



McCORDSVILLE

2017 ECONOMIC DEVELOPMENT PLAN



McCordsville Redevelopment Commission

Adopted on June 1, 2006

Amended and Adopted Annually

Most recent adoption – Nov. 14, 2017

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Next Stop



INTRODUCTION

The Town Council established the Redevelopment Commission because it believed it would benefit the public health, safety, morals, and welfare, and increase the economic well-being of the Town and serve to protect and increase property values within the Town of McCordsville.



The McCordsville Redevelopment Commission (RDC) was established by ordinance on March 11, 2004, and has all the powers as set forth by IC 36-7-14 and IC 36-7-25. The Town Council established the Redevelopment Commission because it believed it would benefit the public health, safety, morals, and welfare, and increase the economic well-being of the Town and serve to protect and increase property values within the Town of McCordsville.

Within the Town of McCordsville, the RDC consists of a five member panel. Robert’s Rules of Order is recognized as the format for conducting meetings. Decisions are made by vote, with motions receiving approval via a majority vote, when a quorum of members is present.

This revision includes RDC members Shelley Haney, chair; Brian Hurley, Bryan Miller, Heather Blaudow, Suzanne Short, and Shannon Walls, representing the Mt. Vernon Community School Corporation (MVCSC).

The intent of the economic development plan is to ensure balance between residential growth and commercial, retail and industrial development. In support of this initiative, the RDC has been charged with igniting growth for the non-residential sector of the Town of McCordsville, and willing to undertake all economic avenues within their legal power to diversify the Town’s tax base. The RDC completed the Town’s first Tax Increment Financing (TIF) District (Brookside District) in 2009 as part of encouraging economic development. The RDC has established a second TIF district along West Broadway (also known as SR 67). (See Appendix II – Broadway and Brookside TIF promotional materials). The Broadway TIF District was amended in 2016 to allow for the increment to be used for certain authorized public safety uses. In the first five years after the adoption of this plan, the Town saw substantial growth in the commercial/retail sector.

VISION

Next Stop M^cCORDSVILLE

“The Town of McCordsville envisions becoming the business hub of Northwest Hancock County for the life sciences, information technology, logistics, health care, agri-tourism/agri-business and light manufacturing industries. We will develop our community to provide neighborhood commercial, regional commercial, light industrial and industrial employment opportunities for our residents without losing our small town atmosphere. We will continue to market and draw upon our unique location and proximity to I-70, I-69, I-465, SR 234, and SR 67.”

APPROACH

We will accomplish this vision by promoting our Town strengths and focusing our economic development dollars on overcoming our obstacles. This includes consistent and continued use of the Town’s tagline “Next Stop McCordsville,” in conjunction with our visual marketing materials to reinforce our economic development focus. We will partner with other towns, the County, related governmental entities, utility companies, service providers, the Mt. Vernon Community School Corporation (MVCSC), landowners, real estate developers, the Hancock Regional Hospital, the Hancock Economic Development Council and existing local business owners in order to gain a competitive advantage in attracting businesses to our town. We will take full advantage of the tools available to us and utilize the authority of the Redevelopment Commission as provided under Indiana Law.



ADVANTAGES



1. LOCATION

- Our location adjacent to the northeast corner of Marion County and the southeast corner of Hamilton County places us in the path of growth.
- Our proximity to three major interstates, Interstate 70, Interstate 69, and Interstate 465 establishes us as a transportation connection point and provides easy accessibility to shipping/ transportation thoroughfares to the north, east, and west.
- Increased future transportation opportunities which will be created by the realignment of County Road 600 West with improved traffic flow and an intersection that will be a “five points” interchange joining two State Roads with a new North-South Corridor.
- We are within five miles of the Indianapolis Regional Airport (formerly called the Mount Comfort Airport), and within 10 miles of the Indianapolis Executive Airport. These airports have capabilities of accommodating private passenger planes and cargo carriers that may benefit businesses within our Town.

Our location adjacent to the northeast corner of Marion County and the southeast corner of Hamilton County places us in the path of growth.

