learning. The University's engineering, nursing and theater programs are all highly regarded in the academic and professional sectors. UE has students from over 55 countries and hosts a robust study abroad program and related international pursuits.

The City of Evansville and Region understand and appreciate the value and importance of the UE campus. Regional communities support UE not only by attending the university as a bachelors, masters, or doctoral students, but also by attending athletic events, performing arts and related campus activities. UE improvements will increase enrollment and strengthen area industries by producing high quality talent to support the growth of business and industry. Many UE graduates hold leadership positons in regional business, civic and academic institutions.

UE is a significant part of the fabric of the Evansville community and Region and realizes broad community support. UE provides NCAA Division I sporting events, world class theater performances and related academic amenities. UE is major "tenant" of Ford Center – a key centerpiece for entertainment in the region. These can help to attract the talent necessary to support regional industry. UE is so much in the Evansville fabric that one of its cultural districts is referred to as the University of Evansville cultural district

Recommendations / Implementation Strategy: As part of the University of Evansville's Strategic Plan, a core goal is to secure the resources necessary to support the University's pursuit of excellence. The University has undertaken a comprehensive update of its facilities master plan to determine how best to address existing needs and identify new facilities essential to growth as an academic institution of recognized quality. In the fall of 2011, the University engaged a planning team comprised of Hafer Associates, Mackey Mitchell Architects, Brailsford & Dunlavey, and Rundell Ernstberger.

University of Evansville Campus Enhancements	Public	Private	Regional Cities	Total
Fifth-Third Basketball Practice Facility		$ 3,500,000		$ 3,500,000
Townhome Redevelopment Project		$ 8,000,000		$ 8,000,000
Bower-Suhrheinrich Library Renovation		$ 3,200,000		$ 3,200,000
Hyde Hall Renovation		$ 7,000,000		$ 7,000,000
Campus Fitness/Wellness Facility		$ 15,000,000		$ 15,000,000
Total		**$ 36,700,000**		**$ 36,700,000**

Master Plan frames improvements in the following areas:

- Learning Spaces
- Residential Life
- Fitness and Recreation
- Greater Campus

Projects completed or nearly completion include the following:

Fifth-Third Basketball Practice Facility	$3,500,000
Townhome Redevelopment Project (campus housing)	$8,000,000
Total	$13,500,000

New and future projects include the following:

Bower-Suhrheinrich Library Renovation	$3,200,000
Hyde Hall Renovation	$7,000,000
Campus Fitness/Wellness Facility	$15,000,000
	$25,200,000
Total investments	$36,700,000

Upgrades to the campus, especially along Walnut Street where the multimodal connector will tie into the University of Evansville cultural district, will contribute to the overall quality and sense of place of the city and region. Portions of this project are included in the Connector Trails component of the Regional Development Plan.

Funding for previous, ongoing and future University of Evansville projects will be funded through fund raising campaigns.

MESKER PARK ZOO IMPROVEMENTS

Evansville, Indiana

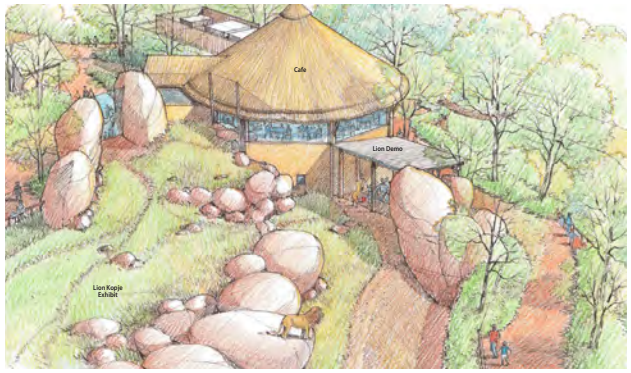
Observations / Overview: Mesker Park Zoo and Botanical Gardens is a considerable part of Evansville's history and will continue to play a large role in the City's future. The Zoo has received considerable support over its history and is well positioned to grow and expand on existing grounds via civic support. The Zoo helps to create a family-friendly and affordable recreation destination for families of the regional workforce.

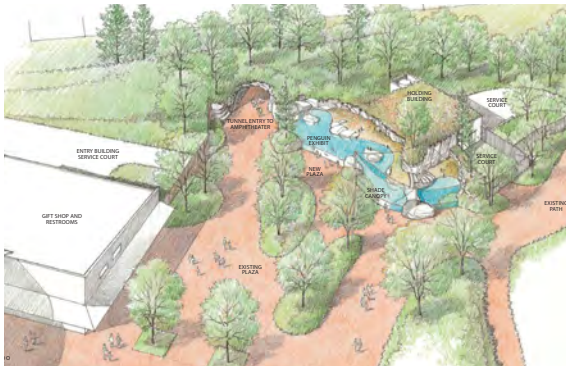
Zoos can provide unique experiences and are a resource that provides considerable quality of life pursuits. Implementing improvements from the Zoo's master plan will improve the Evansville brand.

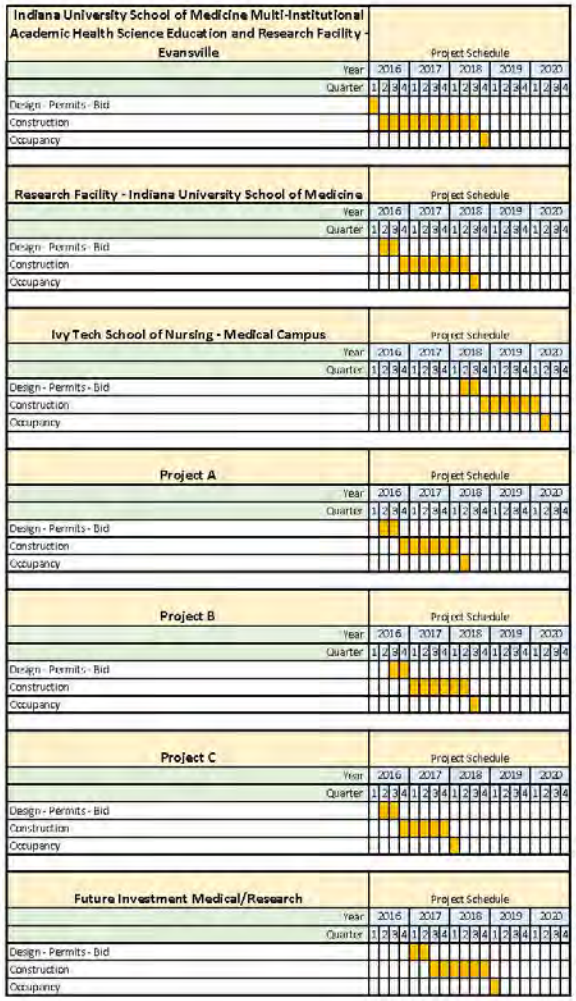
The zoo is supported by the region and greater tri-state area. Businesses use the Zoo for corporate events. The private sector has helped to raise funding for new and expanding facilities. Funding is a mix of corporate, family and individual contributions.

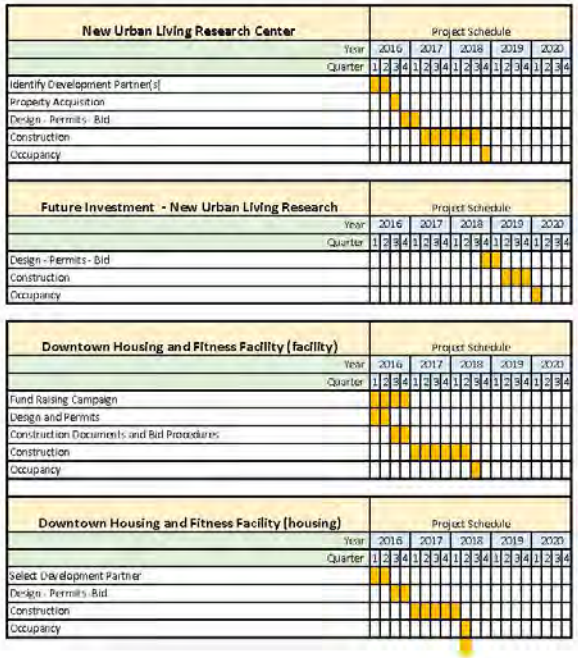
Project funding summary:	
Carousel & aviary	$3,500,000
Penguins exhibit	$5,000,000
Africa exhibit	$8,000,000

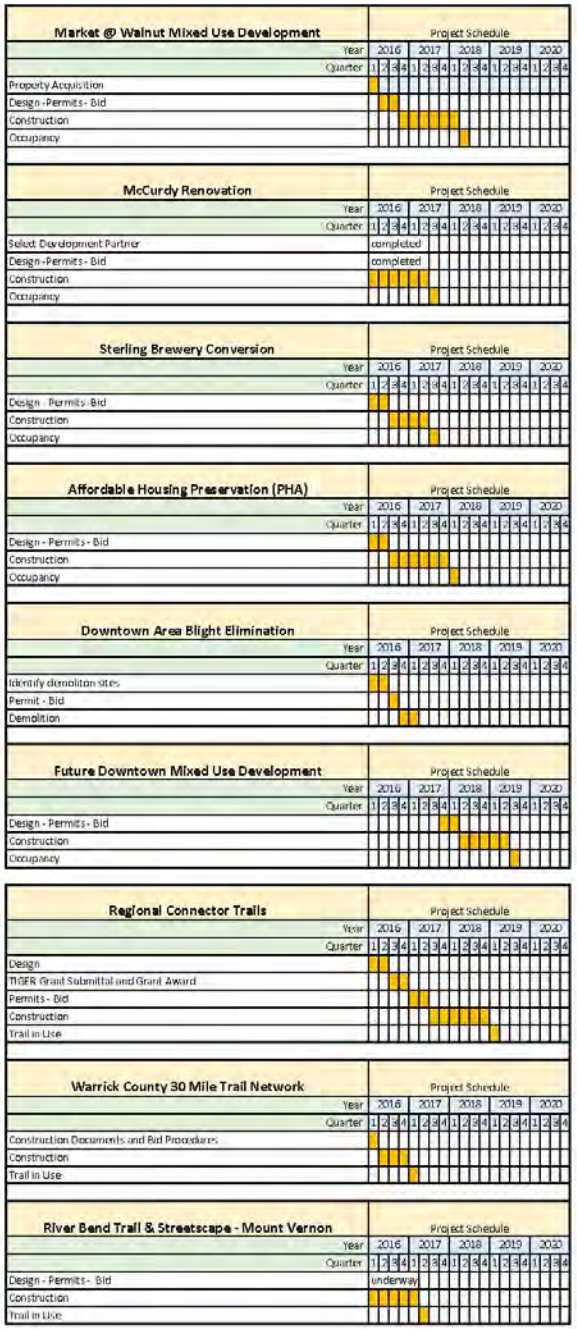
Mesker Park Zoo Improvements	Public	Private	Regional Cities	Total
Carosuel - Aviary		$ 3,500,000		$ 3,500,000
Future Penguin Exhibit		$ 5,000,000		$ 5,000,000
Future Africa Exhibit		$ 8,000,000		$ 8,000,000
Total		**$ 16,500,000**		**$ 16,500,000**

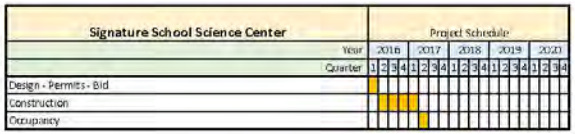


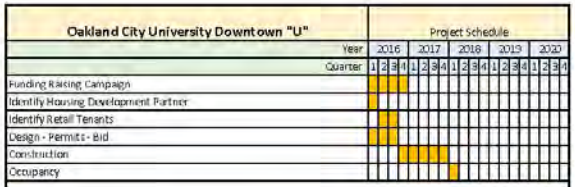


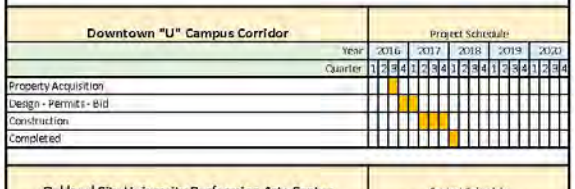

Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility - Evansville
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Research Facility - Indiana University School of Medicine
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Ivy Tech School of Nursing - Medical Campus
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Project A
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Project B
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Project C
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Future Investment Medical/Research
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

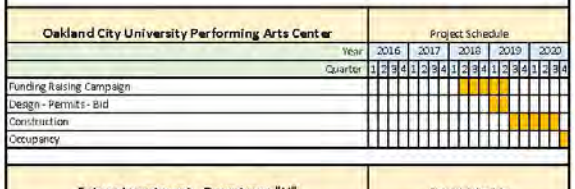

New Urban Living Research Center
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Identify Development Partner(s)
Property Acquisition
Design - Permits - Bid
Construction
Occupancy
Future Investment - New Urban Living Research
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Downtown Housing and Fitness Facility (facility)
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Fund Raising Campaign
Design and Permits
Construction Documents and Bid Procedures
Construction
Occupancy
Downtown Housing and Fitness Facility (housing)
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Development Partner
Design - Permits - Bid
Construction
Occupancy

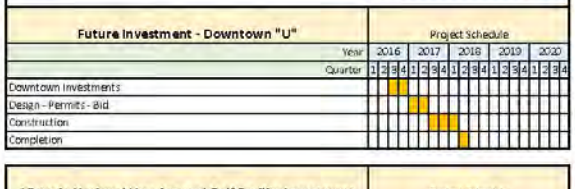

Market @ Walnut Mixed Use Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Property Acquisition
Design - Permits - Bid
Construction
Occupancy
McCurdy Renovation
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Development Partner
completed
Design - Permits - Bid
completed
Construction
Occupancy
Sterling Brewery Conversion
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Affordable Housing Preservation (PHA)
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Downtown Area Blight Elimination
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Identify demoliton sites
Permit - Bid
Demolition
Future Downtown Mixed Use Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy
Regional Connector Trails
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design
TIGER Grant Submittal and Grant Award
Permits - Bid
Construction
Trail in Use
Warrick County 30 Mile Trail Network
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Construction Documents and Bid Procedures
Construction
Trail in Use
River Bend Trail & Streetscape - Mount Vernon
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
underway
Construction
Trail in Use


Signature School Science Center
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

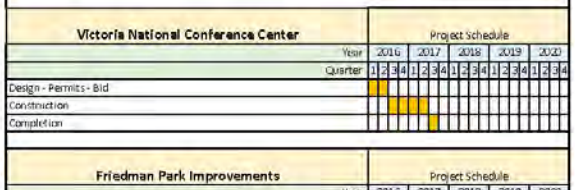

Oakland City University Downtown "U"
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Funding Raising Campaign
Identify Housing Development Partner
Identify Retail Tenants
Design - Permits - Bid
Construction
Occupancy

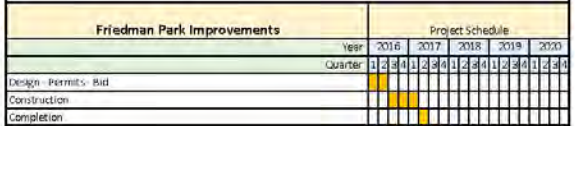

Downtown "U" Campus Corridor
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Property Acquisition
Design - Permits - Bid
Construction
Completed

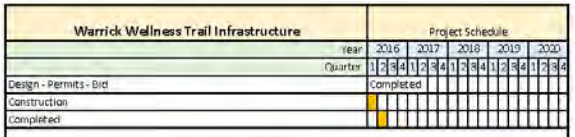

Oakland City University Performing Arts Center
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Funding Raising Campaign
Design - Permits - Bid
Construction
Occupancy

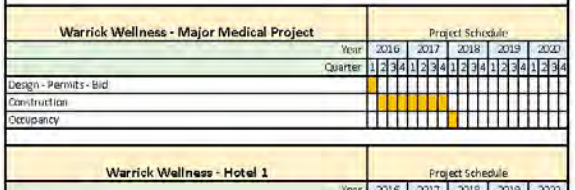

Future Investment - Downtown "U"
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Downtown Investments
Design - Permits - Bid
Construction
Completion

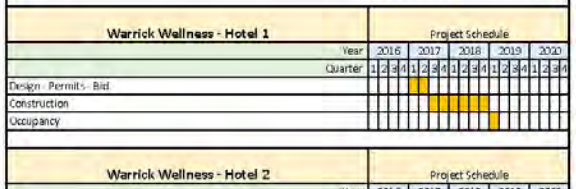
Victoria National Housing and Golf Facility Investment
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction (ongoing development)
Completion

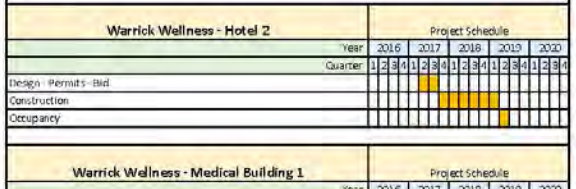

Victoria National Conference Center
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Completion

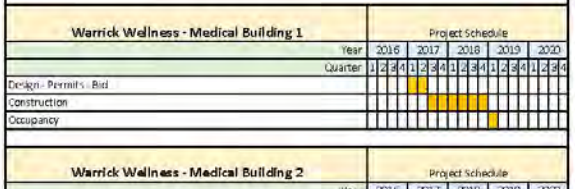

Friedman Park Improvements
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Completion

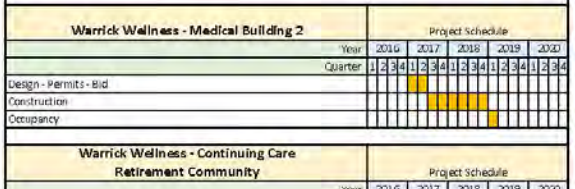

Warrick Wellness Trail Infrastructure
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Completed
Construction
Completed

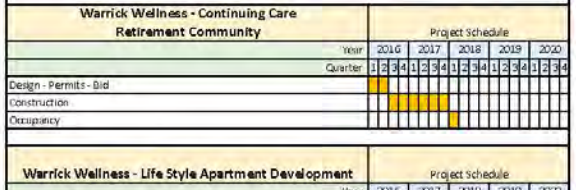

Warrick Wellness - Major Medical Project
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy


Warrick Wellness - Hotel 1
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

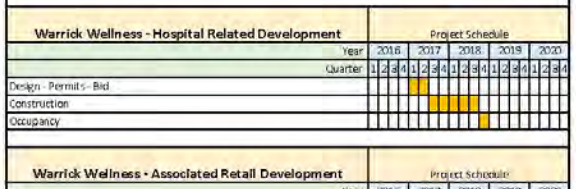

Warrick Wellness - Hotel 2
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy


Warrick Wellness - Medical Building 1
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

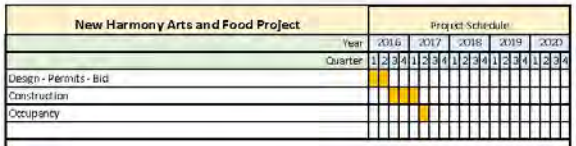

Warrick Wellness - Medical Building 2
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

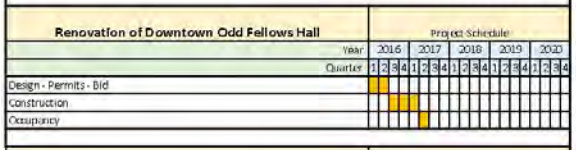

Warrick Wellness - Continuing Care Retirement Community
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

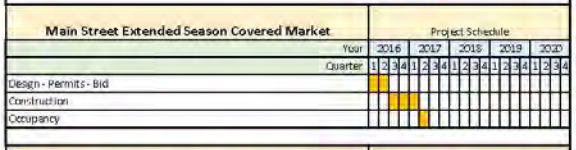
Warrick Wellness - Life Style Apartment Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy


Warrick Wellness - Hospital Related Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

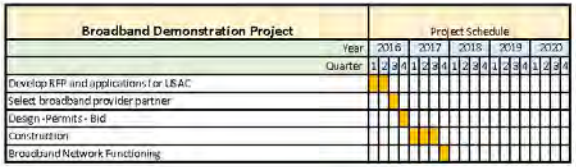
Warrick Wellness - Associated Retail Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy


New Harmony Arts and Food Project
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

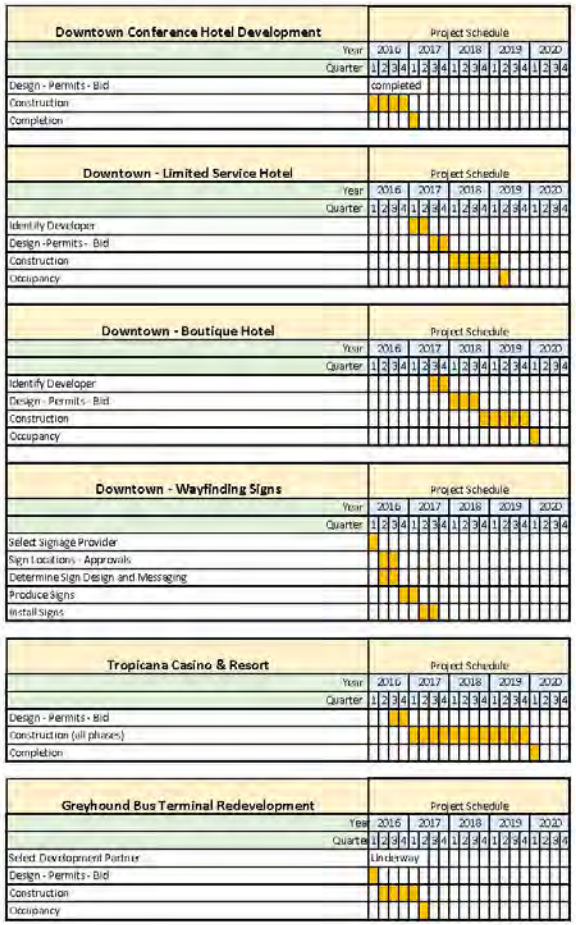

Renovation of Downtown Odd Fellows Hall
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

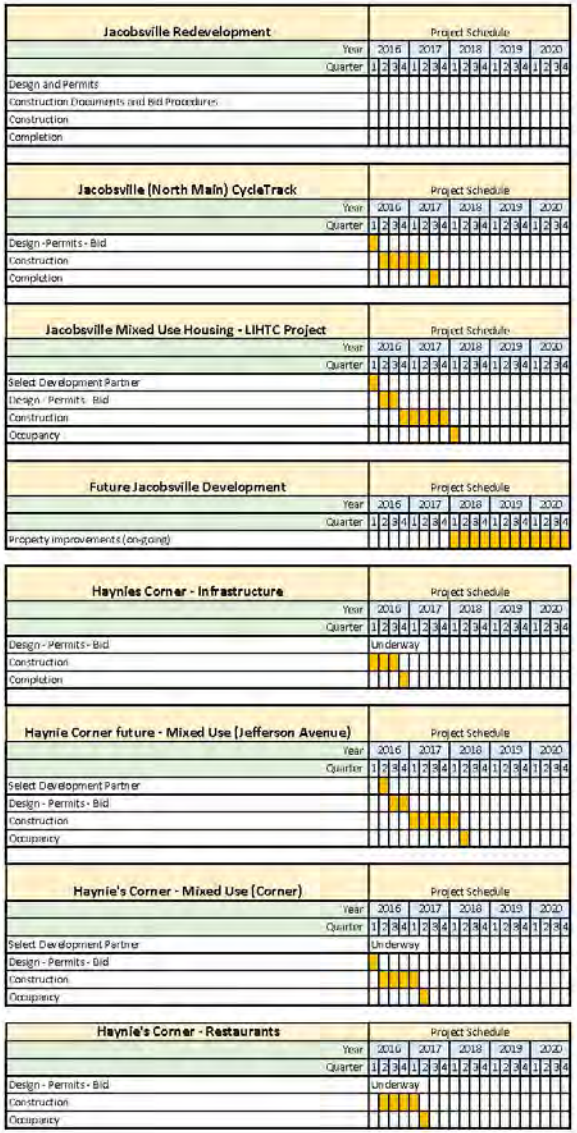

Main Street Extended Season Covered Market
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction
Occupancy

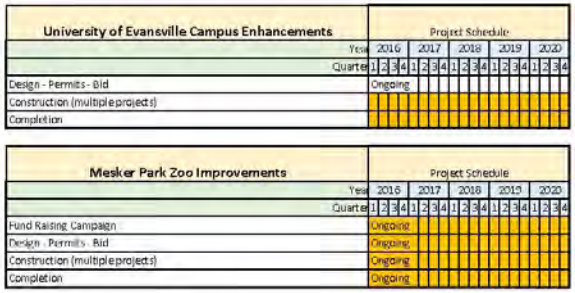
New Harmony Way Pedestrian Bridge
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Approvals - Inspection - Permits
Property Acquisition
Design - Bid
Construction
Completion


Broadband Demonstration Project
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Develop RFP and applications for USAC
Select broadband provider partner
Design - Permits - Bid
Construction
Broadband Network Functioning

Evansville Regional Airport Terminal Renovation
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design and Permits (FAA/DHS approvals)
Construction Documents and Bid Procedures
Construction
Occupancy


Downtown Conference Hotel Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
completed
Construction
Completion
Downtown - Limited Service Hotel
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Identify Developer
Design -Permits - Bid
Construction
Occupancy
Downtown - Boutique Hotel
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Identify Developer
Design - Permits - Bid
Construction
Occupancy
Downtown - Wayfinding Signs
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Signage Provider
Sign Locations - Approvals
Determine Sign Design and Messaging
Produce Signs
Install Signs
Tropicana Casino & Resort
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Construction (all phases)
Completion
Greyhound Bus Terminal Redevelopment
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Development Partner
Underway
Design - Permits - Bid
Construction
Occupancy


Jacobsville Redevelopment
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design and Permits
Construction Documents and Bid Procedures
Construction
Completion
Jacobsville (North Main) CycleTrack
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design -Permits - Bid
Construction
Completion
Jacobsville Mixed Use Housing - LIHTC Project
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Development Partner
Design - Permits - Bid
Construction
Occupancy
Future Jacobsville Development
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Property Improvements (ongoing)
Haynies Corner - Infrastructure
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Underway
Construction
Completion
Haynie Corner future - Mixed Use (Jefferson Avenue)
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Development Partner
Design - Permits - Bid
Construction
Occupancy
Haynie's Corner - Mixed Use (Corner)
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Select Development Partner
Underway
Design - Permits - Bid
Construction
Occupancy
Haynie's Corner - Restaurants
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Underway
Construction
Occupancy


University of Evansville Campus Enhancements
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Design - Permits - Bid
Ongoing
Construction (multiple projects)
Completion
Mesker Park Zoo Improvements
Project Schedule
Year 2016 2017 2018 2019 2020
Quarter 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
Fund Raising Campaign
Ongoing
Design - Permits - Bid
Ongoing
Construction (multiple projects)
Ongoing
Completion
Ongoing

INDIANA'S GREAT SOUTHWEST

SECTION 8: MEASUREMENTS

The Evansville regional business and civic community appreciate the value of metrics. As the Region moves forward with the implementation of their Regional Development Plan, the following metropolitan areas will be used as benchmark cities to evaluate the impact of strategic investments and measure competitiveness. These areas are:

- Grand Rapids, Michigan
- Chattanooga, Tennessee
- Davenport (IA) – Moline (IL)

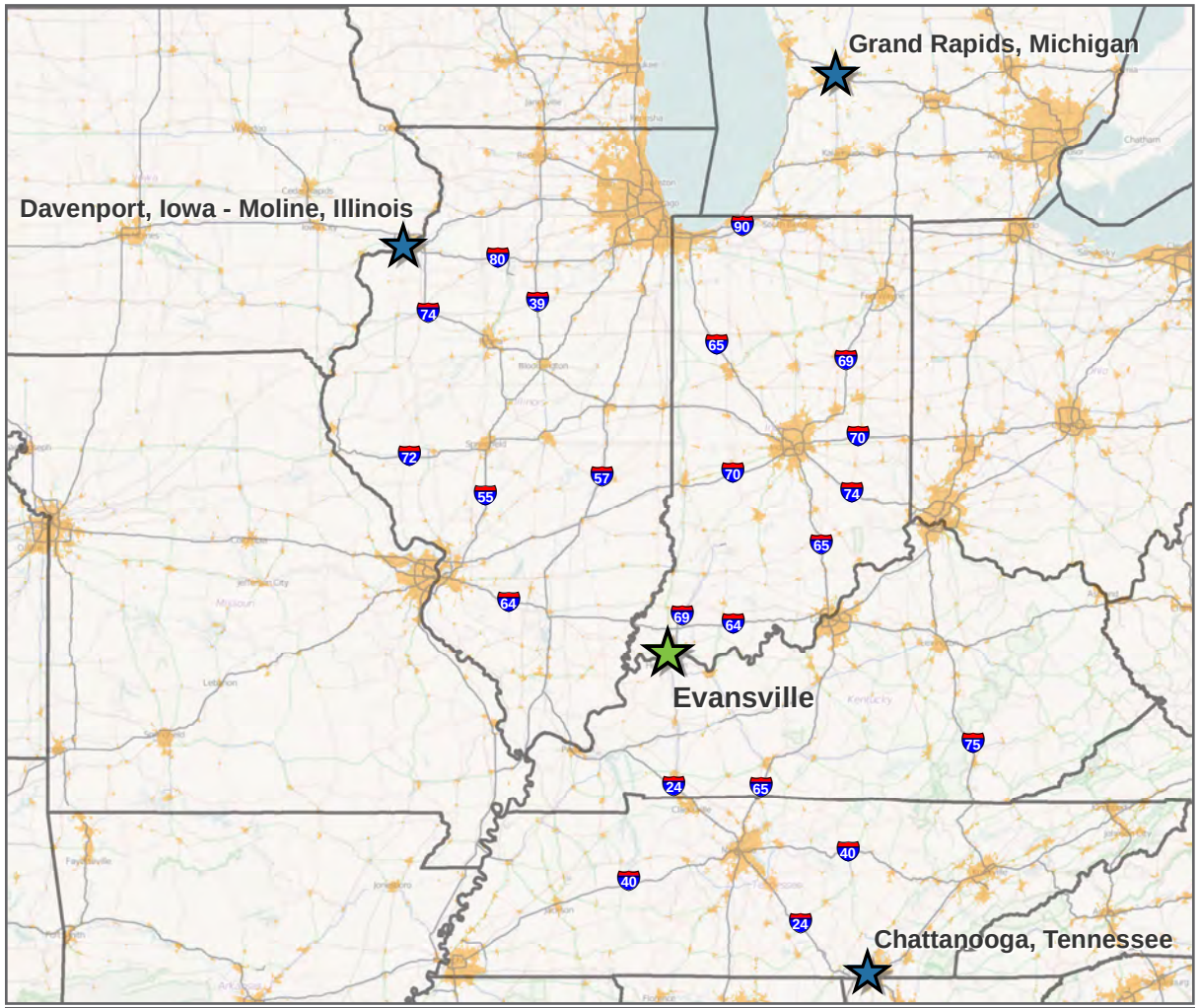
Last summer, the Evansville Chamber of Commerce organized an Inter-City Leadership Visit to Grand Rapids. The Evansville Region connected in a very favorable way with Grand Rapids' legacy as a manufacturing center and how it is diversifying its economy into tech and knowledge based sectors. Of specific interest was how Grand Rapids leveraged a medical school to realize over one billion dollars in related investment.

