



North Central Indiana
Regional Planning
Council

READI 2.0 Executive Summary

Introduction

North Central Indiana is a region on the rise. Formally created more than a decade ago, the North Central Indiana Regional Planning Council's (NCIRPC) focus has been to create long-term sustainability, overcome regional population loss, continue to build the skills of the local workforce, attract new innovation investment, and diversify the regional economy. The region has seen significant investments in quality-of-life improvements that have led to the region outperforming projected population loss over the last 14 years with Howard County experiencing population growth for the first time since 2010. Since May of 2022, Stellantis and Samsung SDI have announced a record-setting \$6.3 billion investment in two StarPlus Energy electric vehicle (E.V.) battery plants in Kokomo. In addition, five suppliers will be locating throughout the region adding another \$500 million of investment. In total, nearly 3,600 new, high-paying jobs will be coming to the North Central region in the next five years making the region one of the country's fastest-growing advanced manufacturing reshoring hubs.

This success has not been by accident. It is a direct result of ongoing investment in regional strategies supported by decades of regional collaboration. Bound together by shared transportation networks, geographic proximity to major metro hubs in Indianapolis and Chicago, industry clusters in advanced manufacturing and agribusiness, common patterns of commerce, and a shared skilled workforce, NCIRPC brings regional stakeholders together from both urban and rural communities to overcome the challenges that are common to rural regions and capitalize on the opportunities unique to the North Central region.

With recent generational economic growth, the region will continue to invest resources in its strategies to best maximize the returns on recent momentum and build on that momentum to ensure that dynamic growth will be sustained into the future.

Overall Regional Vision and Strategies

The North Central region has a long history of being an innovator in building things – from automobiles to farm implements. Moving forward, the region will build on its historical successes to achieve its vision:

To become an international destination for innovation investment and a recognized leader in advanced manufacturing and technological innovation.

This includes the production, research, and development of new technologies and their applications. To accomplish this, the region must attract and retain an innovation workforce, build connected and vibrant communities, expand regional housing and quality-of-life amenities, attract private investment in target industries, leverage key regional assets and partnerships, and deliver the projects and infrastructure to foster a true culture of innovation. This includes continued strategic investment in the following goals:

Goal 1:

21st Century Workforce Development and Education

Goal:

Grow and attract a skilled workforce by creating educational pathways for future generations and continuing to up-skill and re-skill the current workforce by supporting new and expanded educational opportunities for **1,000 additional students, increase degree/certificate attainment 17.5%, and grow wages 28% by 2030.**

Strategies:

- ◆ Continue work with regional education partners to build a 21st Century workforce with re-skilling and up-skilling programs.
- ◆ Support the next generation of the regional workforce with career pathways programs.
- ◆ Ensure that regional training and degree programs are aligned with the needs of regional employers and target sectors.

IEDC Goal Alignment:

- Increase Educational Attainment
- Growth in Employment Opportunities
- Per Capita Income Growth
- Innovation Activities

Goal 2:

Enhancing Quality of Life and Place

Goal:

Enrich the region with diverse and unique quality-of-life amenities, activities, and services that help build connected and vibrant communities, and retain and attract a young, innovative workforce, **increase the region’s population 1.5% and add 1,480 Level 3/4 childcare seats by 2034.**

Strategies:

- ◆ Increase access to quality childcare services.
- ◆ Support investment and revitalization of downtowns and community cores throughout the region.
- ◆ Support neighborhood revitalization with strategic blight abatement and redevelopment projects
- ◆ Support development patterns and projects that encourage mixed-use, walkable, and well-connected environments with ample amounts of public space and green space.
- ◆ Effectively leverage the region’s natural resources and recreational assets.
- ◆ Increase investment in destination tourism assets, public art, cultural assets, and entertainment options that contribute to improving the region’s quality of life.

IEDC Goal Alignment:

- Population Growth
- Educational Attainment
- Housing Unit Developed
- Private Investment
- Childcare Capacity
- Rural Community Investment

Goal 3:

Diversifying and Expanding Housing Options

Goal:

Build a new, diverse, and modern housing stock that accommodates multiple income levels and product types to retain existing residents and attract new workforce to the North Central region by **developing 2,649 units**, and **growing the population of the region 1.5%, by 2030**.

Strategies:

- ◆ Ensure each county understands potential housing needs and barriers to attainment.
- ◆ Support single-family development at a variety of product types and price points.
- ◆ Support the development of multi-family residential products, including both rental and non-rental options.
- ◆ Promote infill and redevelopment of vacant and underutilized properties.

IEDC Goal Alignment:

- Population Growth
- Housing Units Developed
- Private Investment
- Employment Growth
- Disadvantaged Community Investment
- Rural Community Investment

Goal 4:

Expanding Diverse Business and Job Growth

Goal:

Enhance regional economic growth and sustainability by supporting incentives for new commercial and industrial development in the region’s target clusters, **increasing high-paying jobs 6%, increasing industry diversity 4%, issuing \$500,000 in small business loans, and growing new business starts 49% by 2030.**

Strategies:

- ◆ Attract new private investment in target sectors and existing clusters.
- ◆ Continue to plan and leverage the region’s existing transportation assets of I-65, U.S. 31, U.S. 24, and Grissom Aeroplex.
- ◆ Support entrepreneurship and small business development regionally.
- ◆ Support programs to expand and retain the region’s existing business community.
- ◆ Promote regional economic diversification to support economic resiliency.

IEDC Goal Alignment:

- ☑ Employment Growth
- ☑ Population Growth
- ☑ Per Capita Income Growth
- ☑ Private Investment
- ☑ Rural Community Investment
- ☑ Disadvantaged Community Investment
- ☑ Innovation Activities

Goal 5:

Expanding Broadband Access

Goal:

Expand regional broadband capacity to all homes by 2034 by implementing local strategies that **provide the region's communities and rural areas with download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps** so community members can flexibly live, learn, and work.

Strategies:

- ◆ Continue to increase the region's broadband connectivity, ensuring that each resident has access to reliable internet with download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.

IEDC Goal Alignment:

- Population Growth
- Growth in Employment Opportunities
- Disadvantaged Community Investment
- Rural Investment

Expected Outcomes

Regional stakeholders are actively collaborating and developing new and unique initiatives, programs, and projects to continue to build the North Central region as a collection of welcoming, vibrant, and connected communities much greater than the sum of its individual parts. To maximize its potential, the region must harness the opportunities and assets of both its urban and rural areas. Over the next five years, the region is working to increase the following: total regional employment by 3,600 jobs with an average salary of \$66,700, regional population by 1.5%, high-paying jobs by 6%, total housing units by 2.6%, total rental units by 7.8%, total owner-occupied units by 1.3% and childcare seats by 23.7%.

Through ongoing regional planning, the region has created a pipeline of shovel-ready housing, quality of life/place, workforce development and quality of opportunity projects focused on delivering regional strategies. With READI 2.0's support as an accelerant, the region can deliver \$248 million in local investment and \$4.4 billion in private investment to drive State and regional metrics.

Regional Assets and Unique Qualities

The North Central region is rich with assets to retain and grow the region's population and continue diverse economic growth. US-31, I-65, and US-24 provide excellent connectivity throughout the region, and the country, to anchor regional economies and labor sheds like Chicago, Indianapolis, Fort Wayne, South Bend, and Lafayette. With the longest runway in Indiana, Grissom ARB presents numerous unique economic development opportunities. For example, AZIsotopes and SpectronRx, nuclear medicine and radionuclide manufacturing companies specializing in developing and producing medical isotopes and research, have developed a just-in-time nuclear medicine hub utilizing the runway. Additionally, discussions are actively taking place around new aeronautics-related industry investments around Grissom.

The region possesses a strong economic advantage in the manufacturing cluster that has seen significant growth and has exports of over \$8 billion annually. StarPlus Energy's announced investments in Kokomo and Samsung SDI's investment in New Carlisle are expected to have profound impacts across the region and are already attracting new suppliers and jobs throughout the region.

The region's educational partners not only play a role in helping the region to reach its educational attainment goals, but they are also essential to driving economic development goals. The North Central region is fortunate to have three engaged and active higher education partners: Indiana University Kokomo, Ivy Tech, and Purdue Polytechnic Institute. They have been leaders in responding to the shifts in workforce training needs for a modern economy and have developed regional education programs custom-tailored to local employer needs. They are working actively with regional employers to develop spaces and curricula to serve the region's burgeoning E.V. cluster.

Benchmark Communities

NCIRPC has worked with Indiana University to benchmark peer communities since its inception (the latest update is attached). Of the 12 benchmark communities within the report, the area around Chattanooga, Tennessee was selected as the focus for this application.