ADVANTAGES

The Town has very few areas that fall within the flood plain, making development and construction less difficult.

2. SCHOOLS

- Our Town is served by the Mt. Vernon Community School Corporation, which is situated in the northwest corner of Hancock County, Indiana. This suburban-rural school community abuts Marion, Madison, and Hamilton counties. Mount Vernon Community Schools also offer a special computer training center, which is the only such laboratory in the County.



3. GOVERNANCE

- The Town's Advisory Plan Commission is the planning jurisdiction for the Town of McCordsville. The Plan Commission is staffed by a full-time director of Planning and Building, full-time and half-time building inspectors and a full-time staff engineer. Other planning functions include an Architectural Review Committee, which oversees the look and design of all buildings in the Town and a Board of Zoning Appeals (BZA), which hears petitions for variances, special exceptions and zoning violations. Follow this link for a basic Building Permit Flow Chart: http://www.mccordsville.org/egov/documents/1505402655_11078.pdf
- Stormwater conveyance and the natural drainage system for the Town are provided by a series of ditches which are legal drains and run through the Town's boundaries. However, the Town has very few areas that fall within the flood plain, making development and construction less difficult. The Town established a Stormwater Utility in 2006 and has approved a Stormwater Management Ordinance. The Town serves as the Municipal Separate Storm Sewer Conveyance (MS4) entity.
- County Road 600 West (also known to be called Olio and Mt. Comfort Road) from County Road 1000 North to County Road 500 North is under the control of the Town of McCordsville. The Town's Street Department is able to provide needed services in a timely manner.

4. TECHNOLOGY

- Technology is strong in McCordsville, with broadband capabilities and the availability of 'Fiber to the Home' (FTTH) technology. The area is competitively served by multiple providers, however, NineStar Connect has completed providing Fiber to the Premise to 100 percent of the Town (http://www.mccordsville.org/egov/documents/1503428060_36046.pdf). NineStar Connect was recently recognized as an inaugural member of a group of nine telecom providers named Certified Gig-Capable Providers by the NTCA.

ADVANTAGES

The Town's population between 2000 and 2010 grew 323 percent, one of the greatest population gains (by percentage) in the State, and for the second year in a row is the second fastest growing municipality in the State.

5. ECONOMIC DEVELOPMENT

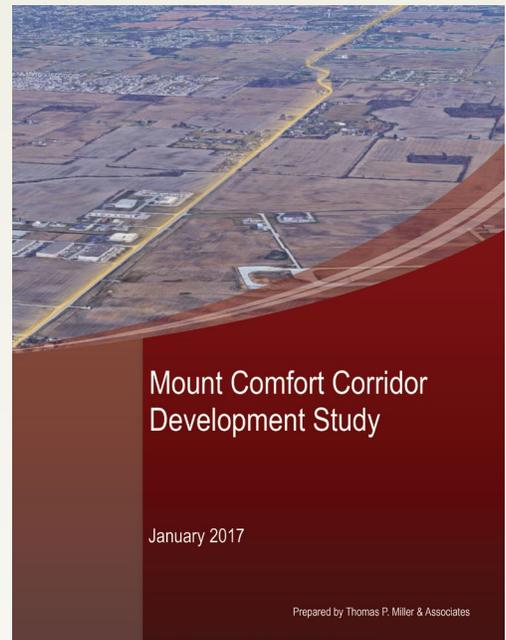
■ With approximately 2,405 “roof tops, along with our dwellers” McCordsville has the population to support new business and industry or manufacturing endeavors. The 2010 Census was very important to McCordsville. The Town's population between 2000 and 2010 grew 323 percent, one of the greatest population gains (by percentage) in the State, and for the second year in a row is the second fastest growing municipality in the State. McCordsville is also the second largest municipality within Hancock County.

http://www.mccordsville.org/egov/documents/1505403606_03616.pdf

■ Our population continues to grow at approximately 8 percent a year. However, based on the MVCSC multiplier of 2.9 persons per home our current population estimate is near 7,000. Appendix II provides useful statistics provided by the Indiana Economic Development Council (IEDC).