Chattanooga was also a community visited by the Southwest Indiana Chamber a number of years ago. The group found Chattanooga's downtown renaissance very insightful in terms of leveraging specific investments and their efforts along the riverfront were also of great interest.

Davenport – Moline is a similar community whose regional economy straddles a major river. This community is also similar to Evansville's regional economy and manufacturing focus.

The baseline for the three benchmark cities will begin with developing economic data sets that provide objective information for the three benchmark cities. Analysis will also include comparison of Evansville Metropolitan Statistical Area performance to peer metro areas as well as Indiana and the US.

While this will prove helpful, economic data is often slow to be collected-published and also can have considerable lag time. Often these data sets can be of more value with reflecting trends, than indicating progress.



Benchmark Cities

In order to get a more immediate and impactful sense of how the Evansville Region is performing in comparison to the benchmark cities, efforts will be pursued to monitor and benchmark these cities' progress by following their local conventional media and social media outlets. This can be manageable considering the various applications to search and consolidate digital media.

Benchmarks could include direct engagements with community leaders from benchmark cities to share insights to successes and challenges. While this would seem to be inquiring about competitive advantages, the benchmark cities' markets are far enough away to temper those concerns.

The Evansville region will also look inward for insights into performance. Regular engagements with area realtors, schools and related entities in the field are excellent resources to gain insights into changes in population dynamics, preferences in quality of life and feedback from persons considering relocation to Evansville.

Following is an inventory of data driven future performance measures that the Evansville region will monitor and utilize in future reporting:

Diversity

- Increase in immigrant population

Economy

- Employment growth
- Change in per capita income as percentage of US Average
- Change in vacant housing units
- Startups per year
- Startups as percent of total firms

Environment

- Travel time to work
- Population density

Society

- Population growth
- Attainment of higher education
- In-migration of new residents

INDIANA'S GREAT SOUTHWEST

SECTION 9: STRUCTURAL CHANGES

The successful implementation of the Regional Development Plan would be advanced by changes to certain organizational frameworks and operational dynamics.

Regional Development Authority

The largest organizational consideration with the Regional Cities Initiative is the creation of the Regional Development Authority (RDA). While the RDA will be staffed by the Coalition, there should be consideration for increases in staffing for the Coalition to manage the Regional Development Plan implementation efforts. Considering that while the Regional Development Plan could be selected for IEDC funding, each project will have to produce considerable due diligence and be framed within a development agreement that specifies performance metrics, financing and schedules. This is a significant amount of work that could be a challenge for existing Coalition staff to absorb. Full consideration should be given to identifying the staffing needs for project implementation.

While the Regional Development Authority was formed in order to pursue the Regional Cities funding, the RDA's role may expand beyond the projects framed in the Regional Cities Application. Considering the powers and authority of the RDA, consideration should be given to the potential future roles of the Regional Development Authority. The planning process has identified a number of regional issues such as broadband, transit, workforce and related issues that do not recognize county boundaries. The RDA could be well positioned to consider these and other issues within a regional framework. This new perspective could create opportunities to develop more effective and viable solutions to regional concerns.

Considering the success of the planning efforts associated with the preparation of the Regional Development Plan, the Southwest Indiana Regional Development Authority may find it advantageous to create committees to help address regional opportunities. While committees may exist for some opportunities, there are many topic areas that a new regional body could assist with in developing solutions. Even where it may appear that regional committees exist, there is value in assessing the effectiveness of the committee's efforts and determining if there is a need to make adjustments to the committee in order to foster regional engagement.

Higher Education

While the Indiana University School of Medicine-Evansville (IUSM-E) was established in 1972 as one of eight IU regional medical schools across Indiana, only recently, with the announcement of the new Downtown Medical School, has the program come into prominence. While the University of Southern Indiana, University of Evansville and Ivy Tech have identified initial opportunities associated with the School of Medicine, there is much more to the equation.

The Evansville & Southwest Indiana Region should pursue the creation of an organizational platform for colleges and universities to collaborate. The Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility – Evansville provides considerable value, however, this value can be exponentially increased by fostering collaborations between other institutions and organizations. Diversity of participants is the largest factor in fostering innovation. Bringing multiple interests to the table measurably increases the potential for future value-added pursuits.

Efforts should be pursued to identify existing areas of collaboration between universities and also identify best practices across the county. The value of these collaboration efforts will be realized by all participating entities. This realization will help to diminish the zero sum game mindset that often times impedes collaborative pursuits.

Economic Development

While the Evansville & Southwest Indiana Region is fortunate to have a robust and relatively diverse economy, the role of economic development organizations may require changes. Consider the IU School and Medicine and Research Facility. In order to capitalize on these new investments, economic developers will have to increase their engagement in the healthcare sector. Engaging this sector will be measurably different from current efforts that focus a great deal on the manufacturing sector. It is not clear yet what may be the best approach. Two immediate options include growing existing organizations or creating a new organization to focus on attracting investment from the healthcare sector. The third might be a hybrid initiative.

There seems to be an emerging recognition within the healthcare industry of the importance of actively identifying and pursuing growth opportunities. Southwest Indiana is well positioned to engage the healthcare sector with a value proposition of ground floor opportunities in a cost effective and strategic location.

Healthcare

While four regional healthcare providers have agreed to participate in the IU School of Medicine residency program, there exists considerably more opportunities for collaboration. Efforts should be pursued to create a framework for all regional healthcare providers to collaborate. While there exists significant competition between providers, it is very likely that effective regional engagement will identify win-win opportunities that benefit all.

Charitable and Philanthropic Organizations

Area foundations have a regional platform for engagement. The community foundations in the region may find value in communicating the significance of regional pursuits and potentially focusing future funding opportunities to organizations that effectively function on a regional scale.

Quality of Place

In consideration of the importance of quality of place with attracting new residents, the Southwest Indiana Region should invest in placemaking pursuits. A regional entity should be created or recruited to help foster placemaking activities. While communities in the region may have long standing events and unique resources, they may not be adequately positioned to create maximum value and help to create a positive brand for the Region. The Region should consider the potential of developing staff capacity to foster and promote placemaking events and resources. This capacity would also help to create awareness of placemaking projects and resources to help communities improve existing assets and develop new concepts.

Private Sector

The private sector should also consider the value of framing their community/economic development support with a regional context. Many businesses perceive the location of their corporate facilities as their geographic area of concern. However, as the Regional Development Plan highlights, a vibrant and dynamic city center benefits the entire region. Area businesses need to be reminded of the importance and value of the city center. Also, regional businesses, located outside the city center, should support continued growth of downtown Evansville by regularly patronizing businesses and participating in events. The impact of the regional businesses activity supporting the city center is very significant. As a region that highly values commerce, the regional businesses are opinion leaders.

While the Evansville Regional Business Committee and Southwest Indiana Chamber have regional businesses participation, it is not certain that the importance of business support of the city center has been adequately addressed to help create the necessary support and positive momentum.

INDIANA'S
GREAT SOUTHWEST

SECTION 10: ADDITIONAL SUPPORT

The project narratives contained in Section 7 provide insights into implementation for the projects.

Following is additional information and insight into implementing the projects.

Fundraising Campaigns

A number of projects indicate that they will utilize fundraising campaigns as a component of project financing. It is noteworthy that the Evansville-Southwest Indiana region has had considerable success with raising funds for community and economic development projects. The Regional Development Plan should be no exception. Consider that the Regional Cities funding would create significant interest in projects and help to build momentum. These can help to transform a routine funding campaign into a movement that generates interest from many constituents. The value of Regional Cities funding should not be discounted in this regard.

Private Investment Support

The Evansville and Southwest Indiana Region also has a positive track record for local businesses supporting the community. Consider that Old National Bank was able to invest nearly $15 million dollars to help support the Downtown Conference Hotel project. While area businesses are generous, they also recognize their business success is tied to the success of the region. It is clearly in their interest to support projects and initiatives that create a destination for talent.

Downtown Master Plan

While the Regional Development Plan tees up a considerable number of downtown projects, some projects could be measurably impacted by the City of Evansville's new Downtown Master Plan. The City of Evansville is beginning a planning process to prepare a new Downtown Master Plan. This planning effort could help to refine and adjust the conceptual plans outlined in the Regional Development Plan.

Demand for Downtown Housing

Many of the city center projects involve identifying a development partner to help create suitable housing products. While downtown Evansville may not have a track record of attracting downtown housing development, this is about to change in a very significant manner. With the Indiana University School and Medicine, Conference Hotel and related downtown development, the housing market in downtown Evansville will change dramatically. The pent up demand for urban housing options, coupled with new downtown development, will generate demand at levels that should get the attention of regional and national developers. With similar sized Midwest cities realizing a surge in downtown housing development, Evansville will be no different and could realize even greater opportunities in this regard.

Master Developer

The new and emerging development dynamics in the city center could create adequate potential to attract a development team or master developer that would guide the development for all the downtown housing and related developments. There could be considerable value in such an arrangement. A master development arrangement helps to ensure that components of the project will fit together and are complementary to each other. Such an arrangement can also positively influence financing opportunities and create construction dynamics that result in more competitive pricing. While difficult to quantify, a recognized master developer can help to build confidence in the projects which can result in attracting additional investment to the project areas.

Public Relations

A related consideration to attracting developers will be to host a familiarity tour event for downtown Evansville development opportunities. A related consideration will be to present Evansville downtown development plans and investment opportunities at an upcoming Urban Land Institute (ULI) event in Indianapolis or perhaps host a ULI event in Evansville. These engagements will be followed with the submission of articles regarding downtown development to appropriate media outlets in order to obtain earned media opportunities.

Crowdfunding

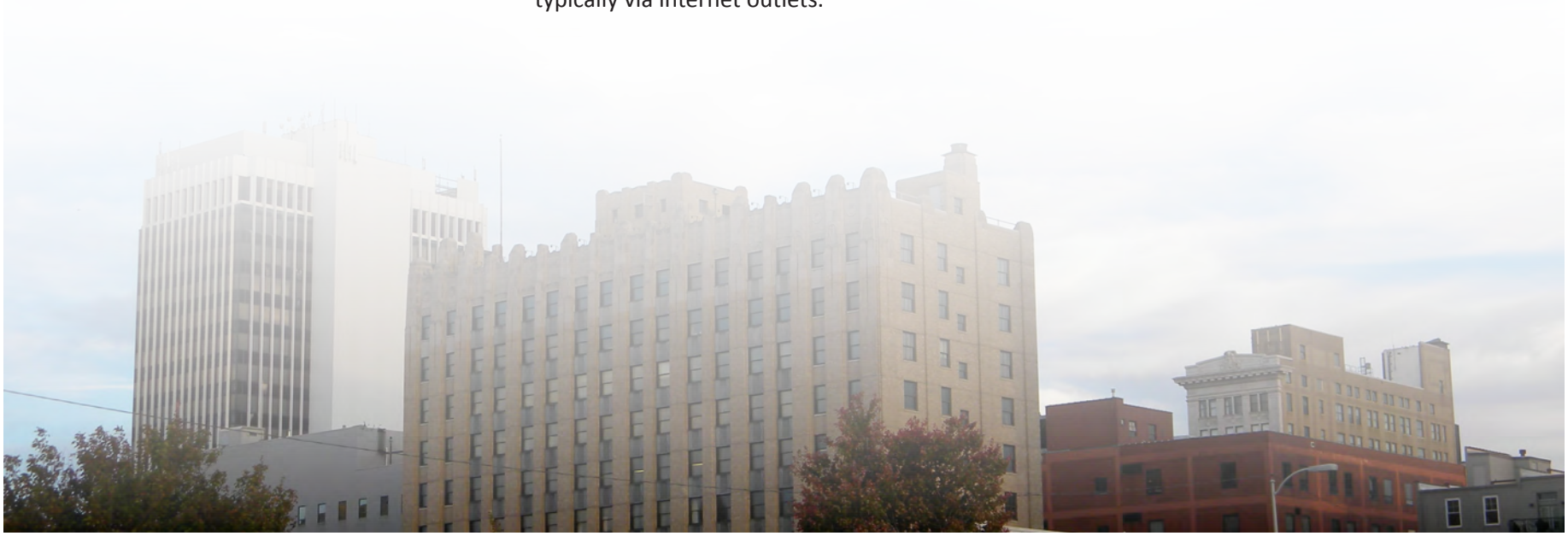
Crowdfunding could be an alternative financing resource. Crowdfunding is the practice of funding a project or venture by raising monetary contributions from a large number of people, typically via internet outlets.

The crowdfunding model is fueled by three components:

- Project initiator who proposes the idea and/or project to be funded
- Individuals or groups who support the idea
- Moderating organization (the "platform") that brings the parties together to launch the idea

All of the components bring their own unique value to the crowdfunding effort. Residents can connect with the project, which is another consideration for a successful crowdfunding pursuit. While crowdfunding may not yet be mainstream in Indiana, in 2013 the crowdfunding industry grew to be over $5.1 billion worldwide.

To become more familiar with the potential for crowdfunding, visit the Go Fund Me website at: http://www.gofundme.com.



INDIANA'S GREAT SOUTHWEST

APPENDIX A: REGIONAL ECONOMICS

Economy Overview

Gibson County, IN

EMSI Q2 2015 Data Set

Garner Economics LLC

715 Birkdale Drive
Atlanta, Georgia 30215
770-716-9544

Parameters

Regions

Code	Description
18051	Gibson County, IN

Timeframe

2010 - 2015

Datarun

2015.2 – QCEW Employees, Non-QCEW Employees, Self-Employed, and Extended Proprietors

Economy Overview

Population (2015)	33,575
Jobs (2015)	23,632
Average Earnings (2015)	$51,406
Unemployed (4/2015)	638
Completions (2014)	252
GRP (2013)	$4,852,537,756
Exports (2013)	$15,099,397,913
Imports (2013)	$9,582,725,001

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 3

Population

33,575	0.1%
2015 Population	**Population Growth for the Last 5 Years**
0.5% of State	State Growth 2.2%

Age Group	2015 Population	% of Population
Under 5 years	2,128	6.3%
5 to 9 years	2,210	6.6%
10 to 14 years	2,237	6.7%
15 to 19 years	2,024	6.0%
20 to 24 years	2,152	6.4%
25 to 29 years	1,940	5.8%
30 to 34 years	2,010	6.0%
35 to 39 years	1,932	5.8%
40 to 44 years	1,957	5.8%
45 to 49 years	2,253	6.7%
50 to 54 years	2,471	7.4%
55 to 59 years	2,519	7.5%
60 to 64 years	2,162	6.4%
65 to 69 years	1,792	5.3%
70 to 74 years	1,323	3.9%
75 to 79 years	1,003	3.0%
80 to 84 years	743	2.2%
85 years and over	719	2.1%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 4

Jobs by Industry

23,632	63.1%	36.9%
Total Jobs (2015)	Male	Female
	(National: 52.8%)	(National: 47.2%)

NAICS	Industry	2015 Jobs
11	Crop and Animal Production	659
21	Mining, Quarrying, and Oil and Gas Extraction	1,515
22	Utilities	414
23	Construction	638
31	Manufacturing	6,958
42	Wholesale Trade	394
44	Retail Trade	1,947
48	Transportation and Warehousing	920
51	Information	76
52	Finance and Insurance	385
53	Real Estate and Rental and Leasing	436
54	Professional, Scientific, and Technical Services	511
55	Management of Companies and Enterprises	13
56	Administrative and Support and Waste Management and Remediation Services	3,091
61	Educational Services	286
62	Health Care and Social Assistance	1,518
71	Arts, Entertainment, and Recreation	154
72	Accommodation and Food Services	1,311
81	Other Services (except Public Administration)	882
90	Government	1,524
99	Unclassified Industry	0

Average Earnings by Industry

$51,406
Avg. Earnings (2015)
95% of Nation Avg.

NAICS	Industry	Avg. Earnings (2015)
11	Crop and Animal Production	$25,701
21	Mining, Quarrying, and Oil and Gas Extraction	$69,074
22	Utilities	$120,010
23	Construction	$39,981
31	Manufacturing	$79,355
42	Wholesale Trade	$48,206
44	Retail Trade	$26,513
48	Transportation and Warehousing	$65,525
51	Information	$31,475
52	Finance and Insurance	$40,048
53	Real Estate and Rental and Leasing	$18,836
54	Professional, Scientific, and Technical Services	$45,097
55	Management of Companies and Enterprises	$131,268
56	Administrative and Support and Waste Management and Remediation Services	$36,055
61	Educational Services	$24,831
62	Health Care and Social Assistance	$38,133
71	Arts, Entertainment, and Recreation	$14,754
72	Accommodation and Food Services	$16,877
81	Other Services (except Public Administration)	$19,185
90	Government	$43,635
99	Unclassified Industry	$0

Unemployment by Industry

638

Total Unemployment (4/2015)

NAICS	Industry	Unemployed (4/2015)	% of Regional Unemployment
11	Crop and Animal Production	1	0%
21	Mining, Quarrying, and Oil and Gas Extraction	51	8%
22	Utilities	3	0%
23	Construction	37	6%
31	Manufacturing	211	33%
42	Wholesale Trade	5	1%
44	Retail Trade	39	6%
48	Transportation and Warehousing	18	3%
51	Information	2	0%
52	Finance and Insurance	3	0%
53	Real Estate and Rental and Leasing	3	0%
54	Professional, Scientific, and Technical Services	7	1%
55	Management of Companies and Enterprises	0	0%
56	Administrative and Support and Waste Management and Remediation Services	93	15%
61	Educational Services	7	1%
62	Health Care and Social Assistance	20	3%
71	Arts, Entertainment, and Recreation	2	0%
72	Accommodation and Food Services	23	4%
81	Other Services (except Public Administration)	9	1%
90	Government	12	2%
99	No Previous Work Experience/Unspecified	95	15%

Top Program Completions

CIP	Program	Completions (2014)
52	Business, management, marketing, and related support services	100
13	Education	62
24	Liberal arts and sciences, general studies and humanities	40
43	Homeland security, law enforcement, firefighting and related protective services	12
38	Philosophy and religious studies	7
44	Public administration and social service professions	7
31	Parks, recreation, leisure, and fitness studies	6
42	Psychology	5
50	Visual and performing arts	5
45	Social sciences	3

Gross Regional Product (GRP)

$1,223,835,896	$3,481,410,363	$147,291,497	$4,852,537,756
Earnings (2013)	Property Income (2013)	Taxes on Production (2013)	Total GRP (2013)

NAICS	Industry	GRP (2013)	% of Total
11	Crop and Animal Production	$29,757,581.43	1%
21	Mining, Quarrying, and Oil and Gas Extraction	$488,861,978.00	10%
22	Utilities	$207,077,362.70	4%
23	Construction	$46,073,555.21	1%
31	Manufacturing	$3,347,295,156.11	69%
42	Wholesale Trade	$38,561,155.34	1%
44	Retail Trade	$77,726,551.65	2%
48	Transportation and Warehousing	$74,958,546.65	2%
51	Information	$6,249,858.33	0%
52	Finance and Insurance	$23,682,600.39	0%
53	Real Estate and Rental and Leasing	$32,248,653.35	1%
54	Professional, Scientific, and Technical Services	$38,630,478.25	1%
55	Management of Companies and Enterprises	$2,560,874.17	0%
56	Administrative and Support and Waste Management and Remediation Services	$127,404,521.80	3%
61	Educational Services	$10,704,786.1	0%

NAICS	Industry	GRP (2013)	% of Total
		2	
62	Health Care and Social Assistance	$61,758,231.84	1%
71	Arts, Entertainment, and Recreation	$2,915,932.83	0%
72	Accommodation and Food Services	$35,611,107.38	1%
81	Other Services (except Public Administration)	$19,347,993.78	0%
90	Government	$77,645,900.79	2%
	Other Non-Industries	$103,464,930.20	2%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 11

Region Exports

$15,099,397,912.63

Exports (2013)

94% of Supply

NAICS	Industry	Exports (2013)
11	Crop and Animal Production	$76,518,980.86
21	Mining, Quarrying, and Oil and Gas Extraction	$596,343,201.53
22	Utilities	$251,393,997.08
23	Construction	$51,942,891.45
31	Manufacturing	$13,411,264,795.39
42	Wholesale Trade	$22,736,980.72
44	Retail Trade	$88,838,129.95
48	Transportation and Warehousing	$108,004,608.76
51	Information	$5,184,883.74
52	Finance and Insurance	$25,186,292.58
53	Real Estate and Rental and Leasing	$26,725,864.97
54	Professional, Scientific, and Technical Services	$44,585,925.62
55	Management of Companies and Enterprises	$1,988,351.98
56	Administrative and Support and Waste Management and Remediation Services	$141,790,413.45
61	Educational Services	$11,932,787.01
62	Health Care and Social Assistance	$63,759,812.60

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 12

NAICS	Industry	Exports (2013)
71	Arts, Entertainment, and Recreation	$2,473,803.65
72	Accommodation and Food Services	$45,972,412.04
81	Other Services (except Public Administration)	$22,945,131.38
90	Government	$99,808,647.86

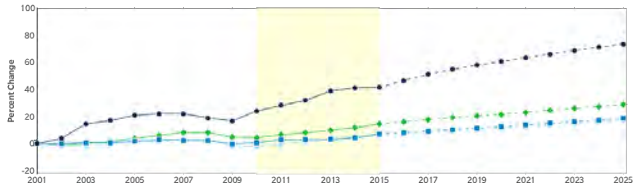
Region Imports

$9,582,725,001.1	$1,036,328,421.7
Imports (2013)	**Locally Produced & Consumed (2013)**
90% of Demand	10% of Demand

NAICS	Industry	Imports (2013)
11	Crop and Animal Production	$30,952,532.22
21	Mining, Quarrying, and Oil and Gas Extraction	$56,082,369.86
22	Utilities	$35,286,286.73
23	Construction	$133,939,242.22
31	Manufacturing	$5,795,605,992.29
42	Wholesale Trade	$1,229,850,885.69
44	Retail Trade	$99,867,948.85
48	Transportation and Warehousing	$241,488,283.99
51	Information	$120,875,041.41
52	Finance and Insurance	$170,221,139.82
53	Real Estate and Rental and Leasing	$136,193,704.01
54	Professional, Scientific, and Technical Services	$182,510,782.84
55	Management of Companies and Enterprises	$518,785,653.09
56	Administrative and Support and Waste Management and Remediation Services	$48,090,836.58
61	Educational Services	$23,336,945.85
62	Health Care and Social Assistance	$142,603,162.76

NAICS	Industry	Imports (2013)
71	Arts, Entertainment, and Recreation	$21,184,109.78
72	Accommodation and Food Services	$50,683,214.34
81	Other Services (except Public Administration)	$41,677,939.92
90	Government	$503,488,928.81

Regional Trends



	Region	2010 Jobs	2015 Jobs	Change	% Change
●	Region	20,755	23,632	2,877	13.9%
●	SWIN	174,416	185,636	11,220	6.4%
●	State	3,501,133	3,789,796	288,663	8.2%
●	Nation	173,024,462	189,308,128	16,283,666	9.4%

Growing & Declining Occupations

Occupation	Change in Jobs (2010-2015)
Team Assemblers	245
Laborers and Freight, Stock, and Material Movers, Hand	202
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	177
Farmers, Ranchers, and Other Agricultural Managers	-47
Cashiers	-61
Postsecondary Teachers	-105

Growing & Declining Industries

Industry	Change in Jobs (2010-2015)
Temporary Help Services	1,400
Motor Vehicle Seating and Interior Trim Manufacturing	991
Bituminous Coal Underground Mining	213
Motor Vehicle Electrical and Electronic Equipment Manufacturing	-270
Colleges, Universities, and Professional Schools	-292
Engineering Services	-444

2015 Educational Attainment

	Education Level	2015 Population	2015 Percent
•	Less Than 9th Grade	966	4.2%
•	9th Grade to 12th Grade	1,726	7.6%
•	High School Diploma	9,175	40.2%
•	Some College	4,451	19.5%
•	Associate's Degree	2,983	13.1%
•	Bachelor's Degree	2,206	9.7%
•	Graduate Degree and Higher	1,318	5.8%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 19

2015 Age Cohort Demographics

	Age Cohort	2015 Population	2015 Percent
•	Under 20 years	8,598	25.6%
•	20 to 39 years	8,034	23.9%
•	40 to 59 years	9,200	27.4%
•	60 to 79 years	6,280	18.7%
•	80 years and over	1,463	4.4%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 20

2015 Race/Ethnicity Demographics

	Race/Ethnicity	2015 Population	2015 Percent
	All Other Race/Ethnicities	314	0.9%
	White, Hispanic	427	1.3%
	Two or More Races, Non-Hispanic	586	1.7%
	Black, Non-Hispanic	667	2.0%
	White, Non-Hispanic	31,581	94.1%

Top Regional Businesses

Business Name	Employees
Toyota Motor Mfg Indiana Inc	4,494
Total Interior Systems America	478
Duke Energy	400
Gibson General Hospital	350
Hansen Corp	350

Appendix A - Data Sources and Calculations

Input-Output Data

The input-output model in this report is EMSI's gravitational flows multi-regional social account matrix model (MR-SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several EMSI in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

Institution Data

The institution data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Completers Data

The completers data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Demographic Data

The demographic data in this report is compiled from several sources using a specialized process. Sources include annual population estimates and population projections from the US Census Bureau, birth and mortality rates from the US Health Department, and projected regional job growth.