It was selected for several reasons including geographic similarities, industry mix, regional assets, and demographics. The main reason for selection, however, was the region's significant growth in population and per capita income over the last several decades (two of North Central's primary leading indicators of overall regional success). The North Central region has targeted its strategies on many of the lessons learned from its peer communities, such as: methods to secure foreign direct investment in advanced manufacturing, investing in quality-of-life and quality-of-place amenities, creative use of local public resources, embracing mixed-use development, and leveraging educational partners to build creative workforce training programs. Details of the peer community analysis are included in the application.

Regional Goals Alignment with the State's Economic Goals

The strategies outlined in this application are short and long-term strategies designed to meet the immediate needs and seize upon the unique opportunities with the region to deliver sustained success and positively advance the region's metrics. While the strategies have been updated and fine-tuned to respond to the ever-evolving landscape, they are consistent with the same strategies that the region has been pursuing since 2012. As noted previously, these strategies are directly aligned with the state's KPIs of Population Growth, Per Capita Income Growth, Growth in Employment Opportunities, Educational Attainment, Developing Housing Units, Expanding Childcare, Expanding Innovation, Expanding Private Investment, and Rural/Disadvantaged Investment.

Regional Collaboration

Regional collaboration that delivers regional strategies is at the heart of the region's success. The region has executed a series of strategies that have been developed through years of regional planning efforts including multiple CEDS documents, a 21st Century Talent Region Plan, and the North Central Indiana Regional Development Plan (RDP) completed during READI 1.0.

The RDP brought together nearly 800 regional stakeholders through a series of six county workshops, regional workshops, community and youth surveys, and individual stakeholder conversations. Stakeholders included industry leaders, small business owners, school corporations, higher education institutions, youth within the region, not-for-profits, elected officials, the general public, and local economic development leaders. During the process, stakeholders defined their vision, goals and the opportunities and barriers related to achieving long-term success in the region. The result was a broad regional consensus around not only the desired vision of the region but also a clear roadmap of strategies and metrics to deliver desired outcomes. The region completed the same engagement process in developing this READI 2.0 application and added special focus group discussions about childcare and innovation.

Recent record-setting private investment is made possible by implementing bold strategies and partnerships between local governments, the State of Indiana, non-profits, the private sector, higher education institutions, local school corporations, and NCIRPC. While the North Central region is certainly proud of its most recent successes, these successes are just leading indicators of a much larger economic evolution that is accelerating across the region.

READI 2.0

**NORTH
CENTRAL
INDIANA**

READI 2.0 Application Addendum

Steering Committee

Cass County

- ◆ Christy Householder, Cass County Economic Development
- ◆ Ruth Baker, Cass County Commissioners
- ◆ Chris Martin, Mayor of Logansport
- ◆ Jacob Pomsal, The City of Logansport
- ◆ Arin Shaver, The City of Logansport
- ◆ Michelle Dials, Existential Media LLC*

Clinton County

- ◆ Shan Sheridan, Clinton County Chamber
- ◆ Liz Stitzel, Clinton County
- ◆ Clarence Warthan, Frankfort City Council
- ◆ Stacy Dollahan, Ivy Tech*

Fulton County

- ◆ Jana Vance, Rochester Community Schools*
- ◆ Brian Johnson, Fulton County Community Foundation
- ◆ Trent Odell, Mayor of Rochester
- ◆ Michael Ladd, Fulton County Economic Development

Howard County

- ◆ Paul Wyman, The Wyman Group*
- ◆ Tyler Moore, The Mayor of Kokomo
- ◆ Jennifer Jordan, The City of Kokomo
- ◆ Pam Issac, Howard County
- ◆ Lori Dukes, Greater Kokomo Economic Development Alliance
- ◆ Jack Dodd, Howard County Commissioner

Miami County

- ◆ Don Sturch, Mayor of Peru
- ◆ Fred Musselman, Miami County Commissioner
- ◆ Sandy Chitum, Miami County Council
- ◆ Jim Tidd, Miami County Economic Development Authority
- ◆ Brooke Robertson, Miami County Economic Development Authority
- ◆ Jill Miles, Miles Realty Group*

Tipton County

- ◆ Abbie Smith, Tipton County Economic Development
- ◆ Brad Nichols, Tipton County Council
- ◆ Kegan Schmicker, Mayor of Tipton
- ◆ Tracey Powell, Tipton County Commissioner
- ◆ Kurt Hare, Edward Jones*

At-Large

- ◆ Steven Ray, Executive Director, NCIPRC
- ◆ Jenni Mykkanen, Project Development Specialist, NCIRPC
- ◆ Kathy Burns, Department of Workforce Development
- ◆ Mark Canada, Chancellor, IU Kokomo
- ◆ Lorri Barnett, Director of Professional Development, Purdue Polytechnic
- ◆ Ethan Heicher, Chancellor, Ivy Tech
- ◆ Monty Henderson, Agribusiness Initiative Director, ISBDC

* Indicates a member of the Private Sector Oversight Committee

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READI 2.0 Application Addendum

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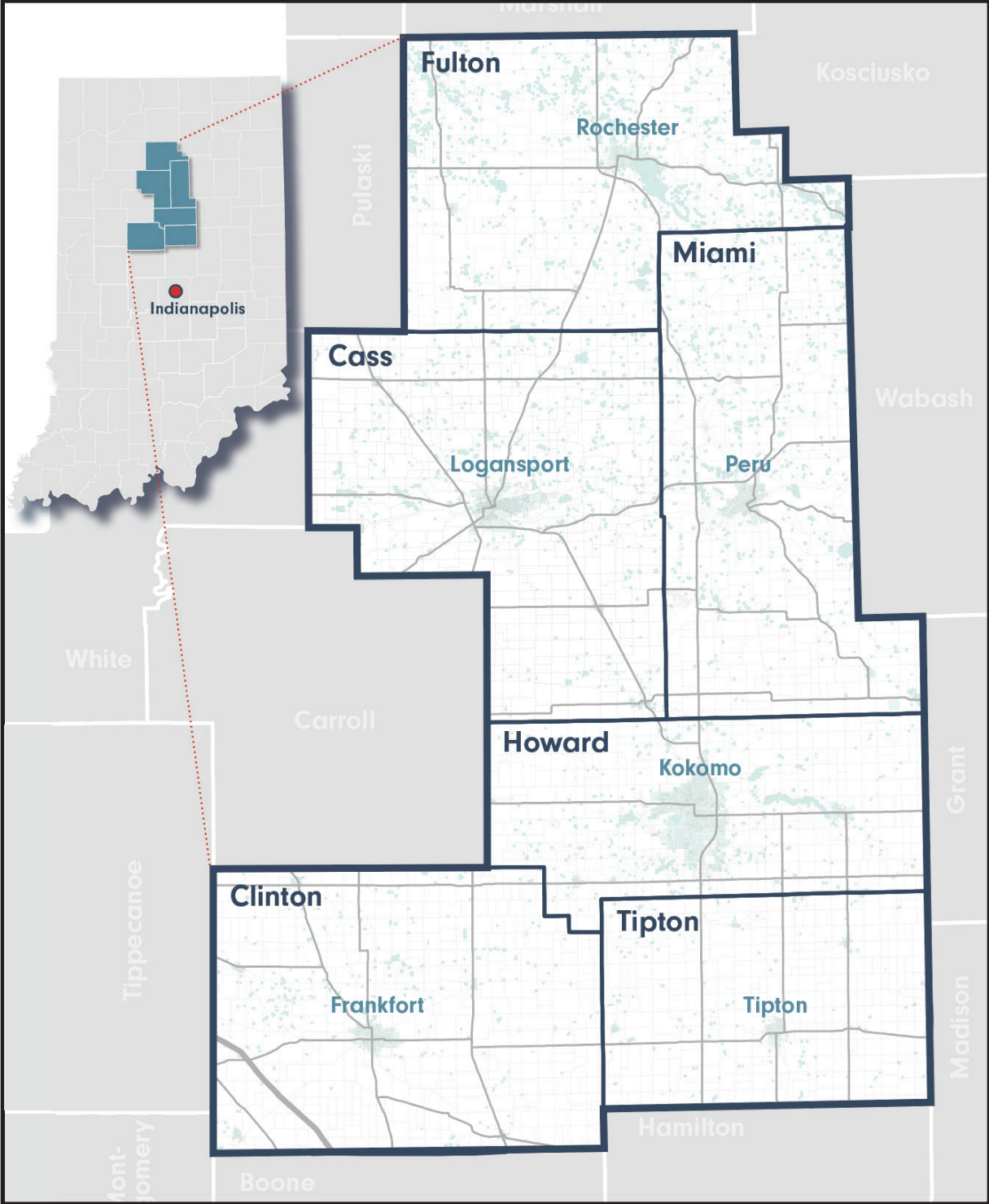
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Regional Map