■ During 2017 work was conducted and completed on the Mt. Comfort Corridor Development Study. The study, made possible by a grant from the Hancock County Community Foundation and interested stakeholders (Hancock County Redevelopment Commission, Hancock County Commissioners, NineStar Connect, Hancock Economic Development Council, and the Towns of Cumberland and McCordsville). The study was presented to a full-house of Hancock County Leaders in March. The purpose of the study was to analyze the positive growth potential of the Mt. Comfort Road Corridor/CR 600West from McCordsville through Cumberland. Work continues on implementing the study and the Town of New Palestine have been brought in as a stakeholder. The full study can be found here: http://www.mccordsville.org/egov/documents/1489077567_61053.pdf

■ The Opportunity Areas Study done in 2012 and further refined in 2013 helped identify available infrastructure within the Town and target areas for the Town's future growth. This document will be a tool not only for the Town, but for developers and planners who want to understand the Town's capabilities and desires for future development. A copy of the Opportunity Areas Impact Analysis or the South District Area Impact Analysis can be obtained by contacting Tonya Galbraith at 317-335-3151 or tgalbraith@mccordsville.org.



ADVANTAGES



The Town's partnership with Hancock Regional Hospital and Hancock Wellness continues to grow.

6. HEALTH AND WELLNESS

- The Town's partnership with Hancock Regional Hospital and Hancock Wellness continues to grow. Hancock Wellness opened in February of 2016 and it widely utilized not only by McCordsville residents, but regionally. McCordsville staff is also working closely with Hancock Regional on their new "Healthy 365" initiative, which is a program to make Hancock County the healthiest county in the State.
- Established walking and bicycling paths offer alternative transportation options which provides opportunities to connect local businesses to our residents and neighboring counties, promote health and wellness as well as enhance economic validity along pathways. Another grant made possible by the Hancock County Community Foundation, allows all the incorporated municipalities and the County, to join together in preparing a county-wide trails plan. Work will be on-going throughout the year with the assistance of the consultant hired to prepare the plan.

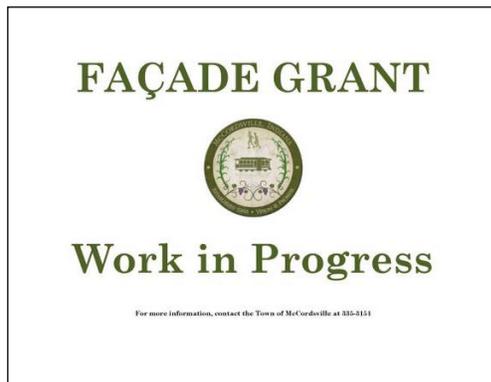
ACCOMPLISHMENTS SINCE LAST UPDATE

The Town entered into a contract with eGov Strategies to redesign the Next Stop McCordsville website. The site will be linked to the Town of McCordsville's website and will be a valuable resource to the development and business community.

- The RDC continues to implement the Façade Improvement Grant Program and to date have funded several projects with additional applications coming in. The Façade Grant Program targets an area along West Broadway (SR 67) that has a high visibility throughout the Town.
- Members of the RDC began working with Thomas P. Miller & Associates (TPMA), along with the Town of Cumberland on an economic impact analysis along CR 600 West from CR 1000 North in McCordsville to CR 100 South in Cumberland. Read the Indianapolis Business Journal (IBJ) article here: http://www.mccordsville.org/egov/documents/1505404410_73502.pdf. See this article from the Indianapolis Star: http://www.mccordsville.org/egov/documents/1505405235_81377.pdf

SEE MORE INFORMATION REGARDING THE STUDY, AND THE LINK TO THE STUDY ABOVE UNDER ECONOMIC DEVELOPMENT.

- Entered into a contract with eGov Strategies to redesign the Next Stop McCordsville website. The site will be linked to the Town of McCordsville's website and will be a valuable resource to the development and business community. Half of the cost of the new website was provided by a grant from Hancock Health.
- Completion of the Tri-County Connector, which is a public/private partnership project to provide a safe connection between residents of McCordsville to Geist Reservoir. The Town partnered with the Geist Harbours Property Owner's Association on the funding.