Industry Data

EMSI industry data have various sources depending on the class of worker. (1) For QCEW Employees, EMSI primarily uses the QCEW (Quarterly Census of Employment and Wages), with supplemental estimates from County Business Patterns and Current Employment Statistics. (2) Non-QCEW employees data are based on a number of sources including QCEW, Current Employment Statistics, County Business Patterns, BEA State and Local Personal Income reports, the National Industry-Occupation Employment Matrix (NIOEM), the American Community Survey, and Railroad Retirement Board statistics. (3) Self-Employed and Extended Proprietor classes of worker data are primarily based on the American Community Survey, Nonemployer Statistics, and BEA State and Local Personal Income Reports. Projections for QCEW and Non-QCEW Employees are informed by NIOEM and long-term industry projections published by individual states.

Unemployment Data

The unemployment data in this report comes from the Bureau of Labor Statistics' Local Area Unemployment Statistics and is updated every two months.

Occupation Data

EMSI occupation employment data are based on final EMSI industry data and final EMSI staffing patterns. Wage estimates are based on Occupational Employment Statistics (QCEW and Non-QCEW Employees classes of worker) and the American Community Survey (Self-Employed and Extended Proprietors). Occupational wage estimates also affected by county-level EMSI earnings by industry.

Educational Attainment Data

EMSI's educational attainment numbers are based on EMSI's demographic data and the American Community Survey. By combining these sources, EMSI interpolates for missing years and projects data at the county level. Educational attainment data cover only the population aged 25 years or more and indicate the highest level achieved.

Infogroup Business-Level Data

Data for individual businesses is provided by Infogroup, which maintains a database of more than 16 million U.S. business entities. Note that in aggregate it will not be consistent with EMSI labor market data due to differences in definitions, methodology, coverage, and industry/geographic classification.

State Data Sources

This report uses state data from the following agencies: Alabama Department of Industrial Relations; Alaska Department of Labor and Workforce Development; Arizona Department of Administration, Office of Employment and Population Statistics; Arkansas Department of Workforce Services; California Labor Market Information Department; Colorado Department of Labor and Employment; Connecticut did not provide us with a data source; Delaware Office of Occupational and Labor Market Information; District of Columbia Department of Employment Services; Florida Department of Economic Opportunity; Georgia Department of Labor, Workforce Information and Analysis, Occupational Information Services Unit; Hawaii Department of Labor and Industrial Relations, Research and Statistics Office; Idaho Department of Labor; Illinois Department of Employment Security, Employment Projections; Indiana Department of Workforce Development; Iowa Workforce Development; Kansas Department of Labor, Labor Market Information Services, Kansas Wage Survey; Kentucky Office of Employment and Training; Louisiana Department of Labor; Maine did not provide us with a data source; Maryland Department of Labor, Licensing and Regulation, Office of Labor Market Analysis and Information; Massachusetts Executive Office of Labor and Workforce Development; Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives; Minnesota Department of Employment and Economic Development; Mississippi Department of Employment Security; Missouri Department of Economic Development; Montana Department of Labor and Industry, Research and Analysis Bureau; Nebraska Workforce Development; Nevada Department of Employment, Training and Rehabilitation, Information Development and Processing Division, Research and Analysis Bureau; New Hampshire Department of Employment Security; New Jersey Department of Labor and Workforce Development; New Mexico Department of Labor, Bureau of Economic Research and Analysis; New York Department of Labor, Division of Research and Statistics; North Carolina Department of Commerce, Labor and Economic Analysis Division; North Dakota Job Service, Labor Market Information Center; Ohio Department of Job and Family Services, Labor Market Information Division; Oklahoma Employment Security Commission; Oregon Employment Department, Oregon Labor Market Information System; Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis; Rhode Island did not provide us with a data source; South Carolina Employment Security Commission, Labor Market Information Department; South Dakota Department of Labor, Labor Market Information Division; Tennessee Department of Labor and Workforce Development, Research and Statistics Division; Texas Workforce Commission; Utah Department of Workforce Services; Vermont did not provide us with a data source; Virginia Employment Commission, Economic Information Services; Washington State Employment Security Department, Labor Market and Economic Analysis Branch; West Virginia Bureau of Employment Programs, Research Information & Analysis Division; Wisconsin Department of Workforce Development, Bureau of Workforce Information; Wyoming Department of Employment, Research and Planning

Economy Overview

Posey County, IN

EMSI Q2 2015 Data Set

Garner Economics LLC

715 Birkdale Drive
Atlanta, Georgia 30215
770-716-9544

Parameters

Regions

Code	Description
18129	Posey County, IN

Timeframe

2010 - 2015

Datarun

2015.2 – QCEW Employees, Non-QCEW Employees, Self-Employed, and Extended Proprietors

Economy Overview

Population (2015)	25,246
Jobs (2015)	12,679
Average Earnings (2015)	$50,218
Unemployed (4/2015)	485
Completions (2014)	0
GRP (2013)	$2,259,118,387
Exports (2013)	$5,690,388,015
Imports (2013)	$3,647,349,369

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 3

Population

25,246	-2.4%
2015 Population	**Population Growth for the Last 5 Years**
0.4% of State	State Growth 2.2%

Age Group	2015 Population	% of Population
Under 5 years	1,384	5.5%
5 to 9 years	1,583	6.3%
10 to 14 years	1,619	6.4%
15 to 19 years	1,531	6.1%
20 to 24 years	1,502	5.9%
25 to 29 years	1,317	5.2%
30 to 34 years	1,393	5.5%
35 to 39 years	1,377	5.5%
40 to 44 years	1,439	5.7%
45 to 49 years	1,706	6.8%
50 to 54 years	2,047	8.1%
55 to 59 years	2,218	8.8%
60 to 64 years	1,892	7.5%
65 to 69 years	1,430	5.7%
70 to 74 years	1,066	4.2%
75 to 79 years	738	2.9%
80 to 84 years	525	2.1%
85 years and over	478	1.9%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 4

Jobs by Industry

12,679	66.1%	33.9%
Total Jobs (2015)	Male	Female
	(National: 52.8%)	(National: 47.2%)

NAICS	Industry	2015 Jobs
11	Crop and Animal Production	484
21	Mining, Quarrying, and Oil and Gas Extraction	983
22	Utilities	63
23	Construction	781
31	Manufacturing	2,851
42	Wholesale Trade	419
44	Retail Trade	1,149
48	Transportation and Warehousing	879
51	Information	45
52	Finance and Insurance	385
53	Real Estate and Rental and Leasing	415
54	Professional, Scientific, and Technical Services	492
55	Management of Companies and Enterprises	17
56	Administrative and Support and Waste Management and Remediation Services	559
61	Educational Services	86
62	Health Care and Social Assistance	442
71	Arts, Entertainment, and Recreation	123
72	Accommodation and Food Services	592
81	Other Services (except Public Administration)	654
90	Government	1,260
99	Unclassified Industry	0

Average Earnings by Industry

$50,218
Avg. Earnings (2015)
93% of Nation Avg.

NAICS	Industry	Avg. Earnings (2015)
11	Crop and Animal Production	$25,672
21	Mining, Quarrying, and Oil and Gas Extraction	$7,296
22	Utilities	$124,529
23	Construction	$44,851
31	Manufacturing	$105,108
42	Wholesale Trade	$62,310
44	Retail Trade	$30,616
48	Transportation and Warehousing	$53,388
51	Information	$36,326
52	Finance and Insurance	$51,332
53	Real Estate and Rental and Leasing	$18,088
54	Professional, Scientific, and Technical Services	$52,731
55	Management of Companies and Enterprises	$99,345
56	Administrative and Support and Waste Management and Remediation Services	$28,071
61	Educational Services	$19,958
62	Health Care and Social Assistance	$32,040
71	Arts, Entertainment, and Recreation	$14,828
72	Accommodation and Food Services	$17,391
81	Other Services (except Public Administration)	$18,061
90	Government	$43,166
99	Unclassified Industry	$0

Unemployment by Industry

485

Total Unemployment (4/2015)

NAICS	Industry	Unemployed (4/2015)	% of Regional Unemployment
11	Crop and Animal Production	1	0%
21	Mining, Quarrying, and Oil and Gas Extraction	5	1%
22	Utilities	1	0%
23	Construction	75	16%
31	Manufacturing	137	28%
42	Wholesale Trade	8	2%
44	Retail Trade	35	7%
48	Transportation and Warehousing	36	8%
51	Information	1	0%
52	Finance and Insurance	5	1%
53	Real Estate and Rental and Leasing	2	0%
54	Professional, Scientific, and Technical Services	12	2%
55	Management of Companies and Enterprises	0	0%
56	Administrative and Support and Waste Management and Remediation Services	18	4%
61	Educational Services	3	1%
62	Health Care and Social Assistance	9	2%
71	Arts, Entertainment, and Recreation	3	1%
72	Accommodation and Food Services	17	4%
81	Other Services (except Public Administration)	11	2%
90	Government	20	4%
99	No Previous Work Experience/Unspecified	86	18%

Gross Regional Product (GRP)

$648,763,037	$1,513,224,972	$97,130,378	$2,259,118,387
Earnings (2013)	Property Income (2013)	Taxes on Production (2013)	Total GRP (2013)

NAICS	Industry	GRP (2013)	% of Total
11	Crop and Animal Production	$20,298,163.94	1%
21	Mining, Quarrying, and Oil and Gas Extraction	$26,139,121.71	1%
22	Utilities	$35,227,865.21	2%
23	Construction	$47,937,174.29	2%
31	Manufacturing	$1,618,410,950.93	72%
42	Wholesale Trade	$76,606,495.94	3%
44	Retail Trade	$50,188,375.03	2%
48	Transportation and Warehousing	$60,917,982.98	3%
51	Information	$3,983,183.19	0%
52	Finance and Insurance	$29,806,347.84	1%
53	Real Estate and Rental and Leasing	$29,160,537.56	1%
54	Professional, Scientific, and Technical Services	$31,837,435.93	1%
55	Management of Companies and Enterprises	$905,201.24	0%
56	Administrative and Support and Waste Management and Remediation Services	$24,526,473.05	1%
61	Educational Services	$1,958,348.56	0%

NAICS	Industry	GRP (2013)	% of Total
62	Health Care and Social Assistance	$16,235,123.53	1%
71	Arts, Entertainment, and Recreation	$1,539,616.16	0%
72	Accommodation and Food Services	$16,679,771.42	1%
81	Other Services (except Public Administration)	$13,111,620.76	1%
90	Government	$65,007,274.92	3%
	Other Non-Industries	$88,641,323.05	4%

Region Exports

$5,690,388,015.49

Exports (2013)

89% of Supply

NAICS	Industry	Exports (2013)
11	Crop and Animal Production	$48,111,853.00
21	Mining, Quarrying, and Oil and Gas Extraction	$21,621,872.46
22	Utilities	$30,962,371.93
23	Construction	$43,085,377.72
31	Manufacturing	$5,086,455,787.37
42	Wholesale Trade	$89,899,860.94
44	Retail Trade	$51,316,160.74
48	Transportation and Warehousing	$91,510,163.49
51	Information	$3,077,571.45
52	Finance and Insurance	$28,078,168.71
53	Real Estate and Rental and Leasing	$19,794,864.39
54	Professional, Scientific, and Technical Services	$33,023,475.65
55	Management of Companies and Enterprises	$644,230.76
56	Administrative and Support and Waste Management and Remediation Services	$17,756,039.79
61	Educational Services	$940,447.82
62	Health Care and Social Assistance	$7,282,233.39
71	Arts, Entertainment, and Recreation	$683,607.37
72	Accommodation and Food Services	$13,626,161.7

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 11

NAICS	Industry	Exports (2013)
		3
81	Other Services (except Public Administration)	$9,026,356.06
90	Government	$93,491,410.73

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 12

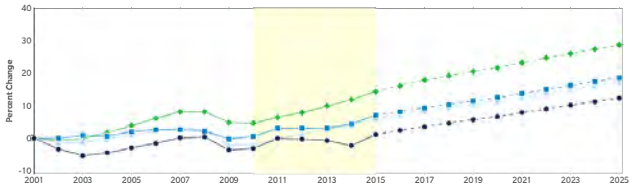
Region Imports

$3,647,349,369.3	$682,516,359.5
Imports (2013)	**Locally Produced & Consumed (2013)**
84% of Demand	16% of Demand

NAICS	Industry	Imports (2013)
11	Crop and Animal Production	$75,210,101.14
21	Mining, Quarrying, and Oil and Gas Extraction	$980,100,988.30
22	Utilities	$38,262,990.61
23	Construction	$89,039,362.28
31	Manufacturing	$809,784,083.69
42	Wholesale Trade	$193,342,090.50
44	Retail Trade	$85,348,801.09
48	Transportation and Warehousing	$125,947,190.44
51	Information	$78,919,912.56
52	Finance and Insurance	$105,987,491.82
53	Real Estate and Rental and Leasing	$96,216,275.17
54	Professional, Scientific, and Technical Services	$104,929,273.33
55	Management of Companies and Enterprises	$177,293,093.20
56	Administrative and Support and Waste Management and Remediation Services	$39,009,349.77
61	Educational Services	$21,698,558.63
62	Health Care and Social Assistance	$133,907,377.58

NAICS	Industry	Imports (2013)
71	Arts, Entertainment, and Recreation	$17,120,858.88
72	Accommodation and Food Services	$42,226,040.62
81	Other Services (except Public Administration)	$29,294,526.53
90	Government	$403,711,003.14

Regional Trends



	Region	2010 Jobs	2015 Jobs	Change	% Change
●	Region	12,158	12,679	521	4.3%
●	SWIN	174,416	185,636	11,220	6.4%
●	State	3,501,133	3,789,796	288,663	8.2%
●	Nation	173,024,462	189,308,128	16,283,666	9.4%

Growing & Declining Occupations

Occupation	Change in Jobs (2010-2015)
Property, Real Estate, and Community Association Managers	93
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	72
Combined Food Preparation and Serving Workers, Including Fast Food	59
Farmers, Ranchers, and Other Agricultural Managers	-26
Packaging and Filling Machine Operators and Tenders	-33
Childcare Workers	-45

Growing & Declining Industries

Industry	Change in Jobs (2010-2015)
Plastics Material and Resin Manufacturing	320
Crude Petroleum and Natural Gas Extraction	270
Electronic Shopping	114
Sporting Goods Stores	-70
Temporary Help Services	-158
Pharmaceutical Preparation Manufacturing	-554

2015 Educational Attainment

	Education Level	2015 Population	2015 Percent
	Less Than 9th Grade	380	2.2%
	9th Grade to 12th Grade	1,020	5.8%
	High School Diploma	7,001	39.7%
	Some College	4,027	22.8%
	Associate's Degree	1,728	9.8%
	Bachelor's Degree	2,204	12.5%
	Graduate Degree and Higher	1,266	7.2%

2015 Age Cohort Demographics

Age Cohort	2015 Population	2015 Percent
Under 20 years	6,117	24.2%
20 to 39 years	5,589	22.1%
40 to 59 years	7,410	29.4%
60 to 79 years	5,126	20.3%
80 years and over	1,003	4.0%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 19

2015 Race/Ethnicity Demographics

Race/Ethnicity	2015 Population	2015 Percent
All Other Race/Ethnicities	174	0.7%
Black, Non-Hispanic	234	0.9%
White, Hispanic	250	1.0%
Two or More Races, Non-Hispanic	259	1.0%
White, Non-Hispanic	24,329	96.4%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 20

Top Regional Businesses

Business Name	Employees
Sabic Innovative Plastics	1,200
Country Mark Co-op Llp	300
Warehouse Services Inc	200
B&w Nuclear Operations Group	156
New Harmony Inn	150

Appendix A - Data Sources and Calculations

Input-Output Data

The input-output model in this report is EMSI's gravitational flows multi-regional social account matrix model (MR-SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several EMSI in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

Institution Data

The institution data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Completers Data

The completers data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Demographic Data

The demographic data in this report is compiled from several sources using a specialized process. Sources include annual population estimates and population projections from the US Census Bureau, birth and mortality rates from the US Health Department, and projected regional job growth.

Industry Data

EMSI industry data have various sources depending on the class of worker. (1) For QCEW Employees, EMSI primarily uses the QCEW (Quarterly Census of Employment and Wages), with supplemental estimates from County Business Patterns and Current Employment Statistics. (2) Non-QCEW employees data are based on a number of sources including QCEW, Current Employment Statistics, County Business Patterns, BEA State and Local Personal Income reports, the National Industry-Occupation Employment Matrix (NIOEM), the American Community Survey, and Railroad Retirement Board statistics. (3) Self-Employed and Extended Proprietor classes of worker data are primarily based on the American Community Survey, Nonemployer Statistics, and BEA State and Local Personal Income Reports. Projections for QCEW and Non-QCEW Employees are informed by NIOEM and long-term industry projections published by individual states.

Unemployment Data

The unemployment data in this report comes from the Bureau of Labor Statistics' Local Area Unemployment Statistics and is updated every two months.

Occupation Data

EMSI occupation employment data are based on final EMSI industry data and final EMSI staffing patterns. Wage estimates are based on Occupational Employment Statistics (QCEW and Non-QCEW Employees classes of worker) and the American Community Survey (Self-Employed and Extended Proprietors). Occupational wage estimates also affected by county-level EMSI earnings by industry.

Educational Attainment Data

EMSI's educational attainment numbers are based on EMSI's demographic data and the American Community Survey. By combining these sources, EMSI interpolates for missing years and projects data at the county level. Educational attainment data cover only the population aged 25 years or more and indicate the highest level achieved.

Infogroup Business-Level Data

Data for individual businesses is provided by Infogroup, which maintains a database of more than 16 million U.S. business entities. Note that in aggregate it will not be consistent with EMSI labor market data due to differences in definitions, methodology, coverage, and industry/geographic classification.

State Data Sources

This report uses state data from the following agencies: Alabama Department of Industrial Relations; Alaska Department of Labor and Workforce Development; Arizona Department of Administration, Office of Employment and Population Statistics; Arkansas Department of Workforce Services; California Labor Market Information Department; Colorado Department of Labor and Employment; Connecticut did not provide us with a data source; Delaware Office of Occupational and Labor Market Information; District of Columbia Department of Employment Services; Florida Department of Economic Opportunity; Georgia Department of Labor, Workforce Information and Analysis, Occupational Information Services Unit; Hawaii Department of Labor and Industrial Relations, Research and Statistics Office; Idaho Department of Labor; Illinois Department of Employment Security, Employment Projections; Indiana Department of Workforce Development; Iowa Workforce Development; Kansas Department of Labor, Labor Market Information Services, Kansas Wage Survey; Kentucky Office of Employment and Training; Louisiana Department of Labor; Maine did not provide us with a data source; Maryland Department of Labor, Licensing and Regulation, Office of Labor Market Analysis and Information; Massachusetts Executive Office of Labor and Workforce Development; Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives; Minnesota Department of Employment and Economic Development; Mississippi Department of Employment Security; Missouri Department of Economic Development; Montana Department of Labor and Industry, Research and Analysis Bureau; Nebraska Workforce Development; Nevada Department of Employment, Training and Rehabilitation, Information Development and Processing Division, Research and Analysis Bureau; New Hampshire Department of Employment Security; New Jersey Department of Labor and Workforce Development; New Mexico Department of Labor, Bureau of Economic Research and Analysis; New York Department of Labor, Division of Research and Statistics; North Carolina Department of Commerce, Labor and Economic Analysis Division; North Dakota Job Service, Labor Market Information Center; Ohio Department of Job and Family Services, Labor Market Information Division; Oklahoma Employment Security Commission; Oregon Employment Department, Oregon Labor Market Information System; Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis; Rhode Island did not provide us with a data source; South Carolina Employment Security Commission, Labor Market Information Department; South Dakota Department of Labor, Labor Market Information Division; Tennessee Department of Labor and Workforce Development, Research and Statistics Division; Texas Workforce Commission; Utah Department of Workforce Services; Vermont did not provide us with a data source; Virginia Employment Commission, Economic Information Services; Washington State Employment Security Department, Labor Market and Economic Analysis Branch; West Virginia Bureau of Employment Programs, Research Information & Analysis Division; Wisconsin Department of Workforce Development, Bureau of Workforce Information; Wyoming Department of Employment, Research and Planning

Economy Overview

Vanderburgh County, IN

EMSI Q2 2015 Data Set

Garner Economics LLC

715 Birkdale Drive
Atlanta, Georgia 30215
770-716-9544

Parameters

Regions

Code	Description
18163	Vanderburgh County, IN

Timeframe

2010 - 2015

Datarun

2015.2 – QCEW Employees, Non-QCEW Employees, Self-Employed, and Extended Proprietors

Economy Overview

Population (2015)	182,891
Jobs (2015)	125,687
Average Earnings (2015)	$46,348
Unemployed (4/2015)	3,634
Completions (2014)	2,935
GRP (2013)	$9,638,491,222
Exports (2013)	$11,233,658,665
Imports (2013)	$10,591,304,746

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 3

Population

182,891	1.7%
2015 Population	**Population Growth for the Last 5 Years**
2.8% of State	State Growth 2.2%

Age Group	2015 Population	% of Population
Under 5 years	11,716	6.4%
5 to 9 years	11,313	6.2%
10 to 14 years	11,006	6.0%
15 to 19 years	10,952	6.0%
20 to 24 years	15,288	8.4%
25 to 29 years	13,244	7.2%
30 to 34 years	12,465	6.8%
35 to 39 years	10,745	5.9%
40 to 44 years	10,052	5.5%
45 to 49 years	10,781	5.9%
50 to 54 years	12,312	6.7%
55 to 59 years	13,409	7.3%
60 to 64 years	11,798	6.5%
65 to 69 years	8,768	4.8%
70 to 74 years	6,427	3.5%
75 to 79 years	4,760	2.6%
80 to 84 years	3,785	2.1%
85 years and over	4,070	2.2%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 4

Jobs by Industry

125,687	50.7%	49.3%
Total Jobs (2015)	Male	Female
	(National: 52.8%)	(National: 47.2%)

NAICS	Industry	2015 Jobs
11	Crop and Animal Production	452
21	Mining, Quarrying, and Oil and Gas Extraction	1,428
22	Utilities	823
23	Construction	8,655
31	Manufacturing	13,188
42	Wholesale Trade	4,347
44	Retail Trade	13,670
48	Transportation and Warehousing	4,888
51	Information	1,736
52	Finance and Insurance	3,229
53	Real Estate and Rental and Leasing	3,402
54	Professional, Scientific, and Technical Services	4,473
55	Management of Companies and Enterprises	3,371
56	Administrative and Support and Waste Management and Remediation Services	8,826
61	Educational Services	2,510
62	Health Care and Social Assistance	19,087
71	Arts, Entertainment, and Recreation	2,549
72	Accommodation and Food Services	10,347
81	Other Services (except Public Administration)	7,467
90	Government	11,234
99	Unclassified Industry	<10

Average Earnings by Industry

$46,348
Avg. Earnings (2015)
86% of Nation Avg.

NAICS	Industry	Avg. Earnings (2015)
11	Crop and Animal Production	$30,939
21	Mining, Quarrying, and Oil and Gas Extraction	$14,296
22	Utilities	$80,118
23	Construction	$63,128
31	Manufacturing	$71,997
42	Wholesale Trade	$61,597
44	Retail Trade	$29,151
48	Transportation and Warehousing	$48,570
51	Information	$54,615
52	Finance and Insurance	$60,352
53	Real Estate and Rental and Leasing	$32,045
54	Professional, Scientific, and Technical Services	$62,168
55	Management of Companies and Enterprises	$91,357
56	Administrative and Support and Waste Management and Remediation Services	$29,027
61	Educational Services	$30,442
62	Health Care and Social Assistance	$54,072
71	Arts, Entertainment, and Recreation	$20,355
72	Accommodation and Food Services	$16,270
81	Other Services (except Public Administration)	$25,001
90	Government	$50,649
99	Unclassified Industry	$19,879

Unemployment by Industry

3,634

Total Unemployment (4/2015)

NAICS	Industry	Unemployed (4/2015)	% of Regional Unemployment
11	Crop and Animal Production	1	0%
21	Mining, Quarrying, and Oil and Gas Extraction	7	0%
22	Utilities	6	0%
23	Construction	726	20%
31	Manufacturing	393	11%
42	Wholesale Trade	68	2%
44	Retail Trade	352	10%
48	Transportation and Warehousing	140	4%
51	Information	35	1%
52	Finance and Insurance	40	1%
53	Real Estate and Rental and Leasing	55	2%
54	Professional, Scientific, and Technical Services	100	3%
55	Management of Companies and Enterprises	13	0%
56	Administrative and Support and Waste Management and Remediation Services	279	8%
61	Educational Services	51	1%
62	Health Care and Social Assistance	289	8%
71	Arts, Entertainment, and Recreation	61	2%
72	Accommodation and Food Services	211	6%
81	Other Services (except Public Administration)	151	4%
90	Government	90	2%
99	No Previous Work Experience/Unspecified	563	16%

Top Program Completions

CIP	Program	Completions (2014)
51	Health professions and related programs	884
52	Business, management, marketing, and related support services	417
13	Education	209
12	Personal and culinary services	172
09	Communication, journalism, and related programs	135
45	Social sciences	133
50	Visual and performing arts	132
42	Psychology	124
31	Parks, recreation, leisure, and fitness studies	113
14	Engineering	95

Gross Regional Product (GRP)

$5,668,000,184	$3,382,566,420	$587,924,618	$9,638,491,222
Earnings (2013)	Property Income (2013)	Taxes on Production (2013)	Total GRP (2013)

NAICS	Industry	GRP (2013)	% of Total
11	Crop and Animal Production	$22,784,609.71	0%
21	Mining, Quarrying, and Oil and Gas Extraction	$56,424,000.77	1%
22	Utilities	$313,143,938.28	3%
23	Construction	$672,926,068.97	7%
31	Manufacturing	$1,955,097,955.37	20%
42	Wholesale Trade	$553,445,496.31	6%
44	Retail Trade	$581,767,900.47	6%
48	Transportation and Warehousing	$328,241,721.48	3%
51	Information	$305,774,090.81	3%
52	Finance and Insurance	$304,075,755.55	3%
53	Real Estate and Rental and Leasing	$429,083,125.81	4%
54	Professional, Scientific, and Technical Services	$376,282,004.42	4%
55	Management of Companies and Enterprises	$380,431,957.71	4%
56	Administrative and Support and Waste Management and Remediation Services	$313,370,273.61	3%

NAICS	Industry	GRP (2013)	% of Total
61	Educational Services	$93,606,614.28	1%
62	Health Care and Social Assistance	$1,131,454,949.81	12%
71	Arts, Entertainment, and Recreation	$117,799,393.02	1%
72	Accommodation and Food Services	$244,354,893.48	3%
81	Other Services (except Public Administration)	$213,740,848.57	2%
90	Government	$636,281,240.37	7%
	Other Non-Industries	$608,404,383.35	6%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 11

Region Exports

$11,233,658,665.19

Exports (2013)

65% of Supply

NAICS	Industry	Exports (2013)
11	Crop and Animal Production	$48,232,120.52
21	Mining, Quarrying, and Oil and Gas Extraction	$64,516,765.74
22	Utilities	$367,904,987.68
23	Construction	$732,699,824.61
31	Manufacturing	$4,310,383,203.49
42	Wholesale Trade	$540,862,663.33
44	Retail Trade	$415,092,983.93
48	Transportation and Warehousing	$435,233,506.37
51	Information	$226,681,288.45
52	Finance and Insurance	$196,080,683.88
53	Real Estate and Rental and Leasing	$150,935,092.37
54	Professional, Scientific, and Technical Services	$221,020,709.71
55	Management of Companies and Enterprises	$510,249,408.44
56	Administrative and Support and Waste Management and Remediation Services	$231,590,270.30
61	Educational Services	$53,943,149.85
62	Health Care and Social Assistance	$1,080,645,455.59

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 12

NAICS	Industry	Exports (2013)
71	Arts, Entertainment, and Recreation	$161,925,986.65
72	Accommodation and Food Services	$199,897,475.61
81	Other Services (except Public Administration)	$197,077,780.95
90	Government	$1,088,685,307.75

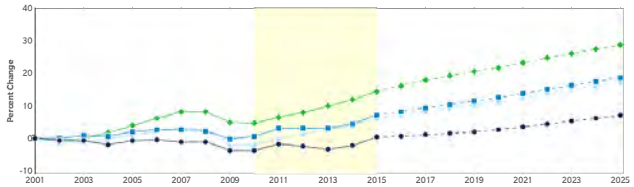
Region Imports

$10,591,304,746.5	$6,195,121,972.2
Imports (2013)	Locally Produced & Consumed (2013)
63% of Demand	37% of Demand

NAICS	Industry	Imports (2013)
11	Crop and Animal Production	$112,173,074.91
21	Mining, Quarrying, and Oil and Gas Extraction	$190,845,446.01
22	Utilities	$146,621,919.03
23	Construction	$200,303,516.90
31	Manufacturing	$3,045,926,669.35
42	Wholesale Trade	$543,742,433.49
44	Retail Trade	$219,040,637.09
48	Transportation and Warehousing	$293,032,730.97
51	Information	$383,548,771.18
52	Finance and Insurance	$742,845,833.57
53	Real Estate and Rental and Leasing	$591,540,665.05
54	Professional, Scientific, and Technical Services	$593,455,938.87
55	Management of Companies and Enterprises	$251,918,419.43
56	Administrative and Support and Waste Management and Remediation Services	$178,854,844.92
61	Educational Services	$70,295,559.79
62	Health Care and Social Assistance	$151,622,066.57

NAICS	Industry	Imports (2013)
71	Arts, Entertainment, and Recreation	$92,415,157.31
72	Accommodation and Food Services	$130,919,403.11
81	Other Services (except Public Administration)	$96,456,573.44
90	Government	$2,555,745,085.48

Regional Trends



	Region	2010 Jobs	2015 Jobs	Change	% Change
●	Region	120,562	125,687	5,125	4.3%
●	SWIN	174,416	185,636	11,220	6.4%
●	State	3,501,133	3,789,796	288,663	8.2%
●	Nation	173,024,462	189,308,128	16,283,666	9.4%

Growing & Declining Occupations

Occupation	Change in Jobs (2010-2015)
Combined Food Preparation and Serving Workers, Including Fast Food	476
Security Guards	345
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	205
Tellers	-123
Bus Drivers, School or Special Client	-125
Waiters and Waitresses	-155

Growing & Declining Industries

Industry	Change in Jobs (2010-2015)
All Other Plastics Product Manufacturing	933
Limited-Service Restaurants	554
Temporary Help Services	520
Pharmaceutical Preparation Manufacturing	-563
General Medical and Surgical Hospitals	-620
Household Refrigerator and Home Freezer Manufacturing	-730

2015 Educational Attainment

	Education Level	2015 Population	2015 Percent
●	Less Than 9th Grade	4,184	3.4%
●	9th Grade to 12th Grade	8,562	7.0%
●	High School Diploma	42,245	34.5%
●	Some College	28,393	23.2%
●	Associate's Degree	10,062	8.2%
●	Bachelor's Degree	19,152	15.6%
●	Graduate Degree and Higher	10,018	8.2%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 19

2015 Age Cohort Demographics

	Age Cohort	2015 Population	2015 Percent
●	Under 20 years	44,987	24.6%
●	20 to 39 years	51,743	28.3%
●	40 to 59 years	46,554	25.5%
●	60 to 79 years	31,752	17.4%
●	80 years and over	7,855	4.3%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 20

2015 Race/Ethnicity Demographics

	Race/Ethnicity	2015 Population	2015 Percent
	All Other Race/Ethnicities	3,623	2.0%
	White, Hispanic	4,049	2.2%
	Two or More Races, Non-Hispanic	4,385	2.4%
	Black, Non-Hispanic	16,806	9.2%
	White, Non-Hispanic	154,028	84.2%

Top Regional Businesses

Business Name	Employees
Deaconess Health System	5,000
Deaconess Hospital	5,000
Berry Plastics Group Inc	2,800
Ascension Health Info Svc	2,200
Mead Johnson Nutrition Co	2,000

Appendix A - Data Sources and Calculations

Input-Output Data

The input-output model in this report is EMSI's gravitational flows multi-regional social account matrix model (MR-SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several EMSI in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

Institution Data

The institution data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Completers Data

The completers data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Demographic Data

The demographic data in this report is compiled from several sources using a specialized process. Sources include annual population estimates and population projections from the US Census Bureau, birth and mortality rates from the US Health Department, and projected regional job growth.