READI 1.0 Impacts

READI 1.0 Priorities

- Quality of Opportunity
- Diverse Housing
- Talent Development
- Quality of Life / Place

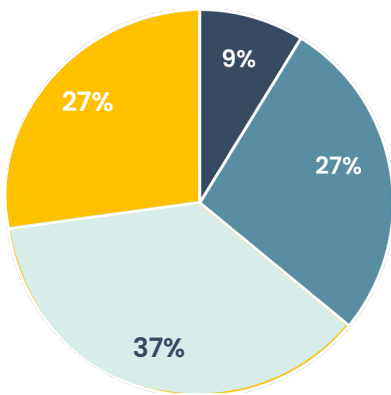
Total READI 1.0 Investment

Portfolio Total **\$3,132,396,217**

READI Ask / Gap	\$30 M
Local Investment	\$332 M
Private Investment	\$2.8 B
Investment Ratio	1:11:93

Overall investment ratio: 1:104

Investment by Priority Area



Talent Development
1,672
Students
Served to Date

Quality of Life / Place
373
Miles of
Fiber

Diverse Housing
427
Housing
Units

Quality of Opportunity
2,050
New Jobs

Stakeholder Engagement

READI 1.0

North Central's READI 1.0 plan was led by the READI 1.0 Steering Committee, a group of 35 local elected officials, LEDOs, and state and local agencies, that met monthly to guide the plan development. Significant long-term regional planning had been occurring in the North Central Region since 2012, but the regional development plan for READI 1.0 created an opportunity to engage a broader set of stakeholders than ever before. This comprehensive engagement strategy ensured that the regional plan represented broad regional consensus and ownership of the plan from an extensive group of regional stakeholders. Over several weeks, county workshops were hosted in each of the region's six counties, two public input surveys were conducted, the region hosted a workforce development-focused educator's summit, and two region-wide workshops were conducted that engaged leaders in the public and private sectors. Overall, nearly 800 people were directly engaged during the planning process.

While some regions submitted a list of projects in READI 1.0, the region's choice to create a strategic, long-term plan has served to be a key component to the region's continued success. The planning and engagement process was specifically designed to engage a diverse collection of stakeholders including industry leaders, small business owners, school corporations, higher education institutions, youth within the region, not-for-profits, elected officials, the public, and local economic development leaders. This engagement was completed through a combination of focus groups, online surveys, county-wide, and region-wide meetings. Though the engagement was far-reaching, the planning exercises and survey questions were designed to identify and understand the regional vision, goals, and opportunities for population growth and economic success. Participants were asked to develop and refine specific strategies that remove the barriers impeding the successful delivery of that growth. The engagement process further confirmed the interconnectivity and consistency of the region's priorities and what is required to deliver them.

READI 1.0 Timeline

July 2021

- ◆ Steering Committee Formation
- ◆ Six County-Wide Workshops
- ◆ Public Survey #1
- ◆ One-on-One Stakeholder Interviews
- ◆ Regional Workshop #1

August 2021

- ◆ Youth Survey
- ◆ Virtual Q&A Hosted on Zoom
- ◆ Educator and Workforce Summit
- ◆ Regional Workshop #2

The Right People Around the Table

Who was engaged?

- ◆ 700+ stakeholders engaged
- ◆ Elected officials & LEDOs
- ◆ Key Private Sector Leaders
- ◆ Regional Youth
- ◆ School Corporations & Higher Education Institutions
- ◆ Non-Profits & Community Foundations

Participants were asked to identify:

- ◆ Local, county-wide, and regional priorities
- ◆ Goals within those priorities
- ◆ Barriers to reaching those goals
- ◆ Projects that addressed overcoming the barriers to reach the goals

READI 2.0

Because of the work that was already completed in READI 1.0, the READI 2.0 process was able to begin with a series of stakeholder workshops in each of the region's counties to review and validate that the vision, goals, strategies, and key performance indicators of the 2021 Regional Development Plan were still appropriate for the region. Once regional validation was confirmed by stakeholders, the project identification process for READI 2.0 began by asking regional stakeholders, "If the region is fortunate enough to receive READI 2.0 funding, how best could the region invest it to maximize the positive impact on the Regional Development Plan's strategies and key performance indicators and do so as quickly as possible?" The speed-to-market component for READI 2.0 is essential for the North Central region if it is to maximize the population growth and economic growth potential of the generational investment being made by StarPlus Energy within the region over the next five years. Even though IEDC has made it clear that the READI 2.0 application is focused more on strategy than projects, this early project identification was also important to help the region know the investment capacity of local and private partners for READI 2.0 given the tremendous commitments it is currently delivering for READI 1.0.

The Steering Committee, the same group that oversaw the READI 1.0 process, gathered the list of projects from the Regional Development Plan that had not yet been initiated, as well as a collection of new projects identified during the county stakeholder workshops, and consolidated a single READI 2.0 overall project list that included nearly 100 projects. Next, a process was undertaken to collect pertinent information about the projects. This included information such as project owner, project budget, site control, previous work to date (such as engineering reports), and a project narrative. This information helped the region determine the shovel-readiness of each project and the interest/ability of public and private sector partners to support the projects financially. The Steering Committee then scored and prioritized the projects based on established criteria. These criteria included the degree to which the project:

- ◆ Assists in achieving the region's goals and strategies and key performance indicators.
- ◆ Removes a barrier to attaining one of the region's priorities related to talent attraction/retention and economic growth.
- ◆ Clearly aligns with the READI program priorities and State of Indiana economic development goals and KPI's.
- ◆ The impact that the project will have on improving rural and disadvantaged areas.
- ◆ Would have a true regional impact and not just local impact.
- ◆ Has an appropriate commitment level of both local and private sector investment support to meet or exceed READI match requirements.

Once scoring was complete, the Steering Committee established a prioritized regional capital project list including both shovel-ready projects and longer-term projects that represent the most regionally impactful known projects. Developing a prioritized list gives the region flexibility to make informed decisions and adapt to an evolving landscape, as some projects may find alternative funding sources or new funding opportunities arise.

Barriers to Overcome

Maximize and Accelerate ROI

Potential strategic investments have been identified for each area of need below. With or without READI 2.0, the region will continue pursuing these opportunities. Because of the magnitude of recent regional job growth, however, there is an urgency to address the region's needs by seizing emergent market opportunities. With READI 2.0, IEDC can help maximize and accelerate the potential return on these opportunities. Time is of the essence to realize the full growth potential created by 3,600 new high-paying jobs and \$6.3 billion of investment in the North Central region.

Barriers to 21st Century Workforce Development

Attracting and connecting innovative talent to careers is fundamental to increasing population and economic prosperity. K-12 and higher education stakeholders are working with employers to develop next-generation programs and facilities to support lifelong learning and close the 7% bachelor's degree attainment gap between the region and the state of Indiana. According to DWD, the region has 25,640 underemployed workers earning less than \$15/hr. Further investment is needed to support students transitioning from high school to post-secondary education or the workforce – through degree attainment, skilled trades training, or other certifications. The region's workforce must be re-skilled or up-skilled to meet the workforce needs of the region's growing innovation-focused advanced manufacturing sectors.

Barriers to Enhancing Quality of Life and Place

Thriving communities require a spectrum of quality-of-life amenities encompassing childcare, mixed-use development, parks, trails, restaurants, arts, entertainment, and cultural offerings. Funding and sustaining these kinds of amenities is challenging in rural areas, but progress has been made. Kokomo has led the way in quality-of-life investments, and, as a result, has reversed its population decline. However, more work must be done, especially in childcare, to drive positive population growth throughout the region. According to Brighter Futures Indiana, the region only has the capacity to meet about 30% of its potential 17,000-seat childcare need.

Barriers to Diversifying and Expanding Housing Options

A lack of available housing in the region is a barrier to population growth and talent attraction. Recent housing studies show market support for over 4,000 new housing units. The challenge is even more pressing as the 3,600 jobs from StarPlus Energy and its suppliers come online increasing demand. Current regional housing stock is old (median year built is 1963) and not the product type desired by current buyers. Escalating materials costs and public infrastructure limitations impede rural residential development. To expand its overall housing stock, the region must facilitate public-private partnerships to fill funding gaps to deliver new homes, apartments, and downtown residential infill neighborhood revitalization projects.

Barriers to Expanding Diverse Business and Job Growth

Prior to the StarPlus investment, the number of total businesses and jobs in the region was slowly declining over the last decade. Two primary barriers to attracting more jobs to the region are the cost of activating industrial sites with infrastructure and access to capital. To take full advantage of the regional economic development momentum, strategic investment must provide sites for development opportunities and support small business growth by expanding access to capital for entrepreneurs.