PRIORITIES (LISTED IN PRIORITY ORDER)

1. TRANSPORTATION IMPROVEMENTS AND INITIATIVES

■ **1a.** *Support acceleration of the County Road 600 West Road Realignment*

Create improved traffic flow and provide new transportation nodes for development opportunities and support promotion of new commercial development via the improved roadway network when it occurs. Further, we will continue to maintain and improve the current County Road 600 West.

■ **1b.** *Proactively work with INDOT to improve State Road 67 (West Broadway)*

Attention should be focused at the intersection of County Road 750 North and extending east toward Fortville, especially the intersections at County Road 600 West (Mount Comfort Road), State Road 234, and County Road 500 West. Grant funds have been acquired to help with intersection improvements at West Broadway and County Road 600 West. These improvements would add north and south bound turn lanes, the lights would be re-timed and traffic stacking would be reduced. Further, the Town will be exploring street scape options along West Broadway to help provide beautification and identity along the road. That project will be completed in 2018.

■ **1c.** *Support improvement of County Road 800 North from County Road 600 West (Mount Comfort Road) to County Road 700 West*

In 2016, County Road 800 North was repaved from just west of Town Hall to CR 700 West, greatly improving driving conditions. The entire mile of County Road 800 North from County Road 600 West to County Road 700 West has now been repaved. We will pay particular attention to strategies for future development which provide contiguity to Interstate 69 and Interstate 70, as well as contiguity to State Road 234.

■ **1d.** *Use of CSX track as a commuter rail line*

Continue dialogue with state legislators, the Central Indiana Regional Transit Authority, the Indianapolis Metropolitan Development Authority and neighboring business and local leaders regarding the use of the CSX track as a commuter rail line. The line currently runs from Muncie to Indianapolis, but there needs to be active discussions by stakeholders on its potential to serve as a commuter line, as well as a shipping line.

■ **1e.** *Continue the Recreational Trail/Multi-Use Path*

The first phase of the Town's Regional Trail was completed in 2015. The second phase, a pedestrian bridge, will be completed in 2016/2017. Continued dialogue with the Metropolitan Planning Organization (MPO) and the Town's Park Board will be needed to determine future sections of the path.

Grant funds have been acquired to help with intersection improvements at West Broadway and County Road 600 West. These improvements would add north and south bound turn lanes, the lights would be re-timed and traffic stacking would be reduced.

PRIORITIES (LISTED IN PRIORITY ORDER)

The Town will continue to explore areas which can be annexed in a proactive manner.

2. FOCUS REDEVELOPMENT ATTENTION ALONG THE “OLD TOWN” COMMERCIAL CORRIDOR

Redevelopment attention should focus on the area from County Road 750 North to County Road 600 West along West Broadway (State Road 67). Several worthy projects have started the redevelopment of the corridor, but economic development incentives focused in this area could help to bring quality commercial development to the oldest area of the Town. In July of 2012 the McCordsville Town Council authorized entering into a contract to allow for Ball State University's Center for Community Based Projects, to provide a plan or vision for the Town Center area. The Town has a proactive vision and a tool to show interested developers what we would like to see in the Old Town area. In order to promote growth and redevelopment in the Old Town and Town Center area, the Town should use all tools available, including Tax Increment Financing and Tax Abatement where appropriate. This may be partially accomplished by the formation of the Broadway TIF District. The RDC will begin working with The Veridus Group on a visioning process of a Town Center.



Further, the Town should consider redeveloping the Depot Street Railroad crossing, located in the “Old Town” section, to help stimulate connectivity with the walking connectivity plan developed by the McCordsville Parks Board.

3. CONTINUING TO INVEST IN PROMOTION AND BRAND AWARENESS

Roll-out and publicize the new Economic Development website, as well as continuing to market the TIF promotional pieces.