Industry Data

EMSI industry data have various sources depending on the class of worker. (1) For QCEW Employees, EMSI primarily uses the QCEW (Quarterly Census of Employment and Wages), with supplemental estimates from County Business Patterns and Current Employment Statistics. (2) Non-QCEW employees data are based on a number of sources including QCEW, Current Employment Statistics, County Business Patterns, BEA State and Local Personal Income reports, the National Industry-Occupation Employment Matrix (NIOEM), the American Community Survey, and Railroad Retirement Board statistics. (3) Self-Employed and Extended Proprietor classes of worker data are primarily based on the American Community Survey, Nonemployer Statistics, and BEA State and Local Personal Income Reports. Projections for QCEW and Non-QCEW Employees are informed by NIOEM and long-term industry projections published by individual states.

Unemployment Data

The unemployment data in this report comes from the Bureau of Labor Statistics' Local Area Unemployment Statistics and is updated every two months.

Occupation Data

EMSI occupation employment data are based on final EMSI industry data and final EMSI staffing patterns. Wage estimates are based on Occupational Employment Statistics (QCEW and Non-QCEW Employees classes of worker) and the American Community Survey (Self-Employed and Extended Proprietors). Occupational wage estimates also affected by county-level EMSI earnings by industry.

Educational Attainment Data

EMSI's educational attainment numbers are based on EMSI's demographic data and the American Community Survey. By combining these sources, EMSI interpolates for missing years and projects data at the county level. Educational attainment data cover only the population aged 25 years or more and indicate the highest level achieved.

Infogroup Business-Level Data

Data for individual businesses is provided by Infogroup, which maintains a database of more than 16 million U.S. business entities. Note that in aggregate it will not be consistent with EMSI labor market data due to differences in definitions, methodology, coverage, and industry/geographic classification.

State Data Sources

This report uses state data from the following agencies: Alabama Department of Industrial Relations; Alaska Department of Labor and Workforce Development; Arizona Department of Administration, Office of Employment and Population Statistics; Arkansas Department of Workforce Services; California Labor Market Information Department; Colorado Department of Labor and Employment; Connecticut did not provide us with a data source; Delaware Office of Occupational and Labor Market Information; District of Columbia Department of Employment Services; Florida Department of Economic Opportunity; Georgia Department of Labor, Workforce Information and Analysis, Occupational Information Services Unit; Hawaii Department of Labor and Industrial Relations, Research and Statistics Office; Idaho Department of Labor; Illinois Department of Employment Security, Employment Projections; Indiana Department of Workforce Development; Iowa Workforce Development; Kansas Department of Labor, Labor Market Information Services, Kansas Wage Survey; Kentucky Office of Employment and Training; Louisiana Department of Labor; Maine did not provide us with a data source; Maryland Department of Labor, Licensing and Regulation, Office of Labor Market Analysis and Information; Massachusetts Executive Office of Labor and Workforce Development; Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives; Minnesota Department of Employment and Economic Development; Mississippi Department of Employment Security; Missouri Department of Economic Development; Montana Department of Labor and Industry, Research and Analysis Bureau; Nebraska Workforce Development; Nevada Department of Employment, Training and Rehabilitation, Information Development and Processing Division, Research and Analysis Bureau; New Hampshire Department of Employment Security; New Jersey Department of Labor and Workforce Development; New Mexico Department of Labor, Bureau of Economic Research and Analysis; New York Department of Labor, Division of Research and Statistics; North Carolina Department of Commerce, Labor and Economic Analysis Division; North Dakota Job Service, Labor Market Information Center; Ohio Department of Job and Family Services, Labor Market Information Division; Oklahoma Employment Security Commission; Oregon Employment Department, Oregon Labor Market Information System; Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis; Rhode Island did not provide us with a data source; South Carolina Employment Security Commission, Labor Market Information Department; South Dakota Department of Labor, Labor Market Information Division; Tennessee Department of Labor and Workforce Development, Research and Statistics Division; Texas Workforce Commission; Utah Department of Workforce Services; Vermont did not provide us with a data source; Virginia Employment Commission, Economic Information Services; Washington State Employment Security Department, Labor Market and Economic Analysis Branch; West Virginia Bureau of Employment Programs, Research Information & Analysis Division; Wisconsin Department of Workforce Development, Bureau of Workforce Information; Wyoming Department of Employment, Research and Planning

Economy Overview

Warrick County, IN

EMSI Q2 2015 Data Set

Garner Economics LLC

715 Birkdale Drive
Atlanta, Georgia 30215
770-716-9544

Parameters

Regions

Code	Description
18173	Warrick County, IN

Timeframe

2010 - 2015

Datarun

2015.2 – QCEW Employees, Non-QCEW Employees, Self-Employed, and Extended Proprietors

Economy Overview

Population (2015)	61,984
Jobs (2015)	23,639
Average Earnings (2015)	$44,852
Unemployed (4/2015)	1,146
Completions (2014)	106
GRP (2013)	$1,925,036,093
Exports (2013)	$2,639,694,489
Imports (2013)	$3,795,491,367

Population

61,984	3.6%
2015 Population	**Population Growth for the Last 5 Years**
0.9% of State	State Growth 2.2%

Age Group	2015 Population	% of Population
Under 5 years	3,746	6.0%
5 to 9 years	4,282	6.9%
10 to 14 years	4,618	7.5%
15 to 19 years	3,860	6.2%
20 to 24 years	3,126	5.0%
25 to 29 years	3,211	5.2%
30 to 34 years	3,681	5.9%
35 to 39 years	3,765	6.1%
40 to 44 years	4,037	6.5%
45 to 49 years	4,295	6.9%
50 to 54 years	4,585	7.4%
55 to 59 years	4,567	7.4%
60 to 64 years	4,206	6.8%
65 to 69 years	3,541	5.7%
70 to 74 years	2,607	4.2%
75 to 79 years	1,592	2.6%
80 to 84 years	1,097	1.8%
85 years and over	1,167	1.9%

Jobs by Industry

23,639	55.4%	44.6%
Total Jobs (2015)	Male	Female
	(National: 52.8%)	(National: 47.2%)

NAICS	Industry	2015 Jobs
11	Crop and Animal Production	415
21	Mining, Quarrying, and Oil and Gas Extraction	951
22	Utilities	275
23	Construction	1,717
31	Manufacturing	3,004
42	Wholesale Trade	421
44	Retail Trade	2,300
48	Transportation and Warehousing	672
51	Information	116
52	Finance and Insurance	1,446
53	Real Estate and Rental and Leasing	989
54	Professional, Scientific, and Technical Services	1,148
55	Management of Companies and Enterprises	<10
56	Administrative and Support and Waste Management and Remediation Services	797
61	Educational Services	219
62	Health Care and Social Assistance	3,611
71	Arts, Entertainment, and Recreation	505
72	Accommodation and Food Services	1,175
81	Other Services (except Public Administration)	1,398
90	Government	2,471
99	Unclassified Industry	0

Average Earnings by Industry

$44,852
Avg. Earnings (2015)
83% of Nation Avg.

NAICS	Industry	Avg. Earnings (2015)
11	Crop and Animal Production	$25,384
21	Mining, Quarrying, and Oil and Gas Extraction	$45,993
22	Utilities	$118,574
23	Construction	$42,655
31	Manufacturing	$81,641
42	Wholesale Trade	$59,787
44	Retail Trade	$25,963
48	Transportation and Warehousing	$45,370
51	Information	$26,163
52	Finance and Insurance	$66,331
53	Real Estate and Rental and Leasing	$22,572
54	Professional, Scientific, and Technical Services	$47,795
55	Management of Companies and Enterprises	$76,282
56	Administrative and Support and Waste Management and Remediation Services	$19,914
61	Educational Services	$17,255
62	Health Care and Social Assistance	$50,278
71	Arts, Entertainment, and Recreation	$15,635
72	Accommodation and Food Services	$15,132
81	Other Services (except Public Administration)	$19,738
90	Government	$43,795
99	Unclassified Industry	$34,772

Unemployment by Industry

1,146

Total Unemployment (4/2015)

NAICS	Industry	Unemployed (4/2015)	% of Regional Unemployment
11	Crop and Animal Production	1	0%
21	Mining, Quarrying, and Oil and Gas Extraction	34	3%
22	Utilities	5	0%
23	Construction	216	19%
31	Manufacturing	178	16%
42	Wholesale Trade	9	1%
44	Retail Trade	104	9%
48	Transportation and Warehousing	26	2%
51	Information	3	0%
52	Finance and Insurance	21	2%
53	Real Estate and Rental and Leasing	15	1%
54	Professional, Scientific, and Technical Services	34	3%
55	Management of Companies and Enterprises	0	0%
56	Administrative and Support and Waste Management and Remediation Services	22	2%
61	Educational Services	6	0%
62	Health Care and Social Assistance	101	9%
71	Arts, Entertainment, and Recreation	16	1%
72	Accommodation and Food Services	50	4%
81	Other Services (except Public Administration)	39	3%
90	Government	52	5%
99	No Previous Work Experience/Unspecified	215	19%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 7

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 8

Top Program Completions

CIP	Program	Completions (2014)
51	Health professions and related programs	42
11	Computer and information sciences and support services	27
15	Engineering technologies and engineering-related fields	23
52	Business, management, marketing, and related support services	8
43	Homeland security, law enforcement, firefighting and related protective services	5
22	Legal professions and studies	1
42	Psychology	0
41	Science technologies/technicians	0
40	Physical sciences	0
38	Philosophy and religious studies	0

Gross Regional Product (GRP)

$978,587,175	$831,212,132	$115,236,786	$1,925,036,093
Earnings (2013)	Property Income (2013)	Taxes on Production (2013)	Total GRP (2013)

NAICS	Industry	GRP (2013)	% of Total
11	Crop and Animal Production	$12,109,613.01	1%
21	Mining, Quarrying, and Oil and Gas Extraction	$92,742,331.51	5%
22	Utilities	$133,453,665.45	7%
23	Construction	$95,267,089.57	5%
31	Manufacturing	$502,609,185.82	26%
42	Wholesale Trade	$55,013,565.85	3%
44	Retail Trade	$85,422,934.57	4%
48	Transportation and Warehousing	$41,291,176.96	2%
51	Information	$10,387,697.56	1%
52	Finance and Insurance	$125,194,782.24	7%
53	Real Estate and Rental and Leasing	$87,124,617.78	5%
54	Professional, Scientific, and Technical Services	$70,777,351.81	4%
55	Management of Companies and Enterprises	$845,499.45	0%
56	Administrative and Support and Waste Management and Remediation Services	$21,021,851.95	1%

NAICS	Industry	GRP (2013)	% of Total
61	Educational Services	$4,467,786.42	0%
62	Health Care and Social Assistance	$179,654,139.88	9%
71	Arts, Entertainment, and Recreation	$12,129,704.86	1%
72	Accommodation and Food Services	$25,369,661.55	1%
81	Other Services (except Public Administration)	$30,602,301.84	2%
90	Government	$125,392,907.28	7%
	Other Non-Industries	$214,158,227.38	11%

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 11

Region Exports

$2,639,694,489.27

Exports (2013)

75% of Supply

NAICS	Industry	Exports (2013)
11	Crop and Animal Production	$36,083,235.46
21	Mining, Quarrying, and Oil and Gas Extraction	$111,784,447.86
22	Utilities	$119,533,096.27
23	Construction	$105,446,926.58
31	Manufacturing	$1,445,268,908.74
42	Wholesale Trade	$57,768,768.32
44	Retail Trade	$67,535,008.52
48	Transportation and Warehousing	$63,852,604.40
51	Information	$6,140,182.45
52	Finance and Insurance	$121,403,481.16
53	Real Estate and Rental and Leasing	$60,216,089.21
54	Professional, Scientific, and Technical Services	$70,969,851.83
55	Management of Companies and Enterprises	$893,429.02
56	Administrative and Support and Waste Management and Remediation Services	$15,303,097.22
61	Educational Services	$2,432,650.01
62	Health Care and Social Assistance	$141,853,299.61
71	Arts, Entertainment, and Recreation	$11,520,084.5

emsi EMSI Q2 2015 Data Set | www.economicmodeling.com 12

NAICS	Industry	Exports (2013)
		1
72	Accommodation and Food Services	$21,663,285.21
81	Other Services (except Public Administration)	$24,329,944.65
90	Government	$155,696,098.24

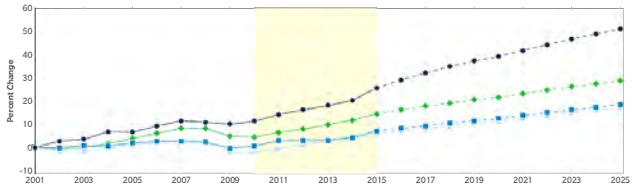
Region Imports

$3,795,491,367.3	$889,750,699.1
Imports (2013)	Locally Produced & Consumed (2013)
81% of Demand	19% of Demand

NAICS	Industry	Imports (2013)
11	Crop and Animal Production	$26,683,833.96
21	Mining, Quarrying, and Oil and Gas Extraction	$130,569,205.85
22	Utilities	$110,606,090.84
23	Construction	$80,066,470.05
31	Manufacturing	$816,360,890.84
42	Wholesale Trade	$163,803,449.64
44	Retail Trade	$177,371,591.51
48	Transportation and Warehousing	$109,687,111.77
51	Information	$146,633,204.34
52	Finance and Insurance	$236,655,625.66
53	Real Estate and Rental and Leasing	$161,901,855.40
54	Professional, Scientific, and Technical Services	$137,171,469.90
55	Management of Companies and Enterprises	$76,155,733.93
56	Administrative and Support and Waste Management and Remediation Services	$70,389,464.20
61	Educational Services	$48,113,861.25
62	Health Care and Social Assistance	$218,015,996.71

NAICS	Industry	Imports (2013)
71	Arts, Entertainment, and Recreation	$32,962,240.10
72	Accommodation and Food Services	$104,687,945.62
81	Other Services (except Public Administration)	$60,805,307.33
90	Government	$886,850,018.34

Regional Trends



	Region	2010 Jobs	2015 Jobs	Change	% Change
●	Region	20,942	23,639	2,697	12.9%
●	SWIN	174,416	185,636	11,220	6.4%
●	State	3,501,133	3,789,796	288,663	8.2%
●	Nation	173,024,462	189,308,128	16,283,666	9.4%

Growing & Declining Occupations

Occupation	Change in Jobs (2010-2015)
Personal Financial Advisors	121
Insurance Sales Agents	115
Landscaping and Groundskeeping Workers	84
Counter and Rental Clerks	-26
Farmers, Ranchers, and Other Agricultural Managers	-28
Postsecondary Teachers	-31

Growing & Declining Industries

Industry	Change in Jobs (2010-2015)
Alumina Refining and Primary Aluminum Production	537
Warehouse Clubs and Supercenters	280
Elementary and Secondary Schools (Local Government)	226
Janitorial Services	-90
Discount Department Stores	-271
Secondary Smelting and Alloying of Aluminum	-485

2015 Educational Attainment

	Education Level	2015 Population	2015 Percent
●	Less Than 9th Grade	665	1.6%
●	9th Grade to 12th Grade	2,314	5.5%
●	High School Diploma	13,889	32.8%
●	Some College	8,753	20.7%
●	Associate's Degree	4,636	10.9%
●	Bachelor's Degree	7,481	17.7%
●	Graduate Degree and Higher	4,615	10.9%

2015 Age Cohort Demographics

	Age Cohort	2015 Population	2015 Percent
●	Under 20 years	16,506	26.6%
●	20 to 39 years	13,783	22.2%
●	40 to 59 years	17,485	28.2%
●	60 to 79 years	11,946	19.3%
●	80 years and over	2,265	3.7%

2015 Race/Ethnicity Demographics

	Race/Ethnicity	2015 Population	2015 Percent
	All Other Race/Ethnicities	1,103	1.8%
	Two or More Races, Non-Hispanic	897	1.4%
	White, Hispanic	958	1.5%
	Asian, Non-Hispanic	1,151	1.9%
	White, Non-Hispanic	57,875	93.4%

Top Regional Businesses

Business Name	Employees
Alcoa Warrick Operations	2,400
Women's Hospital	525
Walmart Supercenter	350
Walmart Supercenter	270
Mountain Home Energy Ctr Llc	250

Appendix A - Data Sources and Calculations

Input-Output Data

The input-output model in this report is EMSI's gravitational flows multi-regional social account matrix model (MR-SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several EMSI in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

Institution Data

The institution data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Completers Data

The completers data in this report is taken directly from the national IPEDS database published by the U.S. Department of Education's National Center for Education Statistics.

Demographic Data

The demographic data in this report is compiled from several sources using a specialized process. Sources include annual population estimates and population projections from the US Census Bureau, birth and mortality rates from the US Health Department, and projected regional job growth.

Industry Data

EMSI industry data have various sources depending on the class of worker. (1) For QCEW Employees, EMSI primarily uses the QCEW (Quarterly Census of Employment and Wages), with supplemental estimates from County Business Patterns and Current Employment Statistics. (2) Non-QCEW employees data are based on a number of sources including QCEW, Current Employment Statistics, County Business Patterns, BEA State and Local Personal Income reports, the National Industry-Occupation Employment Matrix (NIOEM), the American Community Survey, and Railroad Retirement Board statistics. (3) Self-Employed and Extended Proprietor classes of worker data are primarily based on the American Community Survey, Nonemployer Statistics, and BEA State and Local Personal Income Reports. Projections for QCEW and Non-QCEW Employees are informed by NIOEM and long-term industry projections published by individual states.

Unemployment Data

The unemployment data in this report comes from the Bureau of Labor Statistics' Local Area Unemployment Statistics and is updated every two months.

Occupation Data

EMSI occupation employment data are based on final EMSI industry data and final EMSI staffing patterns. Wage estimates are based on Occupational Employment Statistics (QCEW and Non-QCEW Employees classes of worker) and the American Community Survey (Self-Employed and Extended Proprietors). Occupational wage estimates also affected by county-level EMSI earnings by industry.

Educational Attainment Data

EMSI's educational attainment numbers are based on EMSI's demographic data and the American Community Survey. By combining these sources, EMSI interpolates for missing years and projects data at the county level. Educational attainment data cover only the population aged 25 years or more and indicate the highest level achieved.

Infogroup Business-Level Data

Data for individual businesses is provided by Infogroup, which maintains a database of more than 16 million U.S. business entities. Note that in aggregate it will not be consistent with EMSI labor market data due to differences in definitions, methodology, coverage, and industry/geographic classification.

State Data Sources

This report uses state data from the following agencies: Alabama Department of Industrial Relations; Alaska Department of Labor and Workforce Development; Arizona Department of Administration, Office of Employment and Population Statistics; Arkansas Department of Workforce Services; California Labor Market Information Department; Colorado Department of Labor and Employment; Connecticut did not provide us with a data source; Delaware Office of Occupational and Labor Market Information; District of Columbia Department of Employment Services; Florida Department of Economic Opportunity; Georgia Department of Labor, Workforce Information and Analysis, Occupational Information Services Unit; Hawaii Department of Labor and Industrial Relations, Research and Statistics Office; Idaho Department of Labor; Illinois Department of Employment Security, Employment Projections; Indiana Department of Workforce Development; Iowa Workforce Development; Kansas Department of Labor, Labor Market Information Services, Kansas Wage Survey; Kentucky Office of Employment and Training; Louisiana Department of Labor; Maine did not provide us with a data source; Maryland Department of Labor, Licensing and Regulation, Office of Labor Market Analysis and Information; Massachusetts Executive Office of Labor and Workforce Development; Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives; Minnesota Department of Employment and Economic Development; Mississippi Department of Employment Security; Missouri Department of Economic Development; Montana Department of Labor and Industry, Research and Analysis Bureau; Nebraska Workforce Development; Nevada Department of Employment, Training and Rehabilitation, Information Development and Processing Division, Research and Analysis Bureau; New Hampshire Department of Employment Security; New Jersey Department of Labor and Workforce Development; New Mexico Department of Labor, Bureau of Economic Research and Analysis; New York Department of Labor, Division of Research and Statistics; North Carolina Department of Commerce, Labor and Economic Analysis Division; North Dakota Job Service, Labor Market Information Center; Ohio Department of Job and Family Services, Labor Market Information Division; Oklahoma Employment Security Commission; Oregon Employment Department, Oregon Labor Market Information System; Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis; Rhode Island did not provide us with a data source; South Carolina Employment Security Commission, Labor Market Information Department; South Dakota Department of Labor, Labor Market Information Division; Tennessee Department of Labor and Workforce Development, Research and Statistics Division; Texas Workforce Commission; Utah Department of Workforce Services; Vermont did not provide us with a data source; Virginia Employment Commission, Economic Information Services; Washington State Employment Security Department, Labor Market and Economic Analysis Branch; West Virginia Bureau of Employment Programs, Research Information & Analysis Division; Wisconsin Department of Workforce Development, Bureau of Workforce Information; Wyoming Department of Employment, Research and Planning

INDIANA'S
GREAT SOUTHWEST

APPENDIX B: PROJECT MEETINGS

	KEY PROJECT MEETINGS		
DATE	MEETING TYPE	GROUP/ORGANIZATION	DESCRIPTION
4/10	Steering Committee Meeting #1	Steering Committee and Project Team	Project Process - Working Group Identification
4/16	Working Group Meeting #1	Working Group and Project Team	Vision elements - project possibilities - process discussion
4/17	Stakeholder Meeting	Key Project Leaders Meeting	Process discussion - project possibilities
4/21	Steering Committee Meeting #2	Steering Committee and Project Team	Review of Working Group meeting - process and project discussions
4/28	Stakeholder Meeting	Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility – Evansville	Discuss elements of medical school project and how to incorporate into plan
4/30	Working Group Meeting #2	Working Group and Project Team	Project possibilities and prioritization
5/5	Steering Committee Meeting #3	Steering Committee and Project Team	Review of Working Group meeting - process and project discussions
5/11	Stakeholder Meeting	City of Evansville	Discussion with Mayor on possible project considerations
5/11	Stakeholder Meeting	METS	Discussion with Project Manager for METS COA - discuss possible project considerations
5/12	IEDC Meeting	IEDC	Pose series of questions to get clarification on proceeding with application process
5/13	Stakeholder Meeting	Tropicana	Meeting with representatives from Tropicana regarding land-based gaming and resort
5/14	Stakeholder Meeting	Success Warrick County	Meeting with Economic Development Director to discuss and refine Victoria National Lifestyle Center and Warrick Wellness Trail Projects
5/19	Stakeholder Meeting	City of Evansville	Meeting with Mayor to discuss and refine projects, including medical school, Convention Hotel and others
5/19	Stakeholder Meeting	New Harmony	Meeting with to discuss and refine New Harmony projects
5/21	Stakeholder Meeting	Ivy Tech	Meeting with Chancellor regarding Ivy Tech and medical school project consideration
5/22	Stakeholder Meeting	PSC/IFN	Meeting to discuss and refine Regional Broadband project

	KEY PROJECT MEETINGS		
DATE	MEETING TYPE	GROUP/ORGANIZATION	DESCRIPTION
5/26	Stakeholder Meeting	EHA	Meeting with Evansville Housing Authority Director to discuss EHA Capital investment projects
5/28	Working Group Meeting #3	Working Group and Project Team	Final project discussions and prioritizations
5/28	Stakeholder Meeting	Ivy Tech/City of Evansville	Meeting to discuss future Ivy Tech and medical school Partnerships
6/1	Stakeholder Meeting	FC Tucker Commercial	Meeting with commercial realtor to discuss downtown Evansville development projects and property availability
6/1	Stakeholder Meeting	USI	Meeting with USI to discuss partnerships related to possible projects
6/2	Stakeholder Meeting	New Harmony	Meeting with representatives from New Harmony regarding final project considerations
6/3	IEDC Meeting - Required Presentation	IEDC	Presentation on program updates, requirements and expectations
6/4	Stakeholder Meeting	Success Warrick County	Meeting with Larry Taylor to discuss details of Warrick projects
6/5	Steering Committee Meeting #4	Steering Committee and Project Team	Discuss near-final project considerations, details and priorities
6/5	Stakeholder Meeting	Vectren	Meeting with Vectren to discuss project partnerships and opportunity involving manufacturing group(s) in region
6/11	Stakeholder Meeting	Oakland City University	Meeting with representatives from OCU and Gibson County to discuss and refine downtown redevelopment project
6/18	Steering Committee Meeting #5	Steering Committee and Project Team	Discuss final project considerations, details, priorities and presentation preparation
6/18	Stakeholder Meeting	Haier & Vectren	Meeting with representatives of Haier and Vectren to discuss possible R&D Urban Living partnership project
6/18	Stakeholder Meeting	Vectren	Meeting with Vectren to discuss Mixed-Use project concept(s)