Barriers to Expanding Broadband Access

NCIRPC identified two challenges in its 2019 Broadband Study: 15.8% of the region's residents have no access to 25/3 providers and 36.5% had access to only one provider. As work and education becomes more digital, the region must engage public agencies and private providers to expand infrastructure to reach unserved rural areas to increase competition at affordable costs. Significant steps have been taken to address these challenges and additional resources are actively being sought outside of READI 2.0.

READI 2.0

Regional Vision

The North Central region has a long history of being an innovator in building things (from automobiles to farm implements). Moving forward, the region will build on its historical successes **to become an international destination for innovation investment and a recognized leader in advanced manufacturing and technological innovation.** This includes the production, research, and development of new technologies and their applications. The region will continue forging long-lasting regional partnerships, leveraging key regional assets, and focusing strategic investments to foster a true culture of innovation. This includes continued strategic investment in:

- ◆ Growing regional innovation clusters such as E.V. battery technology, agricultural technology, aeronautics, and applied nuclear science to create new, high-wage jobs.
- ◆ Building thriving communities by expanding investment in quality of life/place to ensure the North Central region is a desired destination for attracting and retaining the quality, innovative workforce necessary to support its industry clusters. The region must deliver the amenities (parks, shopping, entertainment, active downtowns, etc.), services (healthcare, childcare, local schools, etc.), and diverse housing products demanded by these individuals and their families.
- ◆ Investing in the infrastructure necessary to harness the economic development and community development potential of the region's urban and rural communities. This includes expanding shovel-ready development opportunities and regional connectivity by enhancing transportation corridors, expanding trail connectivity, growing and connecting transit opportunities between regional communities and assets, and enhancing broadband access, especially in rural areas.
- ◆ Expanding creative and comprehensive workforce training initiatives to provide the skills necessary to support an innovation economy, to create pathways for quality employment for regional youth, and to provide life-long skills training to meet the demands of evolving innovation industries.
- ◆ Nurturing entrepreneurship and small business development to incubate and graduate diverse and sustainable businesses throughout the region.

Regional stakeholders are actively collaborating and developing new and unique initiatives, programs, and projects to continue to build the North Central region as a collection of welcoming, vibrant, and connected communities much greater than the sum of its individual parts. To maximize its potential, the region must harness the opportunities and assets of both its urban and rural areas. Over the next five years, the region is working to increase the following: total regional employment by 3,600 jobs with an average salary of \$66,700, regional population by 1.5%, high-paying jobs by 6%, total housing units by 2.6%, total rental units by 7.8%, total owner-occupied units by 1.3% and childcare seats by 23.7%.

Potential READI 2.0 Impacts

READI 2.0 Priorities

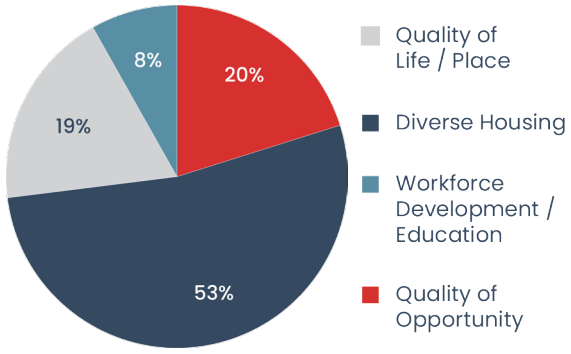
- 21st Century Workforce Development and Education
- Enhancing Quality of Life and Place
- Diversifying and Expanding Housing Options
- Expanding Diverse Business and Job Growth
- Expanding Broadband Access

Potential READI 2.0 Investment

Portfolio Total **\$4,700,000,000**

READI Ask / Gap	\$75 M
Local Investment	\$248 M
Private Investment	\$4.4 B
Investment Ratio	1:3.3:58

Breakdown of READI 2.0 Ask



3,600
New Jobs

Up to
3,649
Housing Units

280
New Childcare Seats

21st Century Workforce Development and Education

Vision

- ◆ Lead the transformation of our workforce by pioneering innovative re-skilling and up-skilling programs that align with the dynamic needs of 21st-century industries such as E.V. technology, Industry 4.0, agriculture technology, nuclear technology, and information technology.
- ◆ Ignite a passion for careers in high-demand industries by expanding and enhancing career pathways programs in middle and high schools. Cultivate a generation of skilled professionals starting their journey early, with clear pathways for continuous advancement and career success.
- ◆ Cultivate a culture of lifelong learning, where individuals are inspired and supported to embrace education and training opportunities throughout their careers. This commitment ensures our workforce remains adaptive and prepared for the challenges and opportunities of tomorrow.

Goal

Grow and attract a skilled workforce by creating educational pathways for future generations and continuing to up-skill and re-skill the current workforce by supporting new and expanded educational opportunities for 1,000 additional students, increase degree/certificate attainment 17.5%, and grow wages 28% by 2030.

Strategies

Continue work with regional education partners to build a 21st Century workforce with re-skilling and up-skilling programs.

- ◆ Work with Ivy Tech, Indiana University Kokomo (IUK), Purdue, and the region's employers to develop affordable and accessible up-skilling and re-skilling programs for current employees, including building on IUK's existing micro-credentialing program.
- ◆ Continue to develop training facilities and programs that are custom-designed to the needs of the innovation investment desired within the region.

Support the next generation of the regional workforce with career pathways programs.

- ◆ Expand existing partnerships between Ivy Tech, IUK, and the region's school corporations to further develop pathway programs in middle school and high school for in-demand careers, such as teachers, skilled trades, advanced manufacturing, childcare, nursing, computer science, business management, and exercise science.
- ◆ Expand resources for independent career counselors within local schools to help young people better prepare for both pathways to college and pathways directly into the regional workforce.

Ensure that regional training and degree programs are aligned with the needs of regional employers and target sectors.

- ◆ Continue to regularly engage the region's private sector and educational leaders to ensure communication between all pertinent regional stakeholders is taking place.
- ◆ At the state level, create a North Central region-specific Workforce Development Board to better serve the specific needs and opportunities of the region.

E.V. Battery Training Lab

Howard County



Workforce Development and Education

Project Overview

The region must up-skill and re-skill its current workforce and provide the appropriate training for its future workforce. The Ivy Tech Battery Training Lab will provide a specialized educational experience to train students on the technology associated with E.V. technology. Given the more than \$6 billion in investment that is taking place in Kokomo around E.V., this lab is essential to provide the education necessary for the region to become a leader not only of E.V. manufacturing but also E.V. research and development in the United States.

Ivy Tech is requesting \$2.5 million to purchase a former FedEx building for redevelopment and the 2.5 acres of land associated with it. The property is located in the middle of Ivy Tech’s current campus. READI funds and the match will be used to build out the space and purchase the necessary equipment.

Funding Partners

- Ivy Tech
- City of Kokomo
- Howard County

Project Funding Breakdown

Total Project \$12,500,000

READI Ask / Gap	\$2.5 M
Local Investment	\$2.5 M
Private Investment	\$7.5 M
Investment Ratio	1:1:3

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



Former FedEx Building

Nuclear Medicine R&D Lab

Regional



Workforce Development and Education

Project Overview

Miami County has developed an existing cluster of nuclear medicine production at Grissom Aeroplex. Companies such as AZIsotopes and SpectronRx utilize the runway at Grissom to deliver life-saving radioactive isotopes to treat patients across the globe. The R&D Lab would leverage partnerships with the region’s existing employers to create an environment to conduct research and development around radioactive technologies. This lab would be used, in part, to develop additional types and applications of isotopes used to diagnose and treat various forms of cancer. This facility would not only be used for research and development of new isotopes but also the manufacturing and shipping of this time-sensitive product. With further research and development, the cyclotron, the underlying technology used in the development of medical isotopes, has the potential to provide innovation in battery technology as well as the medical field.

Partners involved in the development and use of the Nuclear Medicine R&D Facility would include, but are not limited to, AZIsotopes, SpectronRx, Notre Dame University, Purdue University, and Ivy Tech.

Funding Partners

- Miami County
- Grissom Aeroplex
- AZIsotopes and SpectronRx
- Notre Dame University, Purdue University, and Ivy Tech

Project Funding Breakdown

Total Project \$27,500,000

READI Ask / Gap	\$5 M
Local Investment	\$3.5 M
Private Investment	\$19M
Investment Ratio	1:0.7:4

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



Enhancing Quality of Life and Place

Vision

- ◆ Be known as a region where unique amenities create a diverse tapestry of experiences, making the region attractive for both current and future residents.
- ◆ Provide an environment where every child is cared for in a quality and accessible environment by creating collaborative early learning and childcare solutions, ensuring a vibrant and supportive community for families.
- ◆ Develop regional downtowns that are gathering places and vibrant cultural hubs, enriched by arts, culture, music, small business, and engaging public spaces.
- ◆ Seamlessly integrate assets, parks, and trails, fostering an environment where people come together, creating thriving and interconnected communities.