4. ENCOURAGE ANNEXATION OF ADJOINING PROPERTIES

Focus on areas which make positive economic contributions to the Town. The leadership of the Town successfully annexed the South District Area Annexation, bringing the Town's southern border down to County Road 500 North. However, future annexations will likely be those petitioned by landowners or developers as they decide to sell their property for commercial or residential development and will receive Town services. The Town Council successfully annexed two new areas in the Spring of 2017 for residential subdivisions. Another annexation for subdivision growth is anticipated this Fall. It will be part of one of the new subdivisions annexed earlier and will eventually build out to 332 homes. The Town will continue to explore areas which can be annexed in a proactive manner.

CONSIDERATIONS (NOT LISTED IN ORDER OF PRIORITY)



- Further commercial development within the Town’s limits and/or increase the limits of the Town to capture existing commercial development:
 - The potential for accomplishing this consideration relies on the Town Council’s decision to continue looking at growth potential in all areas near the Town.
- Commercial and industrial trends that may become a new fit for the Town’s economic development. The opening of a senior living facility and a Meijer store in 2017 are such trends.
- Development of Fishers to our North, Fortville to our East, and Lawrence to our West.
- Potential expansion of any air-related service.
- Indiana State legislative action that we can use to create an advantage in attracting businesses to our community. The General Assembly’s approval of the Community Crossroads Grant program will help the Town conduct additional road work and other traffic movement upgrades, which will help attract economic development opportunities.
- Federal programs that will help us set our community apart from surrounding communities to attract business.
- Emerging technologies:
 - Technologies beneficial for attracting cutting edge users to our Town, i.e. Wireless internet connections, Fiber to the Premise (FTTP), increased data transmission speeds for properties along the Mt. Comfort Road Corridor, bio-technologies, supply points for renewable energy sources, battery technology, etc. should all be explored.

The General Assembly’s approval of the Community Crossroads Grant program will help the Town conduct additional road work and other traffic movement upgrades, which will help attract economic development opportunities.

POPULATION PROJECTIONS

(FROM THE TOWN OF McCORDSVILLE COMPREHENSIVE PLAN ADOPTED JAN. 11, 2011)

The McCordsville 2011 Steering Committee examined the different population projections in light of current development in the Town, looking closely at the number of lots which have been recently approved and platted. A projected population firmly based on a series of build-out scenarios continues to be the most useful tool for measuring the amount of growth that the Town of McCordsville is likely to experience. Similar to the process used in 2005 to update the Town's Master Plan, this plan's population projections make use of a set of build-out scenarios. This is described in greater detail in Chapter 2 of the McCordsville Comprehensive Plan, which can be found on the Town of McCordsville's website at http://www.mccordsville.org/egov/docs/1295560156_11840.pdf.

To reconstruct the Town's build-out scenarios, the amount of land in each land use classification was recalculated to reflect the land use designations presented by the Town's Future Land Use Map, which is described in greater detail in Chapter 4 of the McCordsville Comprehensive Plan which can be found on the Town of McCordsville's website at http://www.mccordsville.org/egov/docs/1295560156_11840.pdf.

Referring to the population projections produced when using the exponential growth formula, the Town's current planning area would be completely built-out around the year 2025 with respect to residential development. If the planning area were to build-out at the lowest residential density planned for each land use category, the planning area would be home to approximately 10,000 persons. If the planning area were to build-out at the highest density planned for each residential land use category, the planning area would include approximately 18,500 persons. In order to accommodate the projected population of 51,000 persons by the year 2035, which is beyond the planning horizon contemplated by the Comprehensive Plan, one or more of the following would have to occur:

- Extend the planning area boundary. This can be accomplished by incorporating areas into the Town that are currently outside the corporate boundaries.
- Increase the planned density associated with each land use category (established in the McCordsville Zoning Ordinance); and/or
- Convert lower density residential areas to higher density residential areas.

A projected population firmly based on a series of build-out scenarios continues to be the most useful tool for measuring the amount of growth that the Town of McCordsville is likely to experience.