	KEY PROJECT MEETINGS		
DATE	MEETING TYPE	GROUP/ORGANIZATION	DESCRIPTION
6/22	Stakeholder Meeting	Market @ Walnut Partners	Discussion on The Market @ Walnut project concept following Atlanta meeting
6/22	IEDC Meeting (Call with Eric Shields)	IEDC	ROI and other application items
6/24	Stakeholder Meeting	Old National Bank	Meeting with ONB Steering Committee member to discuss project partnership opportunities
6/26	Stakeholder Meeting	Broadband Expert	Discuss ROI for broadband investment
6/29	RDA Establishment	Meeting with Gibson County Council President	Discuss RDA
7/1	RDA Establishment	Vanderburgh County Council Meeting	Discuss RDA
7/6	Stakeholder Meeting	YMCA	Meeting to discuss and refine project details
7/7	RDA Establishment	Joint Posey County Council and Commissioner's Meeting	Introduced RDA
7/7	Stakeholder Meeting	Vectren	Review proposed projects with key corporate leaders
7/9	RDA Establishment	Warrick Co Council Meeting	Passed RDA
7/9	Stakeholder Meeting	Indiana University School of Medicine Multi-Institutional Academic Health Science Education and Research Facility – Evansville	Discuss proposed projects, details and progress
7/10	Stakeholder Meeting	Old National Bank	Review proposed projects with key corporate leaders
7/7	Stakeholder Meeting	Vectren	Review RC concepts and Living Research Facility
7/10	Stakeholder Meeting	Regional Business Committee	Review RC concepts/projects for input/ feedback
7/14	RDA Establishment	Posey County Council Meeting	Passed RDA
7/14	RDA Establishment	Gibson County Council Meeting	Passed RDA
7/21	Stakeholder Meeting	Southwest Indiana Chamber, Indiana School of Medicine, USI	Conference Call to Discuss the CTSI and What Should be Included in the Regional Cities Application
7/21	RDA Establishment	Posey Commissioner's meeting	Passed MOU
7/21	RDA Establishment	Gibson Commissioner's meeting	Passed MOU

	KEY PROJECT MEETINGS		
DATE	MEETING TYPE	GROUP/ORGANIZATION	DESCRIPTION
8/3	Stakeholder Meeting	Tropicana	Review RC concepts/projects for input/ feedback
8/11	Stakeholder Meeting	Southwest Indiana Chamber, IU School of Medicine, and University of Southern Indiana	Refine details for Regional Cities Application
8/28	RDA Board Meeting	Regional Development Authority	Approve Regional Development Plan and submittal to IEDC (see Courier & Press article in Appendix F that notes the approval of the Regional Development Plan by the RDA and highlights key projects)

INDIANA'S
GREAT SOUTHWEST

APPENDIX C: WORKING GROUP MEMBERS

WORKING GROUP MEMBERS		
NAME	AFFILIATION	STEERING COMMITTEE MEMBER
Andrea Hayes	Welborn Baptist Foundation	Yes
Michael Thissen	University of Southern Indiana	
Jennifer Morgan	Tropicana	
Jonathan Weinzapfel	Ivy Tech	
Jeff Mulzer	JH Rudolph	Yes
Jim Heck	WorkOne	
Derrick Stewart	YMCA	Yes
Luke Yaeger	Evansville Commerce Bank	Yes
Alexander Clayton	Medical Student USI Program	
Renee Palmer	Vectren - HR	
Brad Ellsworth	Vectren - HR	
Don Williams	Warrick County	
Dan Barton	New Harmony	
Scott Wylie	Vanderburgh County Foundation	Yes
Kelley Coures	Evansville DMD	
Josh Armstrong	Downtown Alliance - SWIN Chamber	Yes
Steve Schaefer	City of Evansville	Yes
Dr. Ray Barber	OCU	Yes
Stacey McNeill	Tropicana	
Stephen Bottoms	Gibson County	Yes
Lu Porter	African American Museum	Yes
Bob Yeager	Oakland City University	
Lynn Miller-Pease	Leadership Evansville	
Daniela Vidal	USI	
Jeff Gruszewski	African American Museum	
Nancy Deig	Coalition	
Sabrina Newton	Coalition	
Ed Hafer	Regional Business Committee	Yes
Rick Schach	Vectren	Yes

WORKING GROUP MEMBERS		
NAME	AFFILIATION	STEERING COMMITTEE MEMBER
Sally Rideout	Rideout Public Affairs	Yes
Kyle Fields	SS & C Technologies, Inc.	Yes
Darin Lander	WEOA	
Brandon Scott	Ten Adams	Yes
Mark Thompson	Evansville-Vanderburgh School Corporation	Yes
Alissa Fricke	Thrive Marketing Strategies	Yes
Bob Myer	Midwest Venture	Yes
Christy Gillenwater	Southwest Indiana Chamber	Yes
Mike Labitzke	EWSU	
Scott Evernham	Old National Bank	Yes
Seyed Shokouhzadeh	Evansville MPO	
Pam Drach	Evansville MPO	Yes
Rick Wilson	METS	
Anne McKim	Southwest Indiana Arts Council	Yes
Karen Conia	Coalition	
Scott Thomas	Skanska	
Jordan Aigner	Aigner Construction	
Drew Peyronnin	Peyronnin Construction Company	
Shance Sizemore	GAGE	
Allen Mounts	EWSU	
Shawn McCoy	Deaconess Gateway Hospital	
John Greaney	St. Mary's	
Kevin Wilson	Berry Plastics	
Kevin Bain	Welborn Baptist Foundation	
Laneeca Williams	University of Evansville	
Matt Wagner	Matt Wagner Design	
Jim Beck	ALCOA	
Jeff Justice	Hafer Associates	
James Mosely	Envirokinetics, Inc.	

WORKING GROUP MEMBERS		
NAME	AFFILIATION	STEERING COMMITTEE MEMBER
Todd Mosby	Gibson County Economic Development	
Larry Taylor	Success Warrick County	Yes
John Taylor	Posey County Economic Development	
Chris Kinnett	GAGE	
John Lamb	German American Bancorp	
Sara Miller	Old National Bank	
Phil Wilzbacher	Ports of Indiana	
Bill Gillenwater	BMG	
Lori Reed	Community One	
Stephanie Tenbarge	ECHO Housing	
George Postletheweight	Southwest Indiana Association of Realtors	
Kenny Newcombe	FC Tucker	
Steve Martin	Martin Group	
Doug Joest	Evansville Regional Airport	
Kim Howard	SBDC	
Susan Vaughn	IEDC	
Jerry Walden	Posey County Commissioner	
Lloyd Winnecke	City of Evansville - Mayor	Yes
Beth McFadin Higgins	McFadin Higgens & Folz LLP	Yes
PROJECT TEAM		
Andrea Herschelman	VPS	
Sarah Schuler	VPS	
Bob Grewe	Lochmueller Group	
David Goffinet	Lochmueller Group	
Matt Schriefer	Lochmueller Group	
Greg Wathen	Coalition	
Jay Garner	Garner Economics	
Mike Shoulders	Lochmueller Group	
Audrie Burkett	Coalition	

INDIANA'S
GREAT SOUTHWEST

APPENDIX D: RETURN ON INVESTMENT

Pjt #	Location	Project title	ROI file name	Comments	NPV	Total Project Funding ($M)	RCI Funding Request ($M)	Local Funding Match	
1	Regional	Broadband	EVV SW IN Broadband Project IEDC ROI form	Construction of 3.95M in Year 2 used as construction input. USAC will reimburse 3.25M so not inlucded in public cost. Assumes 28% take rate at $420/year for annual opperations.	3	2.9	1	0	
2	Regional	Regional Connecter Trails	EVV SW IN Connector Trails IEDC ROI form	New construction inputs used as provided. 377 jobs (10 jobs / mile of trail) and 226k in rental income used as annual operating inputs. Be prepared to defend the jobs assumtion in the plan. Numbers on spreadsheet provided did not align with each other. Subtracted full federal DOT grant from 2016 public cost. Added up state and local funding sources to generate total public cost. Second analysis run with annual operating benefits realized after construction completed (NPV: -2.8).	1.2	56.45	3.17	49.28	(22.56 local; 26.72 federal)
3	Evansville	Downtown Conference Center Hotel	EVV SW IN_Downtown Conference Hotel Project IEDC ROI form	Construction inputs used as provided. 170 jobs in "accomodations" and 20 in "management" and 4 in "real estate" industries used as annual operating inputs. Innkeeper's tax applied as estimated on project description.	19.1	118.15	0	27.15	
4	Evansville	Downtown Development Projects	EVV SW IN_Downtown Development Projects IEDC form	Construction inputs used as provided. 132 jobs in "misc retail" and 3.34 in Rental revenue used as inputs for annual operations. Second analysis run with benefits realized after construction complete (NPV: -9.0)	-6.1	128.3	5	17.3	
5	Evansville	Signature School	EVV SW IN_Downtown Signature School_IEDC ROI form	Construction inputs used as provided. 9 jobs attributed to education scvs. Jobs based off conversations with school staff.	-1.7	3	2.5	0	
6	Evansville	Downtown Housing and Fitness Complex	EVV SW IN_Downtown YMCA IEDC_ROI form	Construction inputs used as provided. 7 jobs attributed to "amusement & recreation". 647k applied as rental revenue for annual operations. YMCA indications this would be the number of individuals needed to be brought on to staff the facility. Second analysis run with operations benefits realized after year 2 of construction (NPV: -.7). Third analysis run with benefits realized after all construction (NPV: -1.0).	-0.6	25	5	0	
7	Evansville	Evansville Airport Terminal	EVV SW IN EVV Airport IEDC ROI form	Construction inputs used as provided. Annual fees used as additional public revenue. Estimates based on past performance and anticipated increases in airport utlization. 4 jobs in "air transportation" used as annual operating input. Estimates based on increased capacity and use using economic impact study as basis.	4.3	10	5	0	
8	Evansville	Greyhound Station Renovation	EVV SW IN_EVV Greyhound Bus Station_IEDC ROI form	750k input for construction year 1. 25 FTE food service jobs used as input for annual operations. Jobs numbers based on average FTE for downtown restaurant with similar location, size. No public funding required.	1.6	1	0	0	
9	Evansville	Evansville Zoo Improvements	EVV SW IN EVV Zoo IEDC ROI form	Construction inputs used as provided. 4 FTE "museums and similar" jobs used as annual operating input. No public funding required.	0.9	16.5	0	0	
10	Evansville	Haynies Corner Neighborhood Redevelopment	EVV SW IN_Haynies Corner Redevelopment IEDC form	Construction inputs used as provided. 80 FTE "food scvs" jobs as input for annual operations. Job numbers based off pending restaurant and associated developments. Second analysis run with operations beginning after construction (NPV:	2.4	11.5	0	3	
11	Evansville	IU School of Medicine and Research Facility	EVV SW IN IU Medical School IEDC ROI form	Construction inputs used as provided. 5 "prof. - scientific and tech svcs", 7 "admin support svcs", 2 "ed. Svcs", 3 "ambulatory health care", and 10 "hospitals" jobs used as annual operating inputs. 3.04M in new tuition included in annual operations. 0.18M in research facility rents, and 0.6M in SIM contracts used as additional source of pulbic revenue. Second analysis run with benefits realized after construction completed (NPV: -89.5).	-83.8	183.6	9	56	(25.2 from state appropriation; additional 22.9 from future state appropriation)
12	Evansville	Jacobsville Neighborhood Redevelopment	EVV SW IN_Jacobsville Redevelopment_IEDC form	Construction inputs used as provided. 1.011M in rental revenue and 30 "misc retail" jobs used as annual operations inputs. Second analysis conducted with benefits beginning after construction (NPV:)	-0.9	30.75	0	5.25	
13	Evansville	Living Research Facility	EVV SW IN_Living Research facility_IEDC ROI form	Construction inputs as provided. Job creation as provided. No specific commitment for the jobs at this point in time, but both entities that will utilize development are headquartered in downtown Evansville. (Haier and Vectren). Second analysis conducted with operations beginning after phase one of construction complete (NPV: 1.2). Third analysis conducted with benefits starting after all construction (NPV: 0).	1.7	27.5	4.33	0.5	
14	Evansville	New Harmony Food and Arts Initiative	EVV SW IN_New Harmony Arts and Local Foods IEDC ROI form	Construction 750k year 1. Job inputs not used at this time. If more substantial information can be provided to support using the jobs numbers, the analysis can be altered.	-0.5	1	0.5	0	
15	Oakland City	Mixed Use Student Housing - Oakland City	EVV SW IN_Oakland City Downtown_IEDC ROI form	Construction inputs used as provided. Job creation numbers provided not used as input for annual operations. If additional information can be provided to support using these numbers (study, information from university, etc.) the analysis can be adjusted.	-9.3	32.5	3	9	
16		Tropicana Casino	EVV SW IN_Tropicana Resort Project_IEDC ROI form	New construction inputs used as provided. No regional cities funding requested.	0.5	41	0	1	
17		University of Evansville Capital Projects	EVV SW IN_University of Evansville_IEDC ROI form	Construction inputs used as provided. 10 performing arts and 10 ed svcs jobs used as inputs for annual operations. No public dollars being used on project.	2.3	36.7	0	0	
18	Warrick Cou	Victoria Park	EVV SW IN Victoria National IEDC ROI form	New construction inputs used as provided. No inputs for annual operations. .05M used as additional source of public revenue. (public entity collections). Second analysis run assuming fees collected after construction complete (NPV: -6.1).	-6	36	2	6	
19		Warrick Wellness Campus	EVV SW IN_Warrick Wellness Trail IEDC ROI form	Construction numbers used as provided. Jobs numbers confidential, but received confirmation that LEDO has been in discussions with developers on the projects compromising this set of projects. Second analysis run with operations realized after construction complete (NPV: 29.1).	39.7	164.5	1.5	9	
				Total NPV:	-32.2	926.350	42	183.48	

Broadband 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	-
Construction Spending, Year 2	$	0.1437
Construction Spending, Year 3	$	-
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.3

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Universal Service Administration Co.	$	1.90	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	1.00	-
…	$	-	-
Total	$	2.90	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	1.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	1.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	2.73	-
Design (3%)	$	0.09	-
Legal/Finance/Amin (3%)	$	0.09	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	2.90	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	-	$	0.0536	$	-	$	-	$	-
Property Tax	$	-	$	0.0348	$	-	$	-	$	-
Income Tax	$	-	$	0.0414	$	-	$	-	$	-
Other Taxes and Fees From Business	$	-	$	0.0047	$	-	$	-	$	-
Other Taxes and Fees from Households	$	-	$	0.0081	$	-	$	-	$	-
Social Insurance Taxes	$	-	$	0.0011	$	-	$	-	$	-
Total	**$**	**-**	**$**	**0.1437**	**$**	**-**	**$**	**-**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.2
Property Tax	$	0.1
Income Tax	$	0.0
Other Taxes and Fees From Business	$	0.0
Other Taxes and Fees from Households	$	0.0
Social Insurance Taxes	$	0.0
Total	**$**	**0.3**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		10
Employment Ripple Effects		10
Total Employment Effects		20
Multiplier		2.0
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	1.6
Value Added Ripple Effects	$	0.9
Total Value Added Effects	$	2.5
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		20
Employment Ripple Effects		10
Total Employment Effects		30
Multiplier		1.5

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	1.4
Value Added Ripple Effects	$	0.9
Total Value Added Effects	$	2.3
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues												Discount Rate
		Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	0.0	0.0		0.0	2015	0	0.000	0.000	0.000	0.000	0.000	1
	2016	1.0	0.1	0.3	-0.5	2016	1	0.943	0.136	0.319	-0.489	-0.489	0.943
	2017	0.0	0.0	0.3	0.3	2017	2	0.000	0.000	0.301	0.301	-0.188	0.890
	2018	0.0	0.0	0.3	0.3	2018	3	0.000	0.000	0.284	0.284	0.096	0.840
	2019	0.0	0.0	0.3	0.3	2019	4	0.000	0.000	0.268	0.268	0.364	0.792
	2020	0.0		0.3	0.3	2020	5	0.000	0.000	0.253	0.253	0.617	0.747
	2021	0.0		0.3	0.3	2021	6	0.000	0.000	0.238	0.238	0.855	0.705
	2022	0.0		0.3	0.3	2022	7	0.000	0.000	0.225	0.225	1.080	0.665
	2023	0.0		0.3	0.3	2023	8	0.000	0.000	0.212	0.212	1.292	0.627
	2024	0.0		0.3	0.3	2024	9	0.000	0.000	0.200	0.200	1.493	0.592
	2025	0.0		0.3	0.3	2025	10	0.000	0.000	0.189	0.189	1.681	0.558
	2026	0.0		0.3	0.3	2026	11	0.000	0.000	0.178	0.178	1.860	0.527
	2027	0.0		0.3	0.3	2027	12	0.000	0.000	0.168	0.168	2.028	0.497
	2028	0.0		0.3	0.3	2028	13	0.000	0.000	0.159	0.159	2.186	0.469
	2029	0.0		0.3	0.3	2029	14	0.000	0.000	0.150	0.150	2.336	0.442
	2030	0.0		0.3	0.3	2030	15	0.000	0.000	0.141	0.141	2.477	0.417
	2031	0.0		0.3	0.3	2031	16	0.000	0.000	0.133	0.133	2.610	0.394
	2032	0.0		0.3	0.3	2032	17	0.000	0.000	0.126	0.126	2.736	0.371
	2033	0.0		0.3	0.3	2033	18	0.000	0.000	0.118	0.118	2.854	0.350
	2034	0.0		0.3	0.3	2034	19	0.000	0.000	0.112	0.112	2.966	0.331
Net Present Value		**3.0**											

Connector Trails 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.7009
Construction Spending, Year 2	$	1.5439
Construction Spending, Year 3	$	0.2504
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	2.1534

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	$	-

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville TIF	$	9.00	-
City of Evansville (green infrastructure)	$	2.56	-
DOT TIGER grants	$	26.72	-
Warrick County	$	3.00	-
Mount Vernon	$	8.00	-
Private Investment (Housing)	$	4.00	-
…	$	-	-
Regional Cities	$	3.17	-
…	$	-	-
Total	$	56.45	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction (trail components)	$	25.73	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	25.73	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	43.34	-
Design 12%	$	6.29	-
Legal/Finance 3%	$	1.57	-
FFE 10%	$	5.25	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	56.45	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.2615	$	0.5760	$	0.0934	$	-	$	-
Property Tax	$	0.1697	$	0.3738	$	0.0606	$	-	$	-
Income Tax	$	0.2020	$	0.4450	$	0.0722	$	-	$	-
Other Taxes and Fees From Business	$	0.0232	$	0.0510	$	0.0083	$	-	$	-
Other Taxes and Fees from Households	$	0.0394	$	0.0867	$	0.0141	$	-	$	-
Social Insurance Taxes	$	0.0052	$	0.0114	$	0.0018	$	-	$	-
Total	**$**	**0.7009**	**$**	**1.5439**	**$**	**0.2504**	**$**	**-**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	1.1009
Property Tax	$	0.7144
Income Tax	$	0.2092
Other Taxes and Fees From Business	$	0.0831
Other Taxes and Fees from Households	$	0.0408
Social Insurance Taxes	$	0.0050
Total	**$**	**2.1534**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		380
Employment Ripple Effects		70
Total Employment Effects		450
Multiplier		1.2
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	10.7
Value Added Ripple Effects	$	4.5
Total Value Added Effects	$	15.2
Multiplier		1.4
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		110
Employment Ripple Effects		70
Total Employment Effects		180
Multiplier		1.6

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	7.8
Value Added Ripple Effects	$	5.3
Total Value Added Effects	$	13.2
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	17.7	0.7		-17.0	2015 0	17.730	0.701	0.000	-17.029	-17.029	1
2016	7.0	1.5	0.0	-5.5	2016 1	6.604	1.456	0.000	-5.147	-22.176	0.943
2017	1.0	0.3	0.0	-0.7	2017 2	0.890	0.223	0.000	-0.667	-22.844	0.890
2018	0.0	0.0	2.2	2.2	2018 3	0.000	0.000	1.808	1.808	-21.035	0.840
2019	0.0	0.0	2.2	2.2	2019 4	0.000	0.000	1.706	1.706	-19.330	0.792
2020	0.0		2.2	2.2	2020 5	0.000	0.000	1.609	1.609	-17.721	0.747
2021	0.0		2.2	2.2	2021 6	0.000	0.000	1.518	1.518	-16.203	0.705
2022	0.0		2.2	2.2	2022 7	0.000	0.000	1.432	1.432	-14.770	0.665
2023	0.0		2.2	2.2	2023 8	0.000	0.000	1.351	1.351	-13.419	0.627
2024	0.0		2.2	2.2	2024 9	0.000	0.000	1.275	1.275	-12.145	0.592
2025	0.0		2.2	2.2	2025 10	0.000	0.000	1.202	1.202	-10.942	0.558
2026	0.0		2.2	2.2	2026 11	0.000	0.000	1.134	1.134	-9.808	0.527
2027	0.0		2.2	2.2	2027 12	0.000	0.000	1.070	1.070	-8.738	0.497
2028	0.0		2.2	2.2	2028 13	0.000	0.000	1.010	1.010	-7.728	0.469
2029	0.0		2.2	2.2	2029 14	0.000	0.000	0.952	0.952	-6.776	0.442
2030	0.0		2.2	2.2	2030 15	0.000	0.000	0.899	0.899	-5.877	0.417
2031	0.0		2.2	2.2	2031 16	0.000	0.000	0.848	0.848	-5.030	0.394
2032	0.0		2.2	2.2	2032 17	0.000	0.000	0.800	0.800	-4.230	0.371
2033	0.0		2.2	2.2	2033 18	0.000	0.000	0.754	0.754	-3.475	0.350
2034	0.0		2.2	2.2	2034 19	0.000	0.000	0.712	0.712	-2.764	0.331
Net Present Value	**-2.8**										

Connector Trails 2

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.7009
Construction Spending, Year 2	$	1.5439
Construction Spending, Year 3	$	0.2504
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	2.1534

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville TIF	$	9.00	-
City of Evansville (green infrastructure)	$	2.56	-
DOT TIGER grants	$	26.72	-
Warrick County	$	3.00	-
Mount Vernon	$	8.00	-
Private Investment (Housing)	$	4.00	-
…	$	-	-
Regional Cities	$	3.17	-
…	$	-	-
Total	$	56.45	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction (trail components)	$	25.73	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	25.73	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	43.34	-
Design 12%	$	6.29	-
Legal/Finance 3%	$	1.57	-
FFE 10%	$	5.25	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	56.45	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.2615	$	0.5760	$	0.0934	$	-	$	-
Property Tax	$	0.1697	$	0.3738	$	0.0606	$	-	$	-
Income Tax	$	0.2020	$	0.4450	$	0.0722	$	-	$	-
Other Taxes and Fees From Business	$	0.0232	$	0.0510	$	0.0083	$	-	$	-
Other Taxes and Fees from Households	$	0.0394	$	0.0867	$	0.0141	$	-	$	-
Social Insurance Taxes	$	0.0052	$	0.0114	$	0.0018	$	-	$	-
Total	**$**	**0.7009**	**$**	**1.5439**	**$**	**0.2504**	**$**	**-**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	1.1009
Property Tax	$	0.7144
Income Tax	$	0.2092
Other Taxes and Fees From Business	$	0.0831
Other Taxes and Fees from Households	$	0.0408
Social Insurance Taxes	$	0.0050
Total	**$**	**2.1534**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		380
Employment Ripple Effects		70
Total Employment Effects		450
Multiplier		1.2
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	10.7
Value Added Ripple Effects	$	4.5
Total Value Added Effects	$	15.2
Multiplier		1.4
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		110
Employment Ripple Effects		70
Total Employment Effects		180
Multiplier		1.6

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	7.8
Value Added Ripple Effects	$	5.3
Total Value Added Effects	$	13.2
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues												Discount Rate
		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)				6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	17.7	0.7		-17.0	2015	0	17.730	0.701	0.000	-17.029	-17.029	1
	2016	7.0	1.5	2.2	-3.3	2016	1	6.604	1.456	2.031	-3.116	-20.145	0.943
	2017	1.0	0.3	2.2	1.4	2017	2	0.890	0.223	1.916	1.249	-18.896	0.890
	2018	0.0	0.0	2.2	2.2	2018	3	0.000	0.000	1.808	1.808	-17.088	0.840
	2019	0.0	0.0	2.2	2.2	2019	4	0.000	0.000	1.706	1.706	-15.382	0.792
	2020	0.0		2.2	2.2	2020	5	0.000	0.000	1.609	1.609	-13.773	0.747
	2021	0.0		2.2	2.2	2021	6	0.000	0.000	1.518	1.518	-12.255	0.705
	2022	0.0		2.2	2.2	2022	7	0.000	0.000	1.432	1.432	-10.823	0.665
	2023	0.0		2.2	2.2	2023	8	0.000	0.000	1.351	1.351	-9.472	0.627
	2024	0.0		2.2	2.2	2024	9	0.000	0.000	1.275	1.275	-8.197	0.592
	2025	0.0		2.2	2.2	2025	10	0.000	0.000	1.202	1.202	-6.995	0.558
	2026	0.0		2.2	2.2	2026	11	0.000	0.000	1.134	1.134	-5.860	0.527
	2027	0.0		2.2	2.2	2027	12	0.000	0.000	1.070	1.070	-4.790	0.497
	2028	0.0		2.2	2.2	2028	13	0.000	0.000	1.010	1.010	-3.781	0.469
	2029	0.0		2.2	2.2	2029	14	0.000	0.000	0.952	0.952	-2.828	0.442
	2030	0.0		2.2	2.2	2030	15	0.000	0.000	0.899	0.899	-1.930	0.417
	2031	0.0		2.2	2.2	2031	16	0.000	0.000	0.848	0.848	-1.082	0.394
	2032	0.0		2.2	2.2	2032	17	0.000	0.000	0.800	0.800	-0.282	0.371
	2033	0.0		2.2	2.2	2033	18	0.000	0.000	0.754	0.754	0.472	0.350
	2034	0.0		2.2	2.2	2034	19	0.000	0.000	0.712	0.712	1.184	0.331
Net Present Value		**1.2**											

Conference Hotel 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	2.4827
Construction Spending, Year 2	$	1.1069
Construction Spending, Year 3	$	1.0674
Construction Spending, Year 4	$	0.0791
Construction Spending, Year 5	$	0.1186

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	2.5323

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
Innkeeper's Tax	$	0.50
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**0.50**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville - Green Infrastructure	$	2.50	-
City of Evansville TIF	$	20.00	-
Private Sector Developer HCW	$	24.05	-
Private Sector ONB	$	10.00	-
Private Sector Developer HCW	$	5.60	-
Private Sector Developer (hotels)	$	50.00	-
Private Sector Future Related Development	$	6.00	-
Regional Cities	$	-	-
…	$	-	-
Total	$	118.15	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction (conference hotel)	$	20.00	-
Construction (green infrastructure)	$	0.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	20.50	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	88.61	-
Design 12%	$	14.18	-
Legal/Finace 3%	$	3.54	-
FFE 10%	$	88.61	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	194.95	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.9262	$	0.4130	$	0.3982	$	0.0295	$	0.0442
Property Tax	$	0.6011	$	0.2680	$	0.2584	$	0.0191	$	0.0287
Income Tax	$	0.7156	$	0.3190	$	0.3076	$	0.0228	$	0.0342
Other Taxes and Fees From Business	$	0.0820	$	0.0366	$	0.0353	$	0.0026	$	0.0039
Other Taxes and Fees from Households	$	0.1394	$	0.0622	$	0.0600	$	0.0044	$	0.0067
Social Insurance Taxes	$	0.0183	$	0.0082	$	0.0079	$	0.0006	$	0.0009
Total	**$**	**2.4827**	**$**	**1.1069**	**$**	**1.0674**	**$**	**0.0791**	**$**	**0.1186**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	1.3152
Property Tax	$	0.8535
Income Tax	$	0.2053
Other Taxes and Fees From Business	$	0.1124
Other Taxes and Fees from Households	$	0.0400
Social Insurance Taxes	$	0.0060
Total	**$**	**2.5323**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		190
Employment Ripple Effects		90
Total Employment Effects		280
Multiplier		1.5
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	12.1
Value Added Ripple Effects	$	6.1
Total Value Added Effects	$	18.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		130
Employment Ripple Effects		140
Total Employment Effects		270
Multiplier		2.1