Goal

Enrich the region with diverse and unique quality-of-life amenities, activities, and services that help build connected and vibrant communities, and retain and attract a young, innovative workforce, increase the region's population 1.5% and add 1,480 Level 3/4 childcare seats by 2034.

Strategies

Increase access to quality childcare services.

- ◆ Engage a regional childcare taskforce that meets regularly to drive forward childcare initiatives.
- ◆ Fund a childcare study within the region to understand gaps in care, develop strategies to pursue to fill the gaps, and fund delivery of the strategies.
- ◆ Support initiatives that aid in paying childcare workers a living wage.
- ◆ Work with major employers to create on-site childcare facilities that serve employees and the broader community.

Invest in revitalization and blight abatement in downtowns and neighborhoods throughout the region.

- ◆ Deliver place-based investments that strengthen downtown areas (urban/rural), create signature public gathering/event spaces, remove blighted structures, and activate underutilized properties and vacant in-fill sites.

Support development patterns and projects that encourage mixed-use, walkable, and well-connected communities.

- ◆ Encourage developers to integrate a mix of uses and densities into development projects to create more sustainable communities.
- ◆ Expand safe and reliable public transportation options/service for all citizens to better connect people to where they live, work, learn, and play.

Effectively leverage the region's natural resources, recreational assets and greenspaces.

- ◆ Deliver projects that improve, expand, engage, or connect amenities around the region's existing natural resources amenities.
- ◆ Expand outdoor recreation options like parks, sports fields, and both passive and active greenspaces.
- ◆ Expand local and regional trails to connect community and regional assets, fill the gaps in the current regional trail network, and to connect the region to other region's trail networks.

Increase investment in destination tourism assets, public art, cultural assets, and entertainment options that improve the region's quality of life.

- ◆ Support investments made in arts, music, and other aspects of the creative economy.
- ◆ Increase funding for projects that support cultural inclusion and diversity.
- ◆ Fund projects and initiatives in the region that strengthen the region's cultural capital make the region a more welcoming place.

Little Zebbie's Childcare

Fulton County



Quality of Life / Place

Project Overview

Recognizing the need for quality childcare in the region, Rochester Community School Corporation (RCSC) has developed a childcare service that also creates a provider pipeline. This program utilizes daycare and preschool classrooms as a capstone project for high school students who have an interest in a career in early childhood education. This program provides childcare for the community while training the next generation of childcare providers. Little Zebbie's preschool is unique because its daily curriculum provides students with STEM, art, library, music, and physical education components.

While RCSC can provide childcare providers, the program needs additional space to expand its programming. This expansion will help to address their current three-year waitlist for childcare.

RCSC is asking for \$2.6 million to expand its existing classrooms and add capacity. Because RCSC has developed a pipeline for providers, they will be able to make use of READI's capital investment to expand their capacity by an additional 90 seats.

Funding Partners

- Rochester Community School Corporation

Project Funding Breakdown

Total Project **\$4,100,000**

READI Ask / Gap	\$2.6 M
Local Investment	\$1.5 M
Private Investment	\$0
Investment Ratio	1:0.6:0

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



YMCA Childcare Expansion

Miami County



Quality of Life / Place

Project Overview

The construction of the YMCA of Miami County was a part of the larger Riverfront Development that was funded in the region’s READI 1.0 plan. As a part of the new YMCA, 104 seats of childcare were added. Because of such demand for childcare in Miami County, the YMCA has a need to expand its services.

The YMCA currently has the staff capacity to provide more childcare but does not have the space to do so. A planned expansion of their current facility would add two preschool-aged rooms and one school-aged room for a total of 4,655 additional square feet. It is estimated that this expansion will add up to 90 childcare seats depending on the mix of ages served.

Funding Partners

- Miami County EDA
- YMCA

Project Funding Breakdown

Total Project **\$3,200,000**

READI Ask / Gap	\$1.6 M
Local Investment	\$1.6 M
Private Investment	\$0
Investment Ratio	1:1:0

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



Banderas Point Equine Center

Clinton County



Quality of Life / Place

Project Overview

The need for more quality-of-life amenities and “things to do” has been mentioned as a top concern for the region over the past several years. Banderas Point, a 64-acre, mixed-use equestrian event center to be located in Clinton County at the S.R. 28 and I-65 interchange, will play a pivotal role in further developing the region’s amenities. Seeking to become a statewide draw for events, this 5,000 seat facility will host a variety of events including equestrian activities from rodeos to charrería (the national sport of Mexico). The facility is projected to draw 400,000 people annually by 2030

This project, which is being driven by Good Oil Company, will include a 5,000-seat equestrian event center, 168 camping spots, 3 glamping cabins, and a new hotel development with retail amenities.

Clinton County is requesting \$1.5 million in READI funding to support the expansion of road, water, sewer, and electrical infrastructure to the site.

Funding Partners

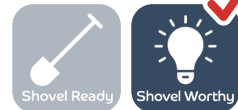
- Good Oil Company
- Clinton County

Project Funding Breakdown

Total Project \$40,000,000

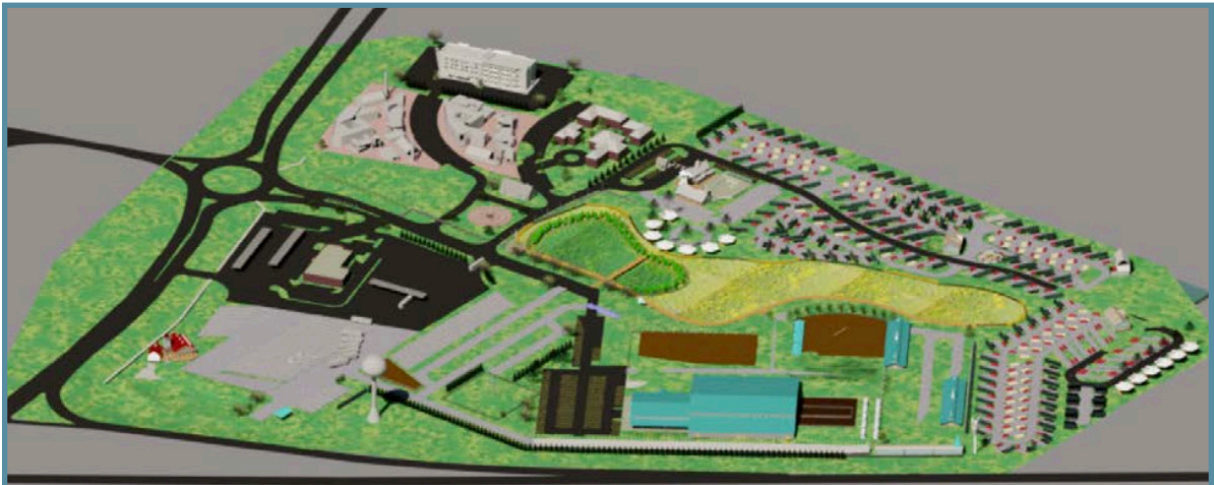
READI Ask / Gap	\$1.5 M
Local Investment	\$1.5 M
Private Investment	\$37 M
Investment Ratio	1:1:25

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



IU Kokomo International Hospitality Hub

Regional



Quality of Life / Place

Project Overview

The North Central Region is currently home to many immigrant populations, including significant Hispanic and Burmese populations. Over the last several decades, the North Central region has become more diverse. As the region welcomes substantial foreign direct investment, there is an increased need to provide welcoming services for immigrants from around the world.

The International Hospitality Hub (IHH), located on the Indiana University Kokomo (IUK) campus, would serve current and future immigrant populations who could come here to learn English, earn micro-credentials in cultural and business topics, and find assistance with housing, shopping, tax filing, transportation, education, and health care. Located next to IUK’s Multicultural Center (MCC), the IHH will leverage the resources, not only of the MCC (especially the Latinos Unidos Hispanic Center), but also IUK’s faculty and staff, including experts in English and English as a Second Language, Spanish, human resources, hospitality and tourism, and health care, as well as native speakers of South Korean, Spanish, French, Chinese, Tamil, and Arabic.