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	9.2
Value Added Ripple Effects	$	6.1
Total Value Added Effects	$	15.4
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues													Discount Rate
		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	0.5	2.5		2.0	2015	0	0.500	2.483	0.000	1.983	1.983	1
	2016	20.0	1.1	0.0	-18.9	2016	1	18.868	1.044	0.000	-17.824	-15.841	0.943
	2017	0.0	1.1	0.0	1.1	2017	2	0.000	0.950	0.000	0.950	-14.891	0.890
	2018	0.0	0.1	0.0	0.1	2018	3	0.000	0.066	0.000	0.066	-14.825	0.840
	2019	0.0	0.1	0.0	0.1	2019	4	0.000	0.094	0.000	0.094	-14.731	0.792
	2020	0.0		2.5	2.5	2020	5	0.000	0.000	1.892	1.892	-12.838	0.747
	2021	0.0		2.5	2.5	2021	6	0.000	0.000	1.785	1.785	-11.053	0.705
	2022	0.0		2.5	2.5	2022	7	0.000	0.000	1.684	1.684	-9.369	0.665
	2023	0.0		2.5	2.5	2023	8	0.000	0.000	1.589	1.589	-7.780	0.627
	2024	0.0		2.5	2.5	2024	9	0.000	0.000	1.499	1.499	-6.281	0.592
	2025	0.0		2.5	2.5	2025	10	0.000	0.000	1.414	1.414	-4.867	0.558
	2026	0.0		2.5	2.5	2026	11	0.000	0.000	1.334	1.334	-3.533	0.527
	2027	0.0		2.5	2.5	2027	12	0.000	0.000	1.258	1.258	-2.275	0.497
	2028	0.0		2.5	2.5	2028	13	0.000	0.000	1.187	1.187	-1.088	0.469
	2029	0.0		2.5	2.5	2029	14	0.000	0.000	1.120	1.120	0.032	0.442
	2030	0.0		2.5	2.5	2030	15	0.000	0.000	1.057	1.057	1.089	0.417
	2031	0.0		2.5	2.5	2031	16	0.000	0.000	0.997	0.997	2.086	0.394
	2032	0.0		2.5	2.5	2032	17	0.000	0.000	0.940	0.940	3.026	0.371
	2033	0.0		2.5	2.5	2033	18	0.000	0.000	0.887	0.887	3.913	0.350
	2034	0.0		2.5	2.5	2034	19	0.000	0.000	0.837	0.837	4.750	0.331
Net Present Value		**4.8**											

Conference Hotel 2

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	2.4827
Construction Spending, Year 2	$	1.1069
Construction Spending, Year 3	$	1.0674
Construction Spending, Year 4	$	0.0791
Construction Spending, Year 5	$	0.1186

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	2.5323

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
Innkeeper's Tax	$	0.50
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**0.50**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville - Green Infrastructure	$	2.50	-
City of Evansville TIF	$	20.00	-
Private Sector Developer HCW	$	24.05	-
Private Sector ONB	$	10.00	-
Private Sector Developer HCW	$	5.60	-
Private Sector Developer (hotels)	$	50.00	-
Private Sector Future Related Developmen	$	6.00	-
Regional Cities	$	-	-
…	$	-	-
Total	$	118.15	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction (conference hotel)	$	20.00	-
Construction (green infrastructure)	$	0.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	20.50	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	88.61	-
Design 12%	$	14.18	-
Legal/Finace 3%	$	3.54	-
FFE 10%	$	88.61	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	194.95	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.9262	$	0.4130	$	0.3982	$	0.0295	$	0.0442
Property Tax	$	0.6011	$	0.2680	$	0.2584	$	0.0191	$	0.0287
Income Tax	$	0.7156	$	0.3190	$	0.3076	$	0.0228	$	0.0342
Other Taxes and Fees From Business	$	0.0820	$	0.0366	$	0.0353	$	0.0026	$	0.0039
Other Taxes and Fees from Households	$	0.1394	$	0.0622	$	0.0600	$	0.0044	$	0.0067
Social Insurance Taxes	$	0.0183	$	0.0082	$	0.0079	$	0.0006	$	0.0009
Total	**$**	**2.4827**	**$**	**1.1069**	**$**	**1.0674**	**$**	**0.0791**	**$**	**0.1186**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	1.3152
Property Tax	$	0.8535
Income Tax	$	0.2053
Other Taxes and Fees From Business	$	0.1124
Other Taxes and Fees from Households	$	0.0400
Social Insurance Taxes	$	0.0060
Total	**$**	**2.5323**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		190
Employment Ripple Effects		90
Total Employment Effects		280
Multiplier		1.5
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	12.1
Value Added Ripple Effects	$	6.1
Total Value Added Effects	$	18.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		130
Employment Ripple Effects		140
Total Employment Effects		270
Multiplier		2.1

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	9.2
Value Added Ripple Effects	$	6.1
Total Value Added Effects	$	15.4
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	0.5	2.5		2.0	2015	0	0.500	2.483	0.000	1.983	1.983	1
2016	20.0	1.1	3.0	-15.9	2016	1	18.868	1.044	2.862	-14.962	-12.979	0.943
2017	0.0	1.1	3.0	4.1	2017	2	0.000	0.950	2.700	3.650	-9.330	0.890
2018	0.0	0.1	3.0	3.1	2018	3	0.000	0.066	2.547	2.613	-6.716	0.840
2019	0.0	0.1	3.0	3.2	2019	4	0.000	0.094	2.403	2.497	-4.220	0.792
2020	0.0		3.0	3.0	2020	5	0.000	0.000	2.267	2.267	-1.953	0.747
2021	0.0		3.0	3.0	2021	6	0.000	0.000	2.138	2.138	0.185	0.705
2022	0.0		3.0	3.0	2022	7	0.000	0.000	2.017	2.017	2.203	0.665
2023	0.0		3.0	3.0	2023	8	0.000	0.000	1.903	1.903	4.106	0.627
2024	0.0		3.0	3.0	2024	9	0.000	0.000	1.795	1.795	5.901	0.592
2025	0.0		3.0	3.0	2025	10	0.000	0.000	1.694	1.694	7.595	0.558
2026	0.0		3.0	3.0	2026	11	0.000	0.000	1.598	1.598	9.193	0.527
2027	0.0		3.0	3.0	2027	12	0.000	0.000	1.507	1.507	10.701	0.497
2028	0.0		3.0	3.0	2028	13	0.000	0.000	1.422	1.422	12.123	0.469
2029	0.0		3.0	3.0	2029	14	0.000	0.000	1.342	1.342	13.464	0.442
2030	0.0		3.0	3.0	2030	15	0.000	0.000	1.266	1.266	14.730	0.417
2031	0.0		3.0	3.0	2031	16	0.000	0.000	1.194	1.194	15.924	0.394
2032	0.0		3.0	3.0	2032	17	0.000	0.000	1.126	1.126	17.051	0.371
2033	0.0		3.0	3.0	2033	18	0.000	0.000	1.063	1.063	18.113	0.350
2034	0.0		3.0	3.0	2034	19	0.000	0.000	1.003	1.003	19.116	0.331
Net Present Value	**19.1**											

Downtown Development 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	2.2652
Construction Spending, Year 2	$	1.4232
Construction Spending, Year 3	$	1.0674
Construction Spending, Year 4	$	0.3163
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	1.1051

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville - Green Infrastructure	$	1.00	-
City of Evansville - Blight Elimination	$	2.30	-
Evansville Public Housing Authority	$	15.00	-
Private investment	$	105.00	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	5.00	-
…	$	-	-
Total	$	128.30	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	23.30	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	23.30	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	96.23	-
Design 12%	$	15.40	-
Legal/Finance 3%	$	3.85	-
FFE 10%	$	96.23	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	211.70	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4	Year 5
Sales Tax	$	0.8451	$	0.5310	$	0.3982	$	0.1180	$ -
Property Tax	$	0.5484	$	0.3446	$	0.2584	$	0.0766	$ -
Income Tax	$	0.6529	$	0.4102	$	0.3076	$	0.0912	$ -
Other Taxes and Fees From Business	$	0.0748	$	0.0470	$	0.0353	$	0.0104	$ -
Other Taxes and Fees from Households	$	0.1272	$	0.0799	$	0.0600	$	0.0178	$ -
Social Insurance Taxes	$	0.0167	$	0.0105	$	0.0079	$	0.0023	$ -
Total	**$**	**2.2652**	**$**	**1.4232**	**$**	**1.0674**	**$**	**0.3163**	**$ -**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.5596
Property Tax	$	0.3632
Income Tax	$	0.1138
Other Taxes and Fees From Business	$	0.0437
Other Taxes and Fees from Households	$	0.0222
Social Insurance Taxes	$	0.0026
Total	**$**	**1.1051**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		150
Employment Ripple Effects		40
Total Employment Effects		190
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	5.5
Value Added Ripple Effects	$	2.7
Total Value Added Effects	$	8.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		170
Employment Ripple Effects		150
Total Employment Effects		320
Multiplier		1.9

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	12.1
Value Added Ripple Effects	$	8.0
Total Value Added Effects	$	20.1
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	22.3	2.3		-20.0	2015	0	22.300	2.265	0.000	-20.035	-20.035	1
	2016	1.0	1.4	0.0	0.4	2016	1	0.943	1.343	0.000	0.399	-19.636	0.943
	2017	0.0	1.1	0.0	1.1	2017	2	0.000	0.950	0.000	0.950	-18.686	0.890
	2018	0.0	0.3	0.0	0.3	2018	3	0.000	0.266	0.000	0.266	-18.420	0.840
	2019	0.0	0.0	1.1	1.1	2019	4	0.000	0.000	0.875	0.875	-17.545	0.792
	2020	0.0		1.1	1.1	2020	5	0.000	0.000	0.826	0.826	-16.719	0.747
	2021	0.0		1.1	1.1	2021	6	0.000	0.000	0.779	0.779	-15.940	0.705
	2022	0.0		1.1	1.1	2022	7	0.000	0.000	0.735	0.735	-15.205	0.665
	2023	0.0		1.1	1.1	2023	8	0.000	0.000	0.693	0.693	-14.512	0.627
	2024	0.0		1.1	1.1	2024	9	0.000	0.000	0.654	0.654	-13.857	0.592
	2025	0.0		1.1	1.1	2025	10	0.000	0.000	0.617	0.617	-13.240	0.558
	2026	0.0		1.1	1.1	2026	11	0.000	0.000	0.582	0.582	-12.658	0.527
	2027	0.0		1.1	1.1	2027	12	0.000	0.000	0.549	0.549	-12.109	0.497
	2028	0.0		1.1	1.1	2028	13	0.000	0.000	0.518	0.518	-11.591	0.469
	2029	0.0		1.1	1.1	2029	14	0.000	0.000	0.489	0.489	-11.102	0.442
	2030	0.0		1.1	1.1	2030	15	0.000	0.000	0.461	0.461	-10.641	0.417
	2031	0.0		1.1	1.1	2031	16	0.000	0.000	0.435	0.435	-10.206	0.394
	2032	0.0		1.1	1.1	2032	17	0.000	0.000	0.410	0.410	-9.796	0.371
	2033	0.0		1.1	1.1	2033	18	0.000	0.000	0.387	0.387	-9.408	0.350
	2034	0.0		1.1	1.1	2034	19	0.000	0.000	0.365	0.365	-9.043	0.331
Net Present Value		**-9.0**											

Downtown Development 2

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	2.2652
Construction Spending, Year 2	$	1.4232
Construction Spending, Year 3	$	1.0674
Construction Spending, Year 4	$	0.3163
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	1.1051

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville - Green Infrastructure	$	1.00	-
City of Evansville - Blight Elimination	$	2.30	-
Evansville Public Housing Authority	$	15.00	-
Private investment	$	105.00	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	5.00	-
…	$	-	-
Total	$	128.30	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	23.30	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	23.30	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	96.23	-
Design 12%	$	15.40	-
Legal/Finance 3%	$	3.85	-
FFE 10%	$	96.23	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	211.70	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.8451	$	0.5310	$	0.3982	$	0.1180	$	-
Property Tax	$	0.5484	$	0.3446	$	0.2584	$	0.0766	$	-
Income Tax	$	0.6529	$	0.4102	$	0.3076	$	0.0912	$	-
Other Taxes and Fees From Business	$	0.0748	$	0.0470	$	0.0353	$	0.0104	$	-
Other Taxes and Fees from Households	$	0.1272	$	0.0799	$	0.0600	$	0.0178	$	-
Social Insurance Taxes	$	0.0167	$	0.0105	$	0.0079	$	0.0023	$	-
Total	**$**	**2.2652**	**$**	**1.4232**	**$**	**1.0674**	**$**	**0.3163**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.5596
Property Tax	$	0.3632
Income Tax	$	0.1138
Other Taxes and Fees From Business	$	0.0437
Other Taxes and Fees from Households	$	0.0222
Social Insurance Taxes	$	0.0026
Total	**$**	**1.1051**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		150
Employment Ripple Effects		40
Total Employment Effects		190
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	5.5
Value Added Ripple Effects	$	2.7
Total Value Added Effects	$	8.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		170
Employment Ripple Effects		150
Total Employment Effects		320
Multiplier		1.9

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	12.1
Value Added Ripple Effects	$	8.0
Total Value Added Effects	$	20.1
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	22.3	2.3		-20.0	2015	0	22.300	2.265	0.000	-20.035	-20.035	1
2016	1.0	1.4	1.1	1.5	2016	1	0.943	1.343	1.043	1.442	-18.593	0.943
2017	0.0	1.1	1.1	2.2	2017	2	0.000	0.950	0.983	1.933	-16.660	0.890
2018	0.0	0.3	1.1	1.4	2018	3	0.000	0.266	0.928	1.193	-15.466	0.840
2019	0.0	0.0	1.1	1.1	2019	4	0.000	0.000	0.875	0.875	-14.591	0.792
2020	0.0		1.1	1.1	2020	5	0.000	0.000	0.826	0.826	-13.765	0.747
2021	0.0		1.1	1.1	2021	6	0.000	0.000	0.779	0.779	-12.986	0.705
2022	0.0		1.1	1.1	2022	7	0.000	0.000	0.735	0.735	-12.251	0.665
2023	0.0		1.1	1.1	2023	8	0.000	0.000	0.693	0.693	-11.558	0.627
2024	0.0		1.1	1.1	2024	9	0.000	0.000	0.654	0.654	-10.904	0.592
2025	0.0		1.1	1.1	2025	10	0.000	0.000	0.617	0.617	-10.287	0.558
2026	0.0		1.1	1.1	2026	11	0.000	0.000	0.582	0.582	-9.705	0.527
2027	0.0		1.1	1.1	2027	12	0.000	0.000	0.549	0.549	-9.155	0.497
2028	0.0		1.1	1.1	2028	13	0.000	0.000	0.518	0.518	-8.637	0.469
2029	0.0		1.1	1.1	2029	14	0.000	0.000	0.489	0.489	-8.149	0.442
2030	0.0		1.1	1.1	2030	15	0.000	0.000	0.461	0.461	-7.687	0.417
2031	0.0		1.1	1.1	2031	16	0.000	0.000	0.435	0.435	-7.252	0.394
2032	0.0		1.1	1.1	2032	17	0.000	0.000	0.410	0.410	-6.842	0.371
2033	0.0		1.1	1.1	2033	18	0.000	0.000	0.387	0.387	-6.455	0.350
2034	0.0		1.1	1.1	2034	19	0.000	0.000	0.365	0.365	-6.090	0.331
Net Present Value	**-6.1**											

Signature School 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.1186
Construction Spending, Year 2	$	-
Construction Spending, Year 3	$	-
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.0368

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Private Investment	$	0.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	2.50	-
…	$	-	-
Total	$	3.00	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	2.25	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	2.25	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	2.25	-
Design 12%	$	0.36	-
Legal/Finance 3%	$	0.09	-
FFE 10%	$	0.30	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	3.00	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.0442	$	-	$	-	$	-	$	-
Property Tax	$	0.0287	$	-	$	-	$	-	$	-
Income Tax	$	0.0342	$	-	$	-	$	-	$	-
Other Taxes and Fees From Business	$	0.0039	$	-	$	-	$	-	$	-
Other Taxes and Fees from Households	$	0.0067	$	-	$	-	$	-	$	-
Social Insurance Taxes	$	0.0009	$	-	$	-	$	-	$	-
Total	**$**	**0.1186**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0159
Property Tax	$	0.0103
Income Tax	$	0.0077
Other Taxes and Fees From Business	$	0.0011
Other Taxes and Fees from Households	$	0.0015
Social Insurance Taxes	$	0.0002
Total	**$**	**0.0368**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		10
Employment Ripple Effects		0
Total Employment Effects		10
Multiplier		1.0
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.2
Value Added Ripple Effects	$	0.2
Total Value Added Effects	$	0.4
Multiplier		1.8
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		20
Employment Ripple Effects		10
Total Employment Effects		30
Multiplier		1.5

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	1.1
Value Added Ripple Effects	$	0.7
Total Value Added Effects	$	1.8
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	2.3	0.1		-2.1	2015 0	2.250	0.119	0.000	-2.131	-2.131	1
2016	0.0	0.0	0.0	0.0	2016 1	0.000	0.000	0.035	0.035	-2.097	0.943
2017	0.0	0.0	0.0	0.0	2017 2	0.000	0.000	0.033	0.033	-2.064	0.890
2018	0.0	0.0	0.0	0.0	2018 3	0.000	0.000	0.031	0.031	-2.033	0.840
2019	0.0	0.0	0.0	0.0	2019 4	0.000	0.000	0.029	0.029	-2.004	0.792
2020	0.0		0.0	0.0	2020 5	0.000	0.000	0.027	0.027	-1.977	0.747
2021	0.0		0.0	0.0	2021 6	0.000	0.000	0.026	0.026	-1.951	0.705
2022	0.0		0.0	0.0	2022 7	0.000	0.000	0.024	0.024	-1.926	0.665
2023	0.0		0.0	0.0	2023 8	0.000	0.000	0.023	0.023	-1.903	0.627
2024	0.0		0.0	0.0	2024 9	0.000	0.000	0.022	0.022	-1.881	0.592
2025	0.0		0.0	0.0	2025 10	0.000	0.000	0.021	0.021	-1.861	0.558
2026	0.0		0.0	0.0	2026 11	0.000	0.000	0.019	0.019	-1.841	0.527
2027	0.0		0.0	0.0	2027 12	0.000	0.000	0.018	0.018	-1.823	0.497
2028	0.0		0.0	0.0	2028 13	0.000	0.000	0.017	0.017	-1.806	0.469
2029	0.0		0.0	0.0	2029 14	0.000	0.000	0.016	0.016	-1.790	0.442
2030	0.0		0.0	0.0	2030 15	0.000	0.000	0.015	0.015	-1.774	0.417
2031	0.0		0.0	0.0	2031 16	0.000	0.000	0.014	0.014	-1.760	0.394
2032	0.0		0.0	0.0	2032 17	0.000	0.000	0.014	0.014	-1.746	0.371
2033	0.0		0.0	0.0	2033 18	0.000	0.000	0.013	0.013	-1.733	0.350
2034	0.0		0.0	0.0	2034 19	0.000	0.000	0.012	0.012	-1.721	0.331
Net Present Value	**-1.7**										

Downtown Fitness 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.1977
Construction Spending, Year 2	$	1.9766
Construction Spending, Year 3	$	0.2767
Construction Spending, Year 4	$	0.3163
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.1549

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Private investment	$	20.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	5.00	-
…	$	-	-
Total	$	25.00	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	5.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	5.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	18.75	-
Design 12%	$	3.00	-
Legal/Finance 3%	$	0.75	-
FFE 10%	$	2.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	25.00	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.0737	$	0.7374	$	0.1032	$	0.1180	$	-
Property Tax	$	0.0479	$	0.4786	$	0.0670	$	0.0766	$	-
Income Tax	$	0.0570	$	0.5697	$	0.0798	$	0.0912	$	-
Other Taxes and Fees From Business	$	0.0065	$	0.0653	$	0.0091	$	0.0104	$	-
Other Taxes and Fees from Households	$	0.0111	$	0.1110	$	0.0155	$	0.0178	$	-
Social Insurance Taxes	$	0.0015	$	0.0146	$	0.0020	$	0.0023	$	-
Total	**$**	**0.1977**	**$**	**1.9766**	**$**	**0.2767**	**$**	**0.3163**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0794
Property Tax	$	0.0515
Income Tax	$	0.0141
Other Taxes and Fees From Business	$	0.0067
Other Taxes and Fees from Households	$	0.0028
Social Insurance Taxes	$	0.0003
Total	**$**	**0.1549**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		10
Employment Ripple Effects		10
Total Employment Effects		20
Multiplier		2.0
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.8
Value Added Ripple Effects	$	0.4
Total Value Added Effects	$	1.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		90
Employment Ripple Effects		50
Total Employment Effects		140
Multiplier		1.6

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	6.6
Value Added Ripple Effects	$	4.4
Total Value Added Effects	$	11.0
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

		Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate
												6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	2.5	0.2		-2.3	2015	0	2.500	0.198	0.000	-2.302	-2.302	1
	2016	2.5	2.0	0.0	-0.5	2016	1	2.358	1.865	0.000	-0.494	-2.796	0.943
	2017	0.0	0.3	0.0	0.3	2017	2	0.000	0.246	0.000	0.246	-2.550	0.890
	2018	0.0	0.3	0.0	0.3	2018	3	0.000	0.266	0.000	0.266	-2.284	0.840
	2019	0.0	0.0	0.2	0.2	2019	4	0.000	0.000	0.123	0.123	-2.162	0.792
	2020	0.0		0.2	0.2	2020	5	0.000	0.000	0.116	0.116	-2.046	0.747
	2021	0.0		0.2	0.2	2021	6	0.000	0.000	0.109	0.109	-1.937	0.705
	2022	0.0		0.2	0.2	2022	7	0.000	0.000	0.103	0.103	-1.834	0.665
	2023	0.0		0.2	0.2	2023	8	0.000	0.000	0.097	0.097	-1.736	0.627
	2024	0.0		0.2	0.2	2024	9	0.000	0.000	0.092	0.092	-1.645	0.592
	2025	0.0		0.2	0.2	2025	10	0.000	0.000	0.086	0.086	-1.558	0.558
	2026	0.0		0.2	0.2	2026	11	0.000	0.000	0.082	0.082	-1.477	0.527
	2027	0.0		0.2	0.2	2027	12	0.000	0.000	0.077	0.077	-1.400	0.497
	2028	0.0		0.2	0.2	2028	13	0.000	0.000	0.073	0.073	-1.327	0.469
	2029	0.0		0.2	0.2	2029	14	0.000	0.000	0.069	0.069	-1.259	0.442
	2030	0.0		0.2	0.2	2030	15	0.000	0.000	0.065	0.065	-1.194	0.417
	2031	0.0		0.2	0.2	2031	16	0.000	0.000	0.061	0.061	-1.133	0.394
	2032	0.0		0.2	0.2	2032	17	0.000	0.000	0.058	0.058	-1.075	0.371
	2033	0.0		0.2	0.2	2033	18	0.000	0.000	0.054	0.054	-1.021	0.350
	2034	0.0		0.2	0.2	2034	19	0.000	0.000	0.051	0.051	-0.970	0.331
Net Present Value		**-1.0**											

Downtown Fitness 2

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.1977
Construction Spending, Year 2	$	1.9766
Construction Spending, Year 3	$	0.2767
Construction Spending, Year 4	$	0.3163
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.1549

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Private investment	$	20.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	5.00	-
…	$	-	-
Total	$	25.00	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	5.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	5.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	18.75	-
Design 12%	$	3.00	-
Legal/Finance 3%	$	0.75	-
FFE 10%	$	2.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	25.00	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.0737	$	0.7374	$	0.1032	$	0.1180	$	-
Property Tax	$	0.0479	$	0.4786	$	0.0670	$	0.0766	$	-
Income Tax	$	0.0570	$	0.5697	$	0.0798	$	0.0912	$	-
Other Taxes and Fees From Business	$	0.0065	$	0.0653	$	0.0091	$	0.0104	$	-
Other Taxes and Fees from Households	$	0.0111	$	0.1110	$	0.0155	$	0.0178	$	-
Social Insurance Taxes	$	0.0015	$	0.0146	$	0.0020	$	0.0023	$	-
Total	**$**	**0.1977**	**$**	**1.9766**	**$**	**0.2767**	**$**	**0.3163**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0794
Property Tax	$	0.0515
Income Tax	$	0.0141
Other Taxes and Fees From Business	$	0.0067
Other Taxes and Fees from Households	$	0.0028
Social Insurance Taxes	$	0.0003
Total	**$**	**0.1549**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		10
Employment Ripple Effects		10
Total Employment Effects		20
Multiplier		2.0
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.8
Value Added Ripple Effects	$	0.4
Total Value Added Effects	$	1.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		90
Employment Ripple Effects		50
Total Employment Effects		140
Multiplier		1.6

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	6.6
Value Added Ripple Effects	$	4.4
Total Value Added Effects	$	11.0
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate: 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	2.5	0.2		-2.3	2015	0	2.500	0.198	0.000	-2.302	-2.302	1
2016	2.5	2.0	0.0	-0.5	2016	1	2.358	1.865	0.000	-0.494	-2.796	0.943
2017	0.0	0.3	0.2	0.4	2017	2	0.000	0.246	0.138	0.384	-2.412	0.890
2018	0.0	0.3	0.2	0.5	2018	3	0.000	0.266	0.130	0.396	-2.016	0.840
2019	0.0	0.0	0.2	0.2	2019	4	0.000	0.000	0.123	0.123	-1.894	0.792
2020	0.0		0.2	0.2	2020	5	0.000	0.000	0.116	0.116	-1.778	0.747
2021	0.0		0.2	0.2	2021	6	0.000	0.000	0.109	0.109	-1.669	0.705
2022	0.0		0.2	0.2	2022	7	0.000	0.000	0.103	0.103	-1.566	0.665
2023	0.0		0.2	0.2	2023	8	0.000	0.000	0.097	0.097	-1.468	0.627
2024	0.0		0.2	0.2	2024	9	0.000	0.000	0.092	0.092	-1.377	0.592
2025	0.0		0.2	0.2	2025	10	0.000	0.000	0.086	0.086	-1.290	0.558
2026	0.0		0.2	0.2	2026	11	0.000	0.000	0.082	0.082	-1.209	0.527
2027	0.0		0.2	0.2	2027	12	0.000	0.000	0.077	0.077	-1.132	0.497
2028	0.0		0.2	0.2	2028	13	0.000	0.000	0.073	0.073	-1.059	0.469
2029	0.0		0.2	0.2	2029	14	0.000	0.000	0.069	0.069	-0.991	0.442
2030	0.0		0.2	0.2	2030	15	0.000	0.000	0.065	0.065	-0.926	0.417
2031	0.0		0.2	0.2	2031	16	0.000	0.000	0.061	0.061	-0.865	0.394
2032	0.0		0.2	0.2	2032	17	0.000	0.000	0.058	0.058	-0.807	0.371
2033	0.0		0.2	0.2	2033	18	0.000	0.000	0.054	0.054	-0.753	0.350
2034	0.0		0.2	0.2	2034	19	0.000	0.000	0.051	0.051	-0.702	0.331
Net Present Value	**-0.7**											

Downtown Fitness 3

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.1977
Construction Spending, Year 2	$	1.9766
Construction Spending, Year 3	$	0.2767
Construction Spending, Year 4	$	0.3163
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.1549