Funding Partners

- Indiana University Kokomo
- Howard County

Project Funding Breakdown

Total Project		\$250,000
READI Ask / Gap		\$125 K
Local Investment		\$125 K
Private Investment		\$0
Investment Ratio		1:1:0

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



Rural Development Fund

Regional



Quality of Life / Place

Project Overview

North Central Indiana seeks to strengthen the region by establishing the Rural Community Development Fund (RCDF) by allocating a mix of grant and loan funds totaling \$8 million of READI 2.0 request to complete projects within the 22 rural communities within the region. Funds will be made available for community and economic development activities to include downtown revitalization, public facilities, infrastructure improvements, and blight abatement. The purpose of the RCDF program is to allocate funds to the rural communities based on the greatest need, stakeholder input, and alignment with the region’s READI 2.0 Strategic Plan. The RCDF will support comprehensive development in rural areas lacking the capacity or resources to make the necessary transformational investments to attract and retain talent and improve the quality of place.

Eligible applicants must present projects to the READI 2.0 Steering Committee during the 2.0 planning phase. Project information must include a scope of work, detailed budget, implementation timeline, and estimated local and private match. Projects will be prioritized at the county level and then prioritized at the regional level by the Steering Committee.

Funding Partners

- All rural communities in the North Central Indiana region

Project Funding Breakdown

Total Project		\$50,000,000
READI Ask / Gap		\$7.5 M
Local Investment		\$7.5 M
Private Investment		\$35 M
Investment Ratio		1:1:4.7

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment

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Diversifying and Expanding Housing Options

Vision

- ◆ Foster a vibrant and inclusive community by creating a diverse and attractive housing stock that is attainable for many income levels, ensuring that current residents thrive, and new residents are drawn to the North Central region.
- ◆ Establish a diverse range of modern housing products at various price points, appealing to the needs of our workforce. By providing housing options, the region aims to attract new workers and their families to live in the community. These options should be pursued throughout the region and include both urban and rural projects.
- ◆ Attract a broad spectrum of residents by offering less dense single-family options and denser multi-family developments like apartments, duplexes, quadplexes, and townhomes.
- ◆ Revitalize the region's communities by promoting infill and redevelopment on vacant and underutilized properties, especially in walkable urban cores and downtown areas. Encourage cost-effective development on existing infrastructure, creating walkable communities that meet the housing demands of all generations.

Goal

Build a new, diverse, and modern housing stock that accommodates multiple income levels and product types to retain existing residents and attract new workforce to the North Central region by developing 2,649 units, and growing the population of the region 1.5%, by 2030

Strategies

Ensure each county understands potential housing needs and barriers to attainment.

- ◆ Encourage each county to continue to update their housing studies and develop a housing strategy.
- ◆ Understand the demand for housing product type and price point in each community.
- ◆ Identify potential development sites and perform site due diligence to identify potential red flags inhibiting development of the sites
- ◆ Develop cost estimates to understand the cost of activating each site with utilities.
- ◆ Build relationships with local and regional developers to connect them to potential development sites.

Support single-family development at a variety of product types and price points.

- ◆ Invest in projects that provide the infrastructure needed to activate diverse single-family residential developments.
- ◆ Where appropriate, promote mixed-density and mixed-product developments to create more complete neighborhoods and support changing market demands.

Support the development of multi-family residential products, including both rental and non-rental options.

- ◆ Invest in projects that provide the infrastructure needed to activate a mix of density and price points of multi-family residential development.
- ◆ Invest in projects that convert upper-floor downtown space into housing.

Promote infill and redevelopment of vacant and underutilized properties.

- ◆ Create an inventory of potential infill and neighborhood redevelopment sites.
- ◆ Proactively secure control of key properties to help facilitate their potential for development.
- ◆ Support projects and programs that help reduce the cost to developers for infill and redevelopment projects that will lead to more housing supply. This may include local financial incentives as well as updates to local development regulations.
- ◆ Seek state and federal funds to help develop creative financing tools to support these types of projects.
- ◆ Leverage the region's \$500,000 EPA Brownfield Assessment to develop site inventory and enhance redevelopment activities.

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Potential Housing Portfolio

Regional



Diverse Housing

Project Overview

A portfolio of **15 diverse housing projects** totaling **\$52 million** in READI ask.

The portfolio of housing projects has the potential to support regional population growth of approximately 6,500 people (a 3% regional increase).

Project Funding Breakdown

Total Project **\$824,022,196**

READI Ask / Gap	\$52 M
Local Investment	\$152 M
Private Investment	\$620 M
Investment Ratio	1:3:12

READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment

1:15
Total ROI

3,649
Housing Units

1,085
Owner-Occupied Units

2,564
Renter-Occupied Units

Expanding Diverse Business and Job Growth

Vision

- ◆ Support bold investments in infrastructure that position the region as a global leader in research and development, advanced manufacturing, E.V. battery technology, agri-business/ag-tech, and nuclear technologies.
- ◆ Build a region where entrepreneurship and small businesses flourish. Create thriving innovation hubs and business training programs to support an ecosystem of innovation, providing affordable spaces, shared resources, mentorship, and training, fostering a dynamic and resilient small business community.
- ◆ Champion growth through the retention and expansion of local businesses. Empower local economic development organizations, to offer vital support, technical assistance, and resources that fosters a vibrant and thriving business community.
- ◆ Target emerging and active clusters and industries, leveraging the region's unique assets to create stability and sustained prosperity for the region in the face of an evolving economic landscape.

Goal

Enhance regional economic growth and sustainability by supporting incentives for new commercial and industrial development in the region's target clusters, increasing high-paying jobs 6%, increasing industry diversity 4%, issuing \$500,000 in small business loans, and growing new business starts 49% by 2030.

Strategies

Attract new private investment in target sectors and existing clusters

- ◆ Develop targeted campaigns promoting the region's strengths in E.V. technology, advanced manufacturing, aeronautics, agriculture, and nuclear technology clusters to attract investment.
- ◆ Continue supporting business-friendly policies and incentives that attract new businesses and suppliers to the region.
- ◆ Continue working with communities to implement key infrastructure investments to create shovel-ready employment sites that can support business development and attraction.

Continue to plan and leverage the region's existing transportation assets of I-65, U.S. 31, U.S. 24, and Grissom Aeroplex.

- ◆ Support marketing the advantages and unique opportunities for businesses locating along I-65, U.S. 24, U.S. 31, and at Grissom Aeroplex.
- ◆ Continue investing in regular improvements that enhance regional connectivity to places of employment and residential development to best maximize the overall return on investment.
- ◆ Encourage local agencies to develop a strategic plan for the development of the interstate and highway corridors that promote a mix of compatible land uses and adequate local access.

Support entrepreneurship and small business development regionally.

- ◆ Support the development of innovation hubs that provide affordable office space, shared resources, mentorship, and networking opportunities.
- ◆ Connect regional business owners to funding and programs to enhance business planning, marketing, financial management, and access to capital.

Support programs to expand and retain the region's existing business community.

- ◆ Support local economic development organizations in conducting regular business retention and expansion surveys and visits that identify the needs, challenges, and opportunities of existing businesses.
- ◆ Connect businesses to business assistance programs and other resources.

Promote regional economic diversification to support economic resiliency.

- ◆ Support funding, grants, and incentives to industries outside of the region's existing clusters and target industries to diversify the region's economy.
- ◆ Continue supporting programming through educational institutions that educates and up-skills the region's workforce within new and emerging fields.

Agribusiness Park

Cass County



Quality of Opportunity

Project Overview

Having received prime and gold site certifications in 2016, the Cass County Agribusiness Park is a hub of economic development and innovation in the region. This project would add new utility infrastructure to include the development of more than 20,000 feet of 8 inch and 12 inch water main for a new fire protection system, potable water, a new production well, and more than 20,000 feet of sewer pipe. This infrastructure is vital to attract industries to the Agribusiness Park. Additionally, providing existing businesses in the Agribusiness Park additional on-system access will result in more than \$1.5 million in annual savings in water treatment costs to the existing businesses.

Funding Partners

- Cass County

Project Funding Breakdown

Total Project		\$279,542,500
READI Ask / Gap		\$3.5 M
Local Investment		\$26 M
Private Investment		\$250 M
Investment Ratio		1:7:71

Project Status

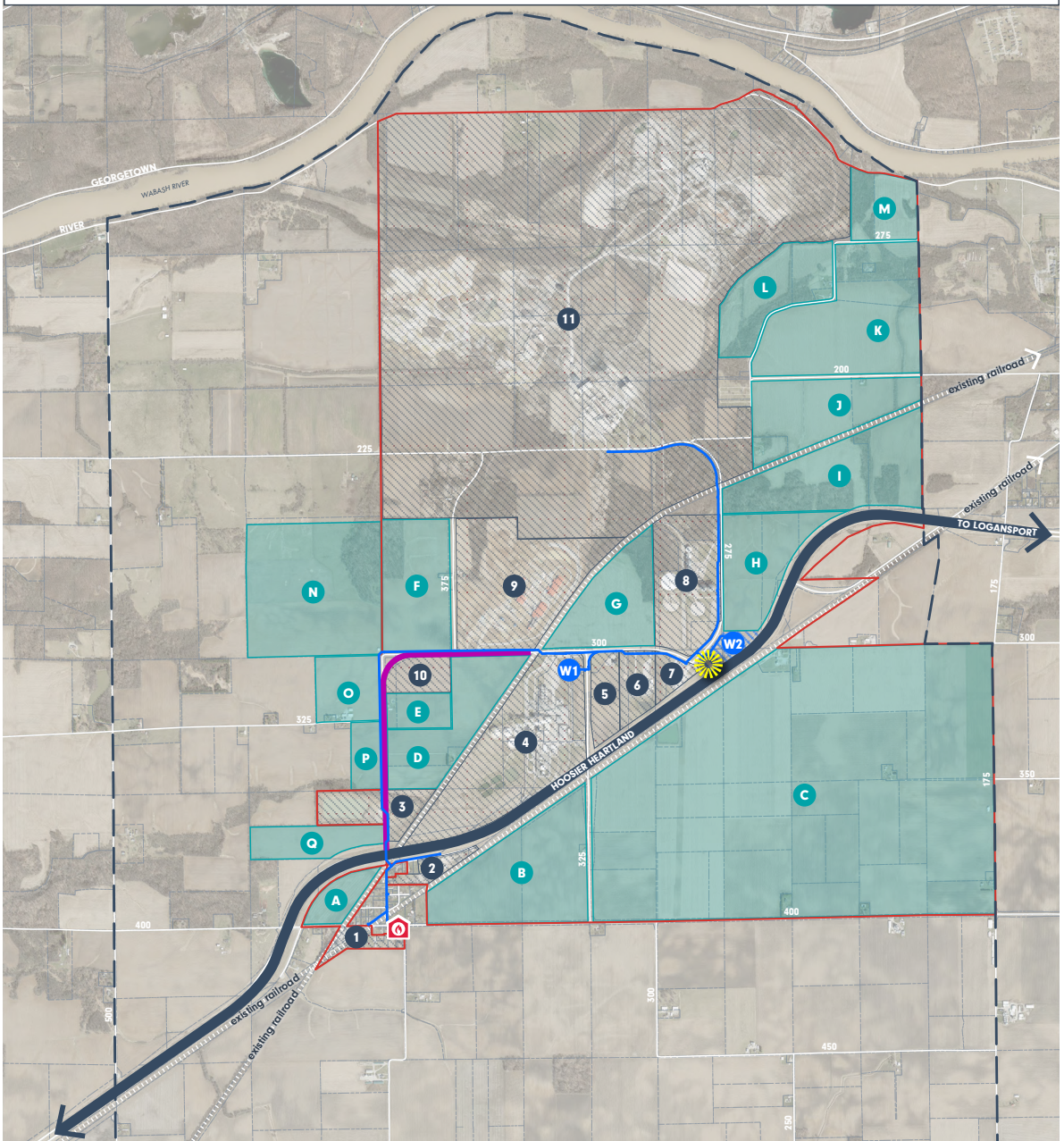


READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment

Legend

- | | | | | | | |
|---|--------------------------------------|---|--------------------|--------------------|-------------------|---|
| EDA Grant Road Improvements | 1 Ceres Solutions | 7 M.H. EBY | A 26 Acres | H 74 Acres | O 38 Acres | EXISTING WATER INFRASTRUCTURE
Water Main
W1 Elevated Tank
W2 Well Field |
| Cass County Boundary | 2 Miller Drainage | 8 ADM | B 119 Acres | I 115 Acres | P 19 Acres | |
| Agribusiness Park TIF Area | 3 DEI, LLC | 9 Waelz Sustainable Products (WSP) | C 834 Acres | J 86 Acres | Q 36 Acres | |
| Economic Development Area | 4 The Andersons Ethanol | 10 Redline Equipment | D 77 Acres | K 145 Acres | | |
| Existing Businesses | 5 BW Fusion | 11 Heidelberg Materials | E 22 Acres | L 66 Acres | | |
| Potential Development Sites | 6 Heartland Truck Stop & Wash | | F 78 Acres | M 38 Acres | | |
| Existing Water Infrastructure | | | G 68 Acres | N 160 Acres | | |
| New Water Treatment Plant, Wells & Main Extension | | | | | | |
| Clinton Township & Agribusiness Volunteer Fire Department | | | | | | |



StarPlus Energy Fusion 2.0

Howard County



Quality of Opportunity

Project Overview

Stellantis N.V. and Samsung SDI will invest \$3.2 billion to establish a second battery manufacturing facility in Kokomo, under the existing StarPlus Energy joint venture. The second StarPlus Energy gigafactory is expected to create over 1,400 new jobs, and production is planned to start in early 2027. This means that 2,800 new jobs will be brought to the region from StarPlus Energy alone by 2027.

In May 2022, Stellantis and Samsung SDI announced their commitment to build a first battery manufacturing facility in Kokomo, Indiana. Targeted to launch in the first quarter of 2025, the plant will have an annual production of 33 GWh, up from the initial target of 23 GWh.

The City of Kokomo is requesting \$2,000,000 in READI 2.0 grant funding to build the needed infrastructure to support the site.

Funding Partners

- City of Kokomo
- Howard County
- StarPlus Energy

Project Funding Breakdown

Total Project **\$3,226,000,000**

READI Ask / Gap	\$2 M
Local Investment	\$24 M
Private Investment	\$3.2 B
Investment Ratio	1:12:1.6K

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment



Business Revolving Development Fund

Regional



Quality of Life / Place

Project Overview

To provide long-term economic resiliency and sustainability, strategic investment is required in a multi-pronged strategy to diversify the regional business base. One specific area of focus is in supporting a growing regional entrepreneurship culture and small business startup growth.

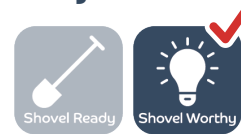
The strategy and focus behind this Regional Business Revolving Loan Fund (RBRLF) will be to financially assist regional businesses and industries by providing loans for operating capital and equipment purchases to assist in diversifying or strengthening the products or services of the business. To ensure borrowers have the best chance at succeeding, NCIRPC is partnering with the region’s Small Business Development Center to provide guidance and resources to entrepreneurs.

The RBRLF will be marketed to entrepreneurs, small businesses, and emerging businesses within the region. Working capital is the primary problem that entrepreneurs, start-up businesses, and emerging businesses face within the region, especially when looking to diversify into new products or to invest in new equipment to strengthen the positioning of the products. The revolving loan fund program is designed to address the gap in local financing challenging small businesses, especially start-ups, to find local financing for certain business ventures. The fund will be able to finance projects at a lower, fixed rate to help support local business ventures.

Project Funding Breakdown

Total Project		\$13,000,000
READI Ask / Gap		\$1.5 M
Local Investment		\$1.5 M
Private Investment		\$10 M
Investment Ratio		1:1:7

Project Status



READI Metrics

- Population Growth
- Per Capita Income Growth
- Growth in Employment Opportunities
- Educational Attainment
- Housing Units Developed
- Childcare Capacity
- Innovation Activities
- Rural Investment
- Disadvantaged Communities
- Private Investment

Funding Partners

- Regional entrepreneurs, small businesses, and emerging businesses
- Small Business Development Center

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Expanding Broadband Access

Vision

- ◆ Support policy that enables every home in the region to enjoy high-speed internet access, with download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.
- ◆ Through collaboration, identify existing broadband gaps, formulate targeted plans for last-mile development, and establish vital connections with broadband developers.
- ◆ Cultivate a digitally literate community by actively engaging with local businesses, residents, and communities.
- ◆ Enable e-commerce, foster remote work opportunities, and facilitate online education and healthcare, propelling the region into a future of digital inclusion and economic prosperity.

Goal

Expand regional broadband capacity to all homes by 2034 by implementing local strategies that provide the region's communities and rural areas with download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps so community members can flexibly live, learn, and work.

Strategies

Continue to increase the region's broadband connectivity, ensuring that each resident has access to reliable internet with download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.

- ◆ Assist counties in developing a county-wide broadband strategy that identifies each county's current broadband access, develops a plan to address last-mile broadband development, and connects the community to a broadband developer.
- ◆ Identify and assist counties in applying for the Next Level Connections Broadband Grant Program and other broadband funding grants.
- ◆ Educate and engage with local businesses, residents, and communities on the benefits of broadband connectivity and digital literacy and provide resources and training programs to help them take advantage of the opportunities afforded by high-speed internet, such as e-commerce, remote work, and online education.