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Private investment	$	20.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	5.00	-
…	$	-	-
Total	$	25.00	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	5.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	5.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	18.75	-
Design 12%	$	3.00	-
Legal/Finance 3%	$	0.75	-
FFE 10%	$	2.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	25.00	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.0737	$	0.7374	$	0.1032	$	0.1180	$	-
Property Tax	$	0.0479	$	0.4786	$	0.0670	$	0.0766	$	-
Income Tax	$	0.0570	$	0.5697	$	0.0798	$	0.0912	$	-
Other Taxes and Fees From Business	$	0.0065	$	0.0653	$	0.0091	$	0.0104	$	-
Other Taxes and Fees from Households	$	0.0111	$	0.1110	$	0.0155	$	0.0178	$	-
Social Insurance Taxes	$	0.0015	$	0.0146	$	0.0020	$	0.0023	$	-
Total	**$**	**0.1977**	**$**	**1.9766**	**$**	**0.2767**	**$**	**0.3163**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0794
Property Tax	$	0.0515
Income Tax	$	0.0141
Other Taxes and Fees From Business	$	0.0067
Other Taxes and Fees from Households	$	0.0028
Social Insurance Taxes	$	0.0003
Total	**$**	**0.1549**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		10
Employment Ripple Effects		10
Total Employment Effects		20
Multiplier		2.0
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.8
Value Added Ripple Effects	$	0.4
Total Value Added Effects	$	1.2
Multiplier		1.5
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		90
Employment Ripple Effects		50
Total Employment Effects		140
Multiplier		1.6

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	6.6
Value Added Ripple Effects	$	4.4
Total Value Added Effects	$	11.0
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	2.5	0.2		-2.3	2015	0	2.500	0.198	0.000	-2.302	-2.302	1
2016	2.5	2.0	0.2	-0.4	2016	1	2.358	1.865	0.146	-0.348	-2.650	0.943
2017	0.0	0.3	0.2	0.4	2017	2	0.000	0.246	0.138	0.384	-2.266	0.890
2018	0.0	0.3	0.2	0.5	2018	3	0.000	0.266	0.130	0.396	-1.870	0.840
2019	0.0	0.0	0.2	0.2	2019	4	0.000	0.000	0.123	0.123	-1.748	0.792
2020	0.0		0.2	0.2	2020	5	0.000	0.000	0.116	0.116	-1.632	0.747
2021	0.0		0.2	0.2	2021	6	0.000	0.000	0.109	0.109	-1.523	0.705
2022	0.0		0.2	0.2	2022	7	0.000	0.000	0.103	0.103	-1.420	0.665
2023	0.0		0.2	0.2	2023	8	0.000	0.000	0.097	0.097	-1.323	0.627
2024	0.0		0.2	0.2	2024	9	0.000	0.000	0.092	0.092	-1.231	0.592
2025	0.0		0.2	0.2	2025	10	0.000	0.000	0.086	0.086	-1.144	0.558
2026	0.0		0.2	0.2	2026	11	0.000	0.000	0.082	0.082	-1.063	0.527
2027	0.0		0.2	0.2	2027	12	0.000	0.000	0.077	0.077	-0.986	0.497
2028	0.0		0.2	0.2	2028	13	0.000	0.000	0.073	0.073	-0.913	0.469
2029	0.0		0.2	0.2	2029	14	0.000	0.000	0.068	0.068	-0.845	0.442
2030	0.0		0.2	0.2	2030	15	0.000	0.000	0.065	0.065	-0.780	0.417
2031	0.0		0.2	0.2	2031	16	0.000	0.000	0.061	0.061	-0.719	0.394
2032	0.0		0.2	0.2	2032	17	0.000	0.000	0.058	0.058	-0.662	0.371
2033	0.0		0.2	0.2	2033	18	0.000	0.000	0.054	0.054	-0.607	0.350
2034	0.0		0.2	0.2	2034	19	0.000	0.000	0.051	0.051	-0.556	0.331
Net Present Value	**-0.6**											

EVV Airport Terminal

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.2504
Construction Spending, Year 2	$	0.2504
Construction Spending, Year 3	$	-
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.0876

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
Parking Revenue	$	0.30
Rental Car fee	$	0.20
Passenger Flight Carrier Fee	$	0.19
…	$	-
…	$	-
…	$	-
Total	**$**	**0.69**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Local Public (Airport Revenues)	$	5.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	5.00	-
…	$	-	-
Total	$	10.00	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	10.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	10.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	7.50	-
Design 12%	$	1.20	-
Legal/Finance 3%	$	0.30	-
FFE 10%	$	1.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	10.00	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.0934	$	0.0934	$	-	$	-	$	-
Property Tax	$	0.0606	$	0.0606	$	-	$	-	$	-
Income Tax	$	0.0722	$	0.0722	$	-	$	-	$	-
Other Taxes and Fees From Business	$	0.0083	$	0.0083	$	-	$	-	$	-
Other Taxes and Fees from Households	$	0.0141	$	0.0141	$	-	$	-	$	-
Social Insurance Taxes	$	0.0018	$	0.0018	$	-	$	-	$	-
Total	**$**	**0.2504**	**$**	**0.2504**	**$**	**-**	**$**	**-**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0456
Property Tax	$	0.0296
Income Tax	$	0.0071
Other Taxes and Fees From Business	$	0.0038
Other Taxes and Fees from Households	$	0.0014
Social Insurance Taxes	$	0.0002
Total	**$**	**0.0876**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		0
Employment Ripple Effects		0
Total Employment Effects		0
Multiplier		#DIV/0!
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.3
Value Added Ripple Effects	$	0.3
Total Value Added Effects	$	0.6
Multiplier		2.0
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		30
Employment Ripple Effects		20
Total Employment Effects		50
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate
													6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	5.0	0.3		-4.7	2015	0	5.000	0.250	0.000	-4.750	-4.750	1
	2016	5.0	0.3	0.8	-4.0	2016	1	4.717	0.236	0.734	-3.747	-8.497	0.943
	2017	0.0	0.0	0.8	0.8	2017	2	0.000	0.000	0.692	0.692	-7.805	0.890
	2018	0.0	0.0	0.8	0.8	2018	3	0.000	0.000	0.653	0.653	-7.152	0.840
	2019	0.0	0.0	0.8	0.8	2019	4	0.000	0.000	0.616	0.616	-6.536	0.792
	2020	0.0		0.8	0.8	2020	5	0.000	0.000	0.581	0.581	-5.955	0.747
	2021	0.0		0.8	0.8	2021	6	0.000	0.000	0.548	0.548	-5.407	0.705
	2022	0.0		0.8	0.8	2022	7	0.000	0.000	0.517	0.517	-4.889	0.665
	2023	0.0		0.8	0.8	2023	8	0.000	0.000	0.488	0.488	-4.402	0.627
	2024	0.0		0.8	0.8	2024	9	0.000	0.000	0.460	0.460	-3.941	0.592
	2025	0.0		0.8	0.8	2025	10	0.000	0.000	0.434	0.434	-3.507	0.558
	2026	0.0		0.8	0.8	2026	11	0.000	0.000	0.410	0.410	-3.097	0.527
	2027	0.0		0.8	0.8	2027	12	0.000	0.000	0.386	0.386	-2.711	0.497
	2028	0.0		0.8	0.8	2028	13	0.000	0.000	0.365	0.365	-2.346	0.469
	2029	0.0		0.8	0.8	2029	14	0.000	0.000	0.344	0.344	-2.002	0.442
	2030	0.0		0.8	0.8	2030	15	0.000	0.000	0.324	0.324	-1.678	0.417
	2031	0.0		0.8	0.8	2031	16	0.000	0.000	0.306	0.306	-1.372	0.394
	2032	0.0		0.8	0.8	2032	17	0.000	0.000	0.289	0.289	-1.083	0.371
	2033	0.0		0.8	0.8	2033	18	0.000	0.000	0.272	0.272	-0.811	0.350
	2034	0.0		0.8	0.8	2034	19	0.000	0.000	0.257	0.257	-0.554	0.331
Net Present Value		**-0.6**											

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	2.4
Value Added Ripple Effects	$	1.6
Total Value Added Effects	$	4.0
Multiplier		1.7

Greyhound Bus Terminal

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.0395
Construction Spending, Year 2	$	-
Construction Spending, Year 3	$	-
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.1376

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Private investment (donations/scholarships)	$	1.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	-	-
…	$	-	-
Total	$	1.00	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	-	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	0.56	-
Design 12%	$	0.09	-
Legal/Finance 3%	$	0.02	-
FFE 10%	$	0.08	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	0.75	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4	Year 5
Sales Tax	$	0.0147	$	-	$	-	$	-	$ -
Property Tax	$	0.0096	$	-	$	-	$	-	$ -
Income Tax	$	0.0114	$	-	$	-	$	-	$ -
Other Taxes and Fees From Business	$	0.0013	$	-	$	-	$	-	$ -
Other Taxes and Fees from Households	$	0.0022	$	-	$	-	$	-	$ -
Social Insurance Taxes	$	0.0003	$	-	$	-	$	-	$ -
Total	**$**	**0.0395**	**$**	**-**	**$**	**-**	**$**	**-**	**$ -**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0700
Property Tax	$	0.0454
Income Tax	$	0.0139
Other Taxes and Fees From Business	$	0.0052
Other Taxes and Fees from Households	$	0.0027
Social Insurance Taxes	$	0.0004
Total	**$**	**0.1376**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		30
Employment Ripple Effects		10
Total Employment Effects		40
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.6
Value Added Ripple Effects	$	0.4
Total Value Added Effects	$	1.0
Multiplier		1.6
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		10
Employment Ripple Effects		0
Total Employment Effects		10
Multiplier		1.0

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	0.4
Value Added Ripple Effects	$	0.2
Total Value Added Effects	$	0.6
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate: 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	0.0	0.0		0.0	2015 0	0.000	0.040	0.000	0.040	0.040	1
2016	0.0	0.0	0.1	0.1	2016 1	0.000	0.000	0.130	0.130	0.169	0.943
2017	0.0	0.0	0.1	0.1	2017 2	0.000	0.000	0.122	0.122	0.292	0.890
2018	0.0	0.0	0.1	0.1	2018 3	0.000	0.000	0.116	0.116	0.407	0.840
2019	0.0	0.0	0.1	0.1	2019 4	0.000	0.000	0.109	0.109	0.516	0.792
2020	0.0		0.1	0.1	2020 5	0.000	0.000	0.103	0.103	0.619	0.747
2021	0.0		0.1	0.1	2021 6	0.000	0.000	0.097	0.097	0.716	0.705
2022	0.0		0.1	0.1	2022 7	0.000	0.000	0.092	0.092	0.808	0.665
2023	0.0		0.1	0.1	2023 8	0.000	0.000	0.086	0.086	0.894	0.627
2024	0.0		0.1	0.1	2024 9	0.000	0.000	0.081	0.081	0.976	0.592
2025	0.0		0.1	0.1	2025 10	0.000	0.000	0.077	0.077	1.053	0.558
2026	0.0		0.1	0.1	2026 11	0.000	0.000	0.073	0.073	1.125	0.527
2027	0.0		0.1	0.1	2027 12	0.000	0.000	0.068	0.068	1.193	0.497
2028	0.0		0.1	0.1	2028 13	0.000	0.000	0.065	0.065	1.258	0.469
2029	0.0		0.1	0.1	2029 14	0.000	0.000	0.061	0.061	1.319	0.442
2030	0.0		0.1	0.1	2030 15	0.000	0.000	0.057	0.057	1.376	0.417
2031	0.0		0.1	0.1	2031 16	0.000	0.000	0.054	0.054	1.430	0.394
2032	0.0		0.1	0.1	2032 17	0.000	0.000	0.051	0.051	1.482	0.371
2033	0.0		0.1	0.1	2033 18	0.000	0.000	0.048	0.048	1.530	0.350
2034	0.0		0.1	0.1	2034 19	0.000	0.000	0.045	0.045	1.575	0.331
Net Present Value	**1.6**										

Mesker Park Zoo

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.1384
Construction Spending, Year 2	$	-
Construction Spending, Year 3	$	0.1977
Construction Spending, Year 4	$	0.3163
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.0290

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	$	-

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Private Investment (donations/sponsorships	$	16.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	-	-
…	$	-	-
Total	$	16.50	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	-	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	12.38	-
Design 12%	$	1.98	-
Legal/Finance 3%	$	0.50	-
FFE 10%	$	1.65	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	16.50	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4	Year 5
Sales Tax	$	0.0516	$	-	$	0.0737	$	0.1180	$ -
Property Tax	$	0.0335	$	-	$	0.0479	$	0.0766	$ -
Income Tax	$	0.0399	$	-	$	0.0570	$	0.0912	$ -
Other Taxes and Fees From Business	$	0.0046	$	-	$	0.0065	$	0.0104	$ -
Other Taxes and Fees from Households	$	0.0078	$	-	$	0.0111	$	0.0178	$ -
Social Insurance Taxes	$	0.0010	$	-	$	0.0015	$	0.0023	$ -
Total	**$**	**0.1384**	**$**	**-**	**$**	**0.1977**	**$**	**0.3163**	**$ -**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.0146
Property Tax	$	0.0095
Income Tax	$	0.0022
Other Taxes and Fees From Business	$	0.0021
Other Taxes and Fees from Households	$	0.0004
Social Insurance Taxes	$	0.0001
Total	**$**	**0.0290**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		0
Employment Ripple Effects		0
Total Employment Effects		0
Multiplier		#DIV/0!
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	0.2
Value Added Ripple Effects	$	0.1
Total Value Added Effects	$	0.3
Multiplier		1.6
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		30
Employment Ripple Effects		20
Total Employment Effects		50
Multiplier		1.7

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	2.1
Value Added Ripple Effects	$	1.4
Total Value Added Effects	$	3.4
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	0.0	0.1		0.1	2015	0	0.000	0.138	0.000	0.138	0.138	1
	2016	0.0	0.0	0.0	0.0	2016	1	0.000	0.000	0.027	0.027	0.166	0.943
	2017	0.0	0.2	0.0	0.2	2017	2	0.000	0.176	0.026	0.202	0.367	0.890
	2018	0.0	0.3	0.0	0.3	2018	3	0.000	0.266	0.024	0.290	0.657	0.840
	2019	0.0	0.0	0.0	0.0	2019	4	0.000	0.000	0.023	0.023	0.680	0.792
	2020	0.0		0.0	0.0	2020	5	0.000	0.000	0.022	0.022	0.702	0.747
	2021	0.0		0.0	0.0	2021	6	0.000	0.000	0.020	0.020	0.722	0.705
	2022	0.0		0.0	0.0	2022	7	0.000	0.000	0.019	0.019	0.741	0.665
	2023	0.0		0.0	0.0	2023	8	0.000	0.000	0.018	0.018	0.760	0.627
	2024	0.0		0.0	0.0	2024	9	0.000	0.000	0.017	0.017	0.777	0.592
	2025	0.0		0.0	0.0	2025	10	0.000	0.000	0.016	0.016	0.793	0.558
	2026	0.0		0.0	0.0	2026	11	0.000	0.000	0.015	0.015	0.808	0.527
	2027	0.0		0.0	0.0	2027	12	0.000	0.000	0.014	0.014	0.823	0.497
	2028	0.0		0.0	0.0	2028	13	0.000	0.000	0.014	0.014	0.836	0.469
	2029	0.0		0.0	0.0	2029	14	0.000	0.000	0.013	0.013	0.849	0.442
	2030	0.0		0.0	0.0	2030	15	0.000	0.000	0.012	0.012	0.861	0.417
	2031	0.0		0.0	0.0	2031	16	0.000	0.000	0.011	0.011	0.872	0.394
	2032	0.0		0.0	0.0	2032	17	0.000	0.000	0.011	0.011	0.883	0.371
	2033	0.0		0.0	0.0	2033	18	0.000	0.000	0.010	0.010	0.893	0.350
	2034	0.0		0.0	0.0	2034	19	0.000	0.000	0.010	0.010	0.903	0.331
Net Present Value		**0.9**											

Haynies Corner 1

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.2570
Construction Spending, Year 2	$	0.1977
Construction Spending, Year 3	$	-
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.4404

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville TIF	$	3.00	-
Private Sector Investment	$	8.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	-	-
…	$	-	-
Total	$	11.50	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	3.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	3.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	8.63	-
Design 12%	$	1.38	-
Legal/Finance 3%	$	0.35	-
FFE 10%	$	1.15	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	11.50	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4	Year 5
Sales Tax	$	0.0959	$	0.0737	$	-	$	-	$ -
Property Tax	$	0.0622	$	0.0479	$	-	$	-	$ -
Income Tax	$	0.0741	$	0.0570	$	-	$	-	$ -
Other Taxes and Fees From Business	$	0.0085	$	0.0065	$	-	$	-	$ -
Other Taxes and Fees from Households	$	0.0144	$	0.0111	$	-	$	-	$ -
Social Insurance Taxes	$	0.0019	$	0.0015	$	-	$	-	$ -
Total	**$**	**0.2570**	**$**	**0.1977**	**$**	**-**	**$**	**-**	**$ -**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.2240
Property Tax	$	0.1454
Income Tax	$	0.0444
Other Taxes and Fees From Business	$	0.0168
Other Taxes and Fees from Households	$	0.0086
Social Insurance Taxes	$	0.0013
Total	**$**	**0.4404**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		80
Employment Ripple Effects		20
Total Employment Effects		100
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	2.0
Value Added Ripple Effects	$	1.2
Total Value Added Effects	$	3.2
Multiplier		1.6
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		30
Employment Ripple Effects		20
Total Employment Effects		50
Multiplier		1.7

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	2.2
Value Added Ripple Effects	$	1.4
Total Value Added Effects	$	3.6
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)					Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	2.0	0.3		-1.7	2015 0	2.000	0.257	0.000	-1.743	-1.743	1
2016	1.0	0.2	0.0	-0.8	2016 1	0.943	0.186	0.000	-0.757	-2.500	0.943
2017	0.0	0.0	0.4	0.4	2017 2	0.000	0.000	0.392	0.392	-2.108	0.890
2018	0.0	0.0	0.4	0.4	2018 3	0.000	0.000	0.370	0.370	-1.738	0.840
2019	0.0	0.0	0.4	0.4	2019 4	0.000	0.000	0.349	0.349	-1.389	0.792
2020	0.0		0.4	0.4	2020 5	0.000	0.000	0.329	0.329	-1.060	0.747
2021	0.0		0.4	0.4	2021 6	0.000	0.000	0.310	0.310	-0.750	0.705
2022	0.0		0.4	0.4	2022 7	0.000	0.000	0.293	0.293	-0.457	0.665
2023	0.0		0.4	0.4	2023 8	0.000	0.000	0.276	0.276	-0.181	0.627
2024	0.0		0.4	0.4	2024 9	0.000	0.000	0.261	0.261	0.080	0.592
2025	0.0		0.4	0.4	2025 10	0.000	0.000	0.246	0.246	0.326	0.558
2026	0.0		0.4	0.4	2026 11	0.000	0.000	0.232	0.232	0.558	0.527
2027	0.0		0.4	0.4	2027 12	0.000	0.000	0.219	0.219	0.777	0.497
2028	0.0		0.4	0.4	2028 13	0.000	0.000	0.206	0.206	0.983	0.469
2029	0.0		0.4	0.4	2029 14	0.000	0.000	0.195	0.195	1.178	0.442
2030	0.0		0.4	0.4	2030 15	0.000	0.000	0.184	0.184	1.362	0.417
2031	0.0		0.4	0.4	2031 16	0.000	0.000	0.173	0.173	1.535	0.394
2032	0.0		0.4	0.4	2032 17	0.000	0.000	0.164	0.164	1.699	0.371
2033	0.0		0.4	0.4	2033 18	0.000	0.000	0.154	0.154	1.853	0.350
2034	0.0		0.4	0.4	2034 19	0.000	0.000	0.146	0.146	1.999	0.331
Net Present Value	**2.0**										

Haynies Corner 2

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	0.2570
Construction Spending, Year 2	$	0.1977
Construction Spending, Year 3	$	-
Construction Spending, Year 4	$	-
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	0.4404

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**-**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville TIF	$	3.00	-
Private Sector Investment	$	8.50	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Regional Cities	$	-	-
…	$	-	-
Total	$	11.50	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	3.00	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	3.00	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	8.63	-
Design 12%	$	1.38	-
Legal/Finance 3%	$	0.35	-
FFE 10%	$	1.15	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	11.50	

BOX 5

Public Revenues by Revenue Type									
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)									
		Year 1		Year 2		Year 3		Year 4	Year 5
Sales Tax	$	0.0959	$	0.0737	$	-	$	-	$ -
Property Tax	$	0.0622	$	0.0479	$	-	$	-	$ -
Income Tax	$	0.0741	$	0.0570	$	-	$	-	$ -
Other Taxes and Fees From Business	$	0.0085	$	0.0065	$	-	$	-	$ -
Other Taxes and Fees from Households	$	0.0144	$	0.0111	$	-	$	-	$ -
Social Insurance Taxes	$	0.0019	$	0.0015	$	-	$	-	$ -
Total	**$**	**0.2570**	**$**	**0.1977**	**$**	**-**	**$**	**-**	**$ -**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.2240
Property Tax	$	0.1454
Income Tax	$	0.0444
Other Taxes and Fees From Business	$	0.0168
Other Taxes and Fees from Households	$	0.0086
Social Insurance Taxes	$	0.0013
Total	**$**	**0.4404**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		80
Employment Ripple Effects		20
Total Employment Effects		100
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	2.0
Value Added Ripple Effects	$	1.2
Total Value Added Effects	$	3.2
Multiplier		1.6
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		30
Employment Ripple Effects		20
Total Employment Effects		50
Multiplier		1.7

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	2.2
Value Added Ripple Effects	$	1.4
Total Value Added Effects	$	3.6
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	2.0	0.3		-1.7	2015	0	2.000	0.257	0.000	-1.743	-1.743	1
	2016	1.0	0.2	0.4	-0.4	2016	1	0.943	0.186	0.416	-0.341	-2.084	0.943
	2017	0.0	0.0	0.4	0.4	2017	2	0.000	0.000	0.392	0.392	-1.692	0.890
	2018	0.0	0.0	0.4	0.4	2018	3	0.000	0.000	0.370	0.370	-1.323	0.840
	2019	0.0	0.0	0.4	0.4	2019	4	0.000	0.000	0.349	0.349	-0.974	0.792
	2020	0.0		0.4	0.4	2020	5	0.000	0.000	0.329	0.329	-0.645	0.747
	2021	0.0		0.4	0.4	2021	6	0.000	0.000	0.310	0.310	-0.334	0.705
	2022	0.0		0.4	0.4	2022	7	0.000	0.000	0.293	0.293	-0.041	0.665
	2023	0.0		0.4	0.4	2023	8	0.000	0.000	0.276	0.276	0.235	0.627
	2024	0.0		0.4	0.4	2024	9	0.000	0.000	0.261	0.261	0.496	0.592
	2025	0.0		0.4	0.4	2025	10	0.000	0.000	0.246	0.246	0.742	0.558
	2026	0.0		0.4	0.4	2026	11	0.000	0.000	0.232	0.232	0.974	0.527
	2027	0.0		0.4	0.4	2027	12	0.000	0.000	0.219	0.219	1.193	0.497
	2028	0.0		0.4	0.4	2028	13	0.000	0.000	0.206	0.206	1.399	0.469
	2029	0.0		0.4	0.4	2029	14	0.000	0.000	0.195	0.195	1.594	0.442
	2030	0.0		0.4	0.4	2030	15	0.000	0.000	0.184	0.184	1.778	0.417
	2031	0.0		0.4	0.4	2031	16	0.000	0.000	0.173	0.173	1.951	0.394
	2032	0.0		0.4	0.4	2032	17	0.000	0.000	0.164	0.164	2.115	0.371
	2033	0.0		0.4	0.4	2033	18	0.000	0.000	0.154	0.154	2.269	0.350
	2034	0.0		0.4	0.4	2034	19	0.000	0.000	0.146	0.146	2.415	0.331
Net Present Value		**2.4**											

IU School of Medicine

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	2.6665
Construction Spending, Year 2	$	2.5795
Construction Spending, Year 3	$	0.9251
Construction Spending, Year 4	$	1.0476
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	1.3361

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
Research Facility Rents	$	0.18
SIM contracts	$	0.60
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**0.78**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville - Med School	$	56.00	-
Legislature - Med School Faculty	$	25.20	-
Legislature - Residency Program	$	6.00	-
Future Legislature	$	22.90	-
Future Ivy Tech	$	2.00	-
Private Funding - Associated Projects	$	62.50	-
…	$	-	-
Regional Cities	$	9.00	-
…	$	-	-
Total	$	183.60	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	79.58	-
Property Acquisition	$	26.53	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	106.10	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	136.95	-
Design 12%	$	19.51	-
Legal/Finance 3%	$	4.88	-
FFE 10%	$	16.26	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	177.60	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.9948	$	0.9624	$	0.3451	$	0.3908	$	-
Property Tax	$	0.6456	$	0.6245	$	0.2240	$	0.2536	$	-
Income Tax	$	0.7685	$	0.7435	$	0.2666	$	0.3019	$	-
Other Taxes and Fees From Business	$	0.0881	$	0.0852	$	0.0306	$	0.0346	$	-
Other Taxes and Fees from Households	$	0.1498	$	0.1449	$	0.0520	$	0.0588	$	-
Social Insurance Taxes	$	0.0197	$	0.0191	$	0.0068	$	0.0077	$	-
Total	**$**	**2.6665**	**$**	**2.5795**	**$**	**0.9251**	**$**	**1.0476**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.6579
Property Tax	$	0.4269
Income Tax	$	0.1690
Other Taxes and Fees From Business	$	0.0446
Other Taxes and Fees from Households	$	0.0329
Social Insurance Taxes	$	0.0048
Total	**$**	**1.3361**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		190
Employment Ripple Effects		60
Total Employment Effects		250
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	6.5
Value Added Ripple Effects	$	4.0
Total Value Added Effects	$	10.5
Multiplier		1.6
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		240
Employment Ripple Effects		200
Total Employment Effects		440
Multiplier		1.8

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	17.2
Value Added Ripple Effects	$	11.4
Total Value Added Effects	$	28.6
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

	Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year	Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
2015	43.2	2.7		-40.5	2015	0	43.200	2.666	0.000	-40.534	-40.534	1
2016	48.0	2.6	0.0	-45.4	2016	1	45.283	2.434	0.000	-42.850	-83.383	0.943
2017	13.4	0.9	0.0	-12.5	2017	2	11.926	0.823	0.000	-11.103	-94.486	0.890
2018	16.5	1.0	0.0	-15.5	2018	3	13.854	0.880	0.000	-12.974	-107.460	0.840
2019	0.0	0.0	2.1	2.1	2019	4	0.000	0.000	1.676	1.676	-105.784	0.792
2020	0.0		2.1	2.1	2020	5	0.000	0.000	1.581	1.581	-104.202	0.747
2021	0.0		2.1	2.1	2021	6	0.000	0.000	1.492	1.492	-102.711	0.705
2022	0.0		2.1	2.1	2022	7	0.000	0.000	1.407	1.407	-101.303	0.665
2023	0.0		2.1	2.1	2023	8	0.000	0.000	1.328	1.328	-99.976	0.627
2024	0.0		2.1	2.1	2024	9	0.000	0.000	1.253	1.253	-98.723	0.592
2025	0.0		2.1	2.1	2025	10	0.000	0.000	1.182	1.182	-97.541	0.558
2026	0.0		2.1	2.1	2026	11	0.000	0.000	1.115	1.115	-96.427	0.527
2027	0.0		2.1	2.1	2027	12	0.000	0.000	1.052	1.052	-95.375	0.497
2028	0.0		2.1	2.1	2028	13	0.000	0.000	0.992	0.992	-94.383	0.469
2029	0.0		2.1	2.1	2029	14	0.000	0.000	0.936	0.936	-93.447	0.442
2030	0.0		2.1	2.1	2030	15	0.000	0.000	0.883	0.883	-92.564	0.417
2031	0.0		2.1	2.1	2031	16	0.000	0.000	0.833	0.833	-91.731	0.394
2032	0.0		2.1	2.1	2032	17	0.000	0.000	0.786	0.786	-90.945	0.371
2033	0.0		2.1	2.1	2033	18	0.000	0.000	0.741	0.741	-90.204	0.350
2034	0.0		2.1	2.1	2034	19	0.000	0.000	0.699	0.699	-89.504	0.331
Net Present Value	**-89.5**											