Project Name	Location	Total Budget	READI Ask	Local Public Match	Private Match
Diversifying and Expanding Housing Options					
Housing Portfolio	Regional	\$824,000,000	\$52,000,000	\$152,000,000	\$620,000,000
A diverse portfolio of 15 high-quality residential projects across the region totaling \$52 Million in READI ask leading to 1,085 owner-occupied units and 2,564 rental units, totaling 3,649 units.					
Expanding Diverse Business and Job Growth					
Cass County Agribusiness Park	Cass	\$279,542,500	\$3,460,500	\$26,082,000	\$250,000,000
The Cass County Agribusiness Park will support the expansion of two key anchor employers in Cass County, increasing their existing capacity by 100%. The infrastructure improvements will also generate \$1.5 million in annual savings for existing businesses.					
Fulton County Industrial Park	Fulton	\$9,000,000	\$4,500,000	\$4,500,000	\$0
The extension of utilities to support the development of Fulton County's industrial park. This park will leverage Fulton County's geographic position between the StartPlus Energy battery plant in Kokomo, Indiana and the Samsung SDI plan to New Carisle, Indiana to attract suppliers.					
Extension of Grissom Industrial Park	Miami	\$38,800,000	\$3,500,000	\$5,300,000	\$30,000,000
The extension of utilities to support the expansion of the Grissom Industrial park to support NexPlus Energy facility (a StarPlus Energy supplier).					
StarPlus Energy Infrastructure	Howard	\$3,226,000,000	\$2,000,000	\$24,000,000	\$3,200,000,000
The extension of infrastructure to support StarPlus Energy's Fusion 2.0 E.V. battery facility. This investment will bring 1,400 jobs paying on average \$66,705/year.					
Business Revolving Loan Fund	Regional	\$500,000	\$500,000	\$0	\$10,000,000
Business Revolving Development Fund would invest \$500,000 in regional small businesses with the intent of increasing new business start-ups 49% by 2030.					
550 W Utility Expansion	Tipton	\$194,000,000	\$3,500,000	\$9,500,000	\$181,000,000
Infrastructure improvements will enable development of 175 acres of commercial/industrial land at the intersection of US 31 and SR 28. Current total private investment of this project is estimated at \$181,000,000 with an additional 119 acres of county-owned property available for future development.					
Project Totals		\$4,696,571,500	\$93,675,000	\$248,096,500	\$4,358,500,000

Additional Projects

Project Name **Location** **Description**

21st Century Workforce Development and Education		
College Corridor	Regional	The construction of a paved and lit trail at IU Kokomo.
Children’s STEM Learning Center and Mobile Museum	Regional	A STEM center and mobile museum that would engage P-12 students early in the STEM disciplines.
Renovation of Havens Auditorium	Regional	Refurbishment and updates to IU Kokomo’s theatre and auditorium.
Ag Exploration Center	Regional	A hands-on agricultural education center, including a community test kitchen and retail space.
IU Kokomo Sales Lab	Regional	The construction of classrooms for IU Kokomo’s sales microcredential program.
AIM Center (Learning Center)	Regional	The expansion of IU Kokomo’s microcredential program to Frankfort and Clinton County.
Enhancing Quality of Life and Place		
AIM High Sports Complex	Cass	A sports complex with four softball diamonds, four soccer fields, and the potential for additional four more diamonds.
Waugh Ct Childcare	Howard	The rehab and development of a childcare facility with the potential to partner with the YMCA of Howard County.
EMS Garage	Cass	The development of a new EMS garage for the Cass County EMS.
Expansion for Enhanced Recovery Success"	Regional	The build out of two transitional recovery living facilities that house approximately 20 men and 20 women each.
Dykeman Golf Club House	Cass	The construction of a club house at Logansport’s municipal golf course.
Clover Leaf Connection	Regional	The construction of a regional connector for the Clover Leaf Trail.
Mulberry Wastewater Utility	Clinton	Upgrades and expansion of the town’s wastewater treatment plant.

Project Name Location Description

Regional Extension of Howard Co 4H Building	Howard	The construction of an 11-acre educational complex to include classrooms, training kitchen, commercial kitchen, and outdoor pavilion.
Rescue Mission Engagement Center	Howard	Funding an expansion of Rescue Kokomo’s engagement to provide expanded homeless capacity.
Grissom FBO Facility	Miami	Improvements to the Fixed Base Operator (FBO) at Grissom that services all aircraft arriving and departing.
Restroom Facilities in Peru City Parks	Miami	Upgrades to Peru Parks’ restroom facilities to make them ADA compliant.
Historic Jail Renovation	Tipton	The renovation and Historic Sheriff’s Residence and Jail in Tipton County transforming the space into office space and municipal facilities.
Downtown Plaza	Tipton	Phases two and three of downtown Tipton’s green space and amphitheater.
Putt’s Building Rehab	Fulton	Rehabilitation of historic downtown structure sitting directly on the courthouse square in Rochester.
Topps Building	Fulton	Conversion of former Topps Factory into apartments and commercial/retail space.
Fulton County Mobile Clinic	Fulton	Funding for the Woodlawn Hospital Mobile Care Clinic to provide service to Kewanna and Fulton.
Tipton County 4-H Fairgrounds Upgrades	Tipton	Upgrades and expansion to infrastructure at Tipton County’s 4H fairgrounds.
County-wide Downtown Facade/Apartment Program	Fulton	Facade and upper-story housing program throughout the rural communities in Fulton County.
Gem City Parks	Clinton	Improvements to all Frankfort City Parks and enhancements to the city’s Christmas Village.
Milner Health Complex	Clinton	The construction of a new health care complex for the Healthy Communities Coalition.
Recovery Residence	Fulton	The construction of a 100-bed recovery residence with supportive living.
Jackson Street Commons	Howard	Replace HVAC system at Jackson Street Commons, a shelter for homeless veterans.
SMB Church Community Greenhouse	Howard	The conversion of SMB Church-owned land into a community greenhouse.

Project Name Location Description

Regional Extension of Howard Co 4H Building	Howard	The construction of an 11-acre educational complex to include classrooms, training kitchen, commercial kitchen, and outdoor pavilion.
Rescue Mission Engagement Center	Howard	Funding an expansion of Rescue Kokomo’s engagement to provide expanded homeless capacity.
Grissom FBO Facility	Miami	Improvements to the Fixed Base Operator (FBO) at Grissom that services all aircraft arriving and departing.
Restroom Facilities in Peru City Parks	Miami	Upgrades to Peru Parks’ restroom facilities to make them ADA compliant.
Historic Jail Renovation	Tipton	The renovation and Historic Sheriff’s Residence and Jail in Tipton County transforming the space into office space and municipal facilities.
Downtown Plaza	Tipton	Phases two and three of downtown Tipton’s green space and amphitheater.
Putt’s Building Rehab	Fulton	Rehabilitation of historic downtown structure sitting directly on the courthouse square in Rochester.
Topps Building	Fulton	Conversion of former Topps Factory into apartments and commercial/retail space.
Kokomo Area Performing Arts League	Howard	The renovation of an all-purpose performing arts facility to provide adequate space for cultural enrichment programs.
Peru South Broadway Pocket Park	Miami	The rehabilitation of a blighted commercial property in downtown Peru and the construction of a pocket park with seating area, gazebo, and parking.
FAMCamp	Miami	The redevelopment Grissom Airforce Base and the existing Air Museum including accommodations for RV and camping options for families.
Kirklin Gas Station Gateway	Clinton	Two abandon gas stations on US421 to be environmentally assessed, purchased, remediated and redeveloped as the Gateway to Kirklin.
Regional Downtown Murals and Art Program	Regional	A regional downtown art program to promote the beautification and revitalization of our region’s downtowns
Circus Hall of Fame	Miami	International Circus Hall of Fame is a National Historic Landmark and its buildings have deteriorated over the years. \$750,000 is needed in repairs.
Peru Amphitheater Restrooms	Miami	Public restrooms are needed at the Maconaquah Park Amphitheater to fully activate the space and prevent future use of portable facilities at events.

Project Name**Location Description****Expanding Diverse Business and Job Growth**

Logansport Spec Building	Cass	The construction of a spec building at Logansport's industrial park
Kokomo Industrial Park Expansion	Howard	The purchase of additional land surrounding StarPlus Energy to expand Kokomo's Industrial Park.
Northgate Business Park	Tipton	The development of Tipton County's industrial park including the addition of a rail spur.
Hoosier Heartland	Cass	Site acquisition to develop of a regional stormwater district to support the Agribusiness Park.

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