IU School of Medicine 2

BOX 1

Public Revenues from Construction Phase (if any)		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Construction Spending, Year 1	$	2.6665
Construction Spending, Year 2	$	2.5795
Construction Spending, Year 3	$	0.9251
Construction Spending, Year 4	$	1.0476
Construction Spending, Year 5	$	-

Note: See tables below for a breakout of revenues by type

BOX 2

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Operations	$	1.3361

Note: See tables below for a breakout of revenues by type

BOX 3

Additional Sources of Annual Public Revenues (if any)		
Description	**Dollars, 2015 ($ mil)**	
Research Facility Rents	$	0.18
SIM contracts	$	0.60
…	$	-
…	$	-
…	$	-
…	$	-
Total	**$**	**0.78**

Funding Sources by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
City of Evansville - Med School	$	56.00	-
Legislature - Med School Faculty	$	25.20	-
Legislature - Residency Program	$	6.00	-
Future Legislature	$	22.90	-
Future Ivy Tech	$	2.00	-
Private Funding - Associated Projects	$	62.50	-
…	$	-	-
Regional Cities	$	9.00	-
…	$	-	-
Total	$	183.60	

BOX 4

Public Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction	$	79.58	-
Property Acquisition	$	26.53	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	106.10	

Total Costs by Type			
Description	**Dollars, 2015 ($ mil)**		**# of years**
Construction 75%	$	136.95	-
Design 12%	$	19.51	-
Legal/Finance 3%	$	4.88	-
FFE 10%	$	16.26	-
…	$	-	-
…	$	-	-
…	$	-	-
…	$	-	-
Total	$	177.60	

BOX 5

Public Revenues by Revenue Type										
Annual State and Local Tax Impacts from Construction Phase, 2015 ($ mil)										
		Year 1		Year 2		Year 3		Year 4		Year 5
Sales Tax	$	0.9948	$	0.9624	$	0.3451	$	0.3908	$	-
Property Tax	$	0.6456	$	0.6245	$	0.2240	$	0.2536	$	-
Income Tax	$	0.7685	$	0.7435	$	0.2666	$	0.3019	$	-
Other Taxes and Fees From Business	$	0.0881	$	0.0852	$	0.0306	$	0.0346	$	-
Other Taxes and Fees from Households	$	0.1498	$	0.1449	$	0.0520	$	0.0588	$	-
Social Insurance Taxes	$	0.0197	$	0.0191	$	0.0068	$	0.0077	$	-
Total	**$**	**2.6665**	**$**	**2.5795**	**$**	**0.9251**	**$**	**1.0476**	**$**	**-**

BOX 6

Public Revenues from Annual Operations		
Annual State and Local Tax Impacts, 2015 ($ mil)		
Sales Tax	$	0.6579
Property Tax	$	0.4269
Income Tax	$	0.1690
Other Taxes and Fees From Business	$	0.0446
Other Taxes and Fees from Households	$	0.0329
Social Insurance Taxes	$	0.0048
Total	**$**	**1.3361**

BOX 7 (These numbers are not used in the cost-benefit analysis)

Estimates of Additional Economic Effects		
Estimated Employment Effects of Annual Operations		
Direct Employment Effects		190
Employment Ripple Effects		60
Total Employment Effects		250
Multiplier		1.3
Estimated GDP Effects of Annual Operations, 2015 ($ mil)		
Direct Value Added Effects	$	6.5
Value Added Ripple Effects	$	4.0
Total Value Added Effects	$	10.5
Multiplier		1.6
Average Annual Employment Effects of Temporary Construction		
Direct Employment Effects		240
Employment Ripple Effects		200
Total Employment Effects		440
Multiplier		1.8

Average Annual GDP Effects of Construction, 2015 ($ mil)		
Direct Value Added Effects	$	17.2
Value Added Ripple Effects	$	11.4
Total Value Added Effects	$	28.6
Multiplier		1.7

BOX 8

Cost Benefit Analysis: Public Investments and Public Revenues

		Undiscounted Flows ($ mil, 2015)						Discounted Flows ($ mil)					Discount Rate 6%
Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Year		Total Costs	Temporary Construction Benefits	Annual Operating Benefits	Total Net Benefits	Cumulative	Discount Factor
	2015	43.2	2.7		-40.5	2015	0	43.200	2.666	0.000	-40.534	-40.534	1
	2016	48.0	2.6	2.1	-43.3	2016	1	45.283	2.434	1.996	-40.853	-81.387	0.943
	2017	13.4	0.9	2.1	-10.4	2017	2	11.926	0.823	1.883	-9.219	-90.606	0.890
	2018	16.5	1.0	2.1	-13.3	2018	3	13.854	0.880	1.777	-11.197	-101.804	0.840
	2019	0.0	0.0	2.1	2.1	2019	4	0.000	0.000	1.676	1.676	-100.127	0.792
	2020	0.0		2.1	2.1	2020	5	0.000	0.000	1.581	1.581	-98.546	0.747
	2021	0.0		2.1	2.1	2021	6	0.000	0.000	1.492	1.492	-97.054	0.705
	2022	0.0		2.1	2.1	2022	7	0.000	0.000	1.407	1.407	-95.647	0.665
	2023	0.0		2.1	2.1	2023	8	0.000	0.000	1.328	1.328	-94.320	0.627
	2024	0.0		2.1	2.1	2024	9	0.000	0.000	1.252	1.252	-93.067	0.592
	2025	0.0		2.1	2.1	2025	10	0.000	0.000	1.182	1.182	-91.885	0.558
	2026	0.0		2.1	2.1	2026	11	0.000	0.000	1.115	1.115	-90.771	0.527
	2027	0.0		2.1	2.1	2027	12	0.000	0.000	1.052	1.052	-89.719	0.497
	2028	0.0		2.1	2.1	2028	13	0.000	0.000	0.992	0.992	-88.727	0.469
	2029	0.0		2.1	2.1	2029	14	0.000	0.000	0.936	0.936	-87.791	0.442
	2030	0.0		2.1	2.1	2030	15	0.000	0.000	0.883	0.883	-86.908	0.417
	2031	0.0		2.1	2.1	2031	16	0.000	0.000	0.833	0.833	-86.075	0.394
	2032	0.0		2.1	2.1	2032	17	0.000	0.000	0.786	0.786	-85.289	0.371
	2033	0.0		2.1	2.1	2033	18	0.000	0.000	0.741	0.741	-84.548	0.350
	2034	0.0		2.1	2.1	2034	19	0.000	0.000	0.699	0.699	-83.849	0.331
Net Present Value		**-83.8**											

INDIANA'S
GREAT SOUTHWEST

APPENDIX E: RDA RESOLUTION

A JOINT ORDINANCE OF GIBSON, POSEY, VANDERBURGH, AND WARRICK COUNTY AUTHORIZING THE CREATION OF A REGIONAL DEVELOPMENT AUTHORITY

GIBSON CO.2015-3
POSEY CO.2015-21-01
VANDERBURGH CO.07-15-007
WARRICK CO.2015-02

WHEREAS, the Indiana General Assembly in 2015 enacted, effective on its passage, the Indiana Regional Cities Fund pursuant to I.C. 5-28-37-1, *et seq.*, which establishes a Regional Cities Fund within the Indiana state treasury to provide grants or loans to a Regional Development Authority ("RDA") in order to support proposals for economic development ("Regional City Fund"); and

WHEREAS, House Enrolled Act 1001 (Indiana's biennial budget) provides the Indiana Economic Development Corporation with the authority to spend $84,000,000.00 under the Regional Cities Fund; and

WHEREAS, I.C. 36-7.6-2-3(a) provides that the RDA may be established by two (2) or more adjacent counties; and

WHEREAS, I.C. 36-7.6-3-5(a) states that the RDA shall prepare a cohesive and comprehensive strategic Regional Development Plan in order to be eligible to receive funds from the Regional City Fund; and

WHEREAS, I.C. 36-7.6-3-5(b) states that the Indiana Economic Development Corporation will begin accepting Regional Development Plans beginning August 31, 2015 in order for the RDA to obtain funding from the Regional Cities Fund; and

WHEREAS, I.C. 36-7.6-2-3(b) states that a county may participate in the establishment of a RDA only if the fiscal body of the county adopts an ordinance authorizing the county to participate in the establishment of the RDA; and

WHEREAS, I.C. 36-7.6-2-7 requires that the RDA development board ("Development Board") be composed of five (5) members appointed by written agreement of the executives of the members of the RDA and said written agreement may allow for the Mayor of the City of Evansville to appoint a Development Board member; and

WHEREAS, pursuant to I.C. 36-7.6-2-7, a member appointed to the Development Board may not be an elected official or an employee of a member county or municipality and must have at least five (5) years of professional work experience; and

WHEREAS, the Economic Development Coalition of Southwest Indiana, Inc. was established in 2006 to serve as an umbrella economic and community development organization for Gibson, Posey, Vanderburgh and Warrick Counties and seeks to improve and promote the business and commercial climate and conditions in Southwest Indiana; and

1

WHEREAS, Gibson, Posey, Vanderburgh, Warrick County, individually and collectively, desire to establish a RDA to serve Southwest Indiana.

NOW, THEREFORE, BE IT ORDAINED by the County Councils of Gibson, Posey, Vanderburgh, and Warrick County who serve as said county's fiscal body, as follows, to wit:

Section 1. Establishment of RDA.

A RDA is hereby established for the purpose of developing a comprehensive strategic development plan that includes detailed information on proposed projects to be undertaken or financed by the RDA, and to carry out all other statutorily authorized activities provided under I.C. 5-28-7-1 *et seq.*, I.C. 36-7.6-1-1 *et seq* and such other laws applicable to the RDA as may be amended from time to time. In furtherance and not in limitation of the powers conferred by law the RDA shall also have the following powers:

a) To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the RDA may determine, issue its notes, bonds, and other obligations, and secure any of its obligations;

b) To conduct business in this state and elsewhere; to have one or more offices out of this state, and to acquire, own, hold and use, and to lease, mortgage, pledge, sell, convey and otherwise dispose of property, real and personal, tangible and intangible, out of this state; and

c) To carry on, engage in and/or conduct any business or business and do any act or acts which a natural person or persons might do and which are necessary, convenient or expedient to accomplish the purposes for which this corporation is formed.

Section 2. Name of RDA.

This RDA shall be entitled the "Southwest Indiana Regional Development Authority".

Section 3. Duration of RDA.

The period for which the RDA shall continue is perpetual unless otherwise provided for by statute or as may be agreed upon by written agreement of four-fifths (4/5) of the Development Board members.

Section 4. RDA Administration.

The administration of the RDA shall be managed by the Economic Development Coalition of Southwest Indiana, Inc.

Section 5. RDA Development Board.

2

The RDA shall be governed by a Development Board appointed and operated pursuant to the Memorandum of Understanding attached hereto as Exhibit "A", which is made a part hereof, as may be amended from time to time.

Section 6. Notification of RDA Establishment.

Upon the approval of this Ordinance by at least two (2) of said Counties and establishment of the RDA, said RDA shall promptly, pursuant to I.C. 36-7.6-4-3, notify the Indiana Economic Development Corporation of the RDA's existence.

IN WITNESS WHEREOF, the County Councilmembers hereto have approved this Ordinance effective upon its passage.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES TO FOLLOW.]

3

GIBSON COUNTY COUNCIL

Jeremy Overton, President

Derek McGraw, Vice-President

Craig Pflug, Councilmember

William McConnell, Councilmember

George Ankenbrand, Councilmember

Dan Beard, Councilmember

Jay Riley, Councilmember

ATTEST:

Sherri Smith, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

POSEY COUNTY COUNCIL

Robert A. Gentil, President

Thomas Schneider, Vice-President

Don Maftingly, Councilmember

Stefani Miller, Councilmember

Dave Pearce, Councilmember

Martin Redman, Councilmember

Ralph Weinzapfel, Councilmember

ATTEST:

Kyle J. Haney, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

VANDERBURGH COUNTY COUNCIL

Angela Koehler Lindsey, President

John Montrastelle, Vice President

James Raben, Councilmember

Tom Shelter, Jr., Councilmember

Mike Goebel, Councilmember

Ed Bassemier, Councilmember

Stephanie Terry, Councilmember

ATTEST:

Joe Gries, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGE.]

WARRICK COUNTY COUNCIL

Gary Meyer, D.D.A., President

Greg Richmond, Vice President

David Hachmeister, Councilmember

Brad Overton, Councilmember

Allan Holweger, Councilmember

Charles R. Christmas, Councilmember

Paul Rudolph, Councilmember

ATTEST:

Deborah K. Stevens, Auditor

[END OF SIGNATURE PAGES.]

EXHIBIT "A"

MEMORANDUM OF UNDERSTANDING REGARDING THE JOINT ORDINANCE OF GIBSON, POSEY, VANDERBURGH, AND WARRICK COUNTY AUTHORIZING THE CREATION OF A REGIONAL DEVELOPMENT AUTHORITY

THIS MEMORANDUM OF UNDERSTANDING is entered and made effective as of the date set forth below, by and between Gibson, Posey, Vanderburgh, and Warrick County, and the City of Evansville, Indiana by their authorized representatives.

WHEREAS, effective upon its passage and pursuant to the ordinance attached as Exhibit "A" and made a part hereof ("Creating Ordinance"), the County Councils of Gibson, Posey, Vanderburgh, and/or Warrick County who serve as said county's fiscal body have adopted said Creating Ordinance authorizing the creation of a Regional Development Authority ("RDA");

WHEREAS, pursuant to said Creating Ordinance, governance of the RDA shall be by a Development Board governed in accordance with Indiana Code, as may be amended from time to time, and pursuant to the terms of this Memorandum of Understanding;

WHEREAS, the Development Board, in accordance with Indiana Code, shall be composed of five (5) members appointed by written agreement of the executives (County Commissioners) of the member counties of the RDA and said written agreement may allow for the Mayor of the City of Evansville to elect a Development Board member;

WHEREAS, the County Commissioners of Gibson, Posey, Vanderburgh, and Warrick County are the administrators of their respective county's government, serve as the executive branch of said counties, and have the authority to act on behalf of said counties;

WHEREAS, it is in the best interest of Southwest Indiana's economic development that RDA members work together in order to establish a Development Board of talented professionals with significant and relevant work experience in order to receive grants or loans from the Regional City Fund and to pursue other financing available for the collaborative regional economic development;

WHEREAS, the Economic Development Coalition of Southwest Indiana, Inc.'s Board of Directors offers a valuable knowledge pool of community leaders with business and economic development backgrounds in Gibson, Posey, Vanderburgh, and Warrick County.

NOW, THEREFORE, Gibson, Posey, Vanderburgh, Warrick County, and the City of Evansville, by their respective representatives, do hereby unanimously enter into this Memorandum of Understanding, as follows:

1. Purpose of the Development Board. The Development Board is responsible for adopting the bylaws and rules that the Development Board considers necessary for the proper conduct of the Development Board's duties and for the safeguarding of the Development Authority.

2. Purpose of the RDA. As stated in the Creating Ordinance, the RDA is established for the purpose of developing a comprehensive strategic development plan that includes detailed

1

information on proposed projects to be undertaken or financed by the RDA, and to carry out all other statutorily authorized activities provided under I.C. 5-28-7-1 *et seq.*, I.C. 36-7.6-1-1 *et seq* and such other laws applicable to the RDA as may be amended from time to time. In furtherance and not in limitation of the powers conferred by law the RDA shall also have the following powers:

a.) To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the RDA may determine, issue its notes, bonds, and other obligations, and secure any of its obligations;

b.) To conduct business in this state and elsewhere; to have one or more offices out of this state, and to acquire, own, hold and use, and to lease, mortgage, pledge, sell, convey and otherwise dispose of property, real and personal, tangible and intangible, out of this state; and

c.) To carry on, engage in and/or conduct any business or business and do any act or acts which a natural person or persons might do and which are necessary, convenient or expedient to accomplish the purposes for which this corporation is formed.

3. Development Board Member Terms. Pursuant to I.C. 36-7.6-2-9, a Development Board member shall serve for a period of four (4) years and may be reappointed to subsequent terms. A Development Board member may only be removed from the Development Board before the expiration of the four (4) year term by written agreement of at least three-fourths (3/4) of the executives of the RDA members.

4. Eligibility Criteria. The initial Development Board and all subsequent Development Board members shall be chosen, subject to the terms of this Memorandum of Understanding, solely from and among members of the Economic Development Coalition of Southwest Indiana, Inc.'s Board of Directors. Pursuant to I.C. 36-7.6-2-7, Development Board member may not be an elected official or an employee of a member county or municipality and must have knowledge of and at least five (5) years professional work experience in at least one (1) of the following:

a. Transportation;
b. Regional economic development;
c. Business or finance; or
d. Private, nonprofit sector, or academia.

5. Appointment of Development Board Members. Each RDA member county, by its executive, shall appoint one (1) Development Board member and the Mayor of the City of Evansville shall appoint one (1) Development Board member meeting the above criteria.

6. Initial Board Members. The initial Development Board shall consist of those individuals listed in the attached Exhibit "B", which is made a part hereof.

IN WITNESS WHEREOF, Gibson, Posey, Vanderburgh, Warrick County, and the City of Evansville, by their authorized representatives, have executed this Memorandum of Understanding.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES TO FOLLOW.]

2

GIBSON COUNTY COMMISSIONERS

By: _____
Printed Name: Alan Douglas
Title: Commissioner, District 1

By: _____
Printed Name: Steve Bottoms
Title: President, District 2

By: _____
Printed Name: Gerald Bledsoe
Title: Vice-President, District 3

ATTEST:

_____
Sherri Smith, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

POSEY COUNTY COMMISSIONERS

By: _____
Printed Name: Carl A. Schmitz
Title: President, District 1

By: _____
Printed Name: James L. Alsop
Title: Commissioner, District 2

By: _____
Printed Name: Jerry R. Walden
Title: Commissioner, District 3

ATTEST:

_____
Kyle J. Haney, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

VANDERBURGH COUNTY COMMISSIONERS

By: _____
Printed Name: Joe Kiefer
Title: Commissioner, District 1

By: _____
Printed Name: Bruce Ungethiem
Title: Commissioner, District 2

By: _____
Printed Name: Stephen Melcher
Title: Commissioner, District 3

ATTEST:

_____
Joe Gries, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

WARRICK COUNTY COMMISSIONERS

By: _____
Printed Name: Rick Reid
Title: Vice-President, District 1

By: _____
Printed Name: Marlin Weisheit
Title: Member, District 2

By: _____
Printed Name: Don Williams
Title: President, District 3

ATTEST:

_____
Deborah K. Stevens, Auditor

[SIGNATURES CONTINUE ON FOLLOWING PAGE.]

CITY OF EVANSVILLE

By: _____
Printed Name: Lloyd Winnecke
Title: Mayor of Evansville

[END OF SIGNATURE PAGES.]

EXHIBIT "A"

[SIGNED JOINT ORDINANCE OF GIBSON, POSEY, VANDERBURGH, AND WARRICK COUNTY AUTHORIZING THE CREATION OF A REGIONAL DEVELOPMENT AUTHORITY TO BE ATTACHED]

EXHIBIT "B"

Initial Board Members of
Southwest Indiana Regional Development Authority

The initial board members shall be as follows:

1. Gibson County: Dan Potje, Toyota
2. Posey County; Beth McFadin Higgins, McFadin Higgins & Folz, LLP
3. Vanderburgh County: Jim Ryan, Old National Bank
4. Warrick County: Howard Nevins, International Treatment Chemicals, LLC
5. City of Evansville: Rick Schach, Vectren Corporation

INDIANA'S
GREAT SOUTHWEST

APPENDIX F: REGIONAL DEVELOPMENT PLAN NEWSPAPER ARTICLES

Courier & Press 4A

Local

Friday, August 28, 2015

SW Indiana readies Regional Cities application

■ Winner gets millions for projects

By Susan Orr
orrs@courierpress.com
812-461-0783 / @SusanOrr

With a deadline fast approaching for Indiana's Regional Cities economic development program, Southwestern Indiana is putting the final touches on its application.

The Regional Cities program will provide a total of $84 million in state funding to two applicants — $42 million to each — with the goal of promoting economic development, population growth and regional collaboration.

Monday is the deadline for submitting applications to the Indiana Economic Development Corp.

As part of the process, Southwestern Indiana has formed a regional development authority that represents Vanderburgh, Posey, Warrick and Gibson counties, plus the city of Evansville.

That group will meet Friday afternoon to approve the plan, which will then be made public.

Greg Wathen, president and chief executive officer of the Economic Development Coalition of Southwest Indiana, said the plan proposes projects in all four counties. The projects are things that would build on existing assets and have big impacts, he said.

"We have some new ideas," Wathen said. "We want this thing to be transformational."

Wathen is involved with the application because his organization is providing staff support for the regional development authority.

Following Monday's deadline, an IEDC strategic review committee will review the applications. As part of this process, applicants will deliver in-person presentations to explain their plan.

IEDC committee members are also making site visits, which began last week, said IEDC spokeswoman Abby Gras. An Evansville site visit is scheduled for Tuesday.

Gras said the IEDC has already received one Regional Cities application — from Northeastern Indiana.

"We're expecting a half-dozen, give or take a couple."

The committee plans to make its recommendations to the IEDC's board of directors at its fourth-quarter meeting in December, Gras said. The IEDC will likely select Regional Cities winners at that same meeting, she said.

"We're just really excited to see all the plans and get started."

88° / 70°
Sun & clouds, few t-showers, warmer

Evansville COURIER & PRESS
SERVING THE TRI-STATE SINCE 1845

SATURDAY AUGUST 29, 2015 courierpress.com / $1.00

Facing the Future

Regional Cities' wish list approved

Seeking part of state funding

By Susan Orr
orrs@courierpress.com
812-461-0783 / @SusanOrr

Supporters of Southwestern Indiana's Regional Cities application say they've come up with a list of projects which — if funded — would be "transformational" for Evansville and its surrounding counties.

The Regional Cities program will provide a total of $84 million in state funding to two applicants — $42 million to each — for projects to strengthen Indiana's regional cities. The goal is to promote quality of life, regional collaboration and population growth.

On Friday, members of

See PLAN, 8A

PLAN
from 1A

the newly created Southwestern Indiana Regional Development Authority met to approve the 202-page plan, which they are calling "Indiana's Great Southwest Regional Development Plan." Monday is the application deadline.

The plan includes funding requests for a dozen projects, including everything from a mixed-use Downtown Riverfront development to research facilities and renovations at Evansville Regional Airport. The plan also includes seven projects that tie in with the others but do not include Regional Cities funding requests.

"I think it's extremely exciting — the breadth and the depth of the projects and, truly, the transformational nature of them," said Southwest Indiana Chamber President and Chief Executive Officer Christy Gillenwater.

Gillenwater was a member of the steering committee that helped produce the plan.

In all, the projects represent a requested $42 million in Regional Cities funding. But completing all the projects would cost much more than $42 million: The projects would also require more than $200 million in local public funding and more than $600 million in private investment.

The project with the largest single funding request is a medical research center that would be part of Evansville's planned Downtown IU Medical School campus. The plan requests $9 million for this project.

Other projects for which Regional Cities funding is requested:

- $5 million to purchase property on which a mixed-use residential/retail/commercial facility would be built along Evansville's Downtown Riverfront;
- $5 million for renovations at Evansville Regional Airport;
- $5 million for a new fitness facility at the YMCA of Southwestern Indiana's Downtown Evansville campus;
- $4.33 million for an urban living research center that would include both residential space and energy efficiency/technology research space;
- $3.17 million to build a series of trails that would connect different parts of Evansville with each other;
- $3 million for mixed-use housing at Oakland City University;
- $2.5 million to build an expansion at Signature School;
- $2 million for a conference center near Victoria National Golf Course in Warrick County;
- $1.5 million to complete streets, trails and landscaping at Warrick Wellness Trail, a medical/health-focused development district in Warrick County;
- $1 million for a demonstration project that would improve regional broadband access;
- A total of $500,000 for five New Harmony projects related to local arts and food.

Although many of the projects focus on Evansville, the plan is designed to benefit a four-county region: Vanderburgh, Warrick, Gibson and Posey.

"What happens here (Evansville) and what's strong here has a positive impact on the entire region," said Greg Wathen, president and chief executive officer of the Economic Development Coalition of Southwest Indiana. Wathen's organization is providing staff support for the regional development authority.

In addition to the Southwestern Indiana group, a handful of applicants from around Indiana are expected to submit Regional Cities applications.

An Indiana Economic Development Corp. committee will review all the applicants, and the IEDC is expected to choose two winners by the end of this year.

Indianapolis-based Synergistic Resources Integration, said a bigger crowd was on hand two years ago, when his company began working the event.

"I've heard of investors, buyers at these tax sales who have decided not to come into Indiana any more because the interest rate has lowered," Luedtke said.

Not everyone at the tax sale had dollar signs in his eyes.

Stephanie Tenbarge, director of nonprofit ECHO Housing Corporation, bought the tax lien for 233 W. Michigan St., paying the minimum bid of $2,618.04. No one else bid for the property.

Tenbarge said ECHO will probably demolish the structure and make it part of a 50-unit tax-credit affordable housing project, given that it abuts property that the nonprofit already owns.

"We bid on another property, but we got outbid by an out-of-town guy," Tenbarge said, laughing.

The winning bidders won't have to actually spend all the money they put up on Friday if tax-delinquent property owners redeem their properties.

In that case, the county returns the lien buyer's "overbid" amount — the difference between the minimum bid and his winning bid. The county settles for receiving the delinquent taxpayer's past due taxes, next installment payment, liens applied to tax bills, late payment penalties and tax sale costs. The minimum bid money will be distributed in December to Vanderburgh County's taxing units, such as libraries and schools.

In all, the county offered tax liens for 522 houses, lots and structures — rental, commercial and owner-occupied — at Friday's tax sale. Of those, 180 sold. Most of the unsold properties will be subject to being taken by the County Commissioners and auctioned next year, although city and county officials have said the County Commissioners may not have an auction.

The county, which is tasked by state law with disposal of tax-delinquent properties, is waiting to see whether the City Council approves funding to convert the nonprofit Evansville Brownfields Corp. into a blight-fighting land bank. In lieu of the auction, tentatively set for October, the county would sell the properties to the land bank.

Before a property goes to tax sale, the owner has to have failed to pay three consecutive seasonal installments of county property taxes, a process that takes 18 months.

Among the tax-delinquent properties up for sale Friday was the former Shyler's Wood Fired Grill at 405 S. Green River Road. No one bought the property's $52,258 tax lien, meaning Vanderburgh County may acquire title to it and put it up for auction.

In December 2012, a fire broke out at the former site of the East Side Evansville barbecue restaurant. Shortly after the fire, owner J.B. Simmons told the Courier & Press that he planned to repair the damage and reopen within several weeks. That did not happen, and the restaurant remained closed. Shyler's is moving forward with plans to reopen at a new East Side location in the Village Commons shopping center.

Also finding no buyers at the tax sale: the environmentally contaminated former Miller Plating & Metal Finishing property at North Sixth Avenue and Allens Lane. The combined tax liability of three parcels associated with Miller Plating: $986,429.

The Miller Plating property went to tax sale in 2010, 2012, 2013 and 2014, and in each case it did not sell. Put off by the environmental contamination, county government didn't take title in anticipation of offering the property at auction.

The property is slated for a cleanup of contaminated soil and groundwater by the Indiana Department of Environmental Management.

10A » Monday, August 31, 2015 » EVANSVILLE COURIER & PRESS

Opinion

Visit
courierpress.com/news/opinion
to view editorials, letters to the editor, polls and columnists

c&p media

Editorial

Region could use $42 million boost

A remarkable amount of money — funds that can be invested in economic development — is on the line, possibly for communities in the Evansville area.

We're talking about the Regional Cities program, which would provide $84 million in state funding to two community applicants.

Each of the two applicants chosen would be awarded $42 million to be used in such areas as economic development, population growth and regional collaboration.

From our perspective, Southern Indiana has formed a regional development authority that represents Vanderburgh, Posey, Warrick and Gibson counties, as well as the city of Evansville.

The deadline for filing an application is today.

Greg Wathen, president and chief executive officer of the Economic Development Coalition of Southwest Indiana, said their plan proposes projects in all four counties.

"We have some new ideas," he said, "We want this thing to be transformational."

Let us hope Southwestern Indiana has some winning ideas, as well.