CHALLENGES

The Town's most important intersection at County Road 600 West (Mount Comfort Road) and State Road 67 (West Broadway) will undergo improvements for full turning movements, accel/decel lanes, and vehicle stacking now that grant funding has been secured to construct the project. That project should be completed in 2018.



- The CSX rail lines that bisect the Town constrict surface vehicular traffic flow on County Road 750 North, County Road 600 West (Mount Comfort Road), and County Road 500 West.
- Our other two major thoroughfares, State Road 67 (West Broadway), and State Road 234 are controlled by the State. Improvements to these roads must be coordinated and funded by the controlling entity. This will necessitate long term planning to support targeted growth.
- One historic cemetery which is located along County Road 600 West (Mount Comfort Road) provides widening or realignment challenges. A Township Park along the same thoroughfare may be subject to Historic Preservation determination, based upon the history surrounding the site.
- The Town's most important intersection at County Road 600 West (Mount Comfort Road) and State Road 67 (West Broadway) will undergo improvements for full turning movements, accel/decel lanes, and vehicle stacking now that grant funding has been secured to construct the project. That project should be completed in 2018.
- The continued effects of the Constitutional Property Tax Caps (or Circuit Breaker Credit) on the Town's revenue stream.
- The unknown timeline for the construction of the County Road 600 West road realignment causes uncertainty among developers who may wish to enter the McCordsville market. However, as an outgrowth of the Mt. Comfort Corridor Development Study, a committee has formed in an attempt to escalate the completion timeline, develop a message and possibly rename the roadway.
- Changes in State Law will make town-initiated annexations much more difficult. We will need to look at our outreach plans and strive for voluntary annexations or town-initiated annexations involving a friendly land-owner.

Next Stop

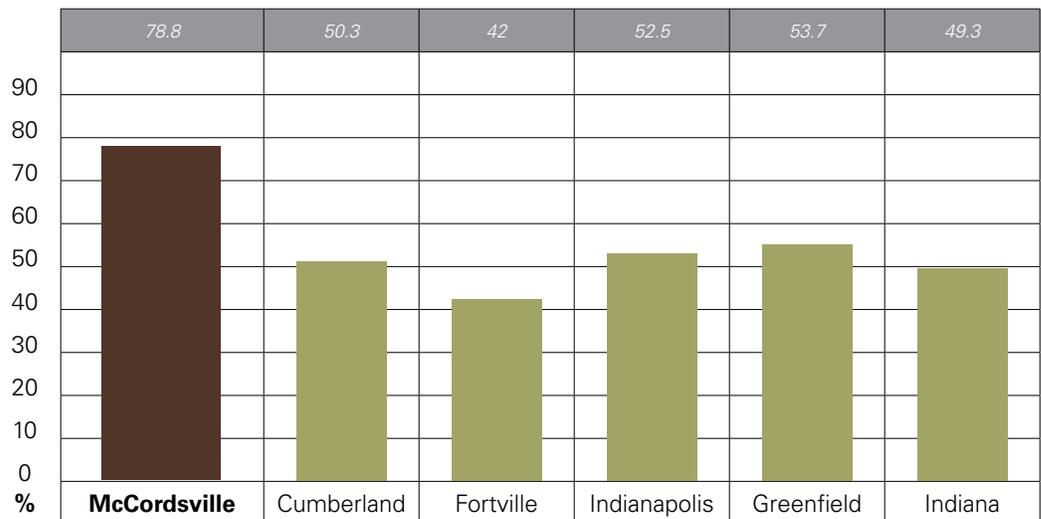


M^cCORDSVILLE

APPENDIX I

KEY FACTS: The Town of McCordsville is a close-knit community poised for dramatic growth in the next few years making it the next stop for economic development. The Town has a community plan that will create an extraordinary new town center and terrific neighborhoods for families to live, work and play, while maintaining existing values. The Town seeks to have balanced and diversified tax base growth (residential, commercial and business park) as well as to have the ability to control growth around existing incorporated Town boundaries.

PERCENTAGE OF HOUSEHOLDS EARNING \$50,000+



Source: 2015 American Community Service

PERCENTAGE OF HOUSEHOLDS EARNING \$100,000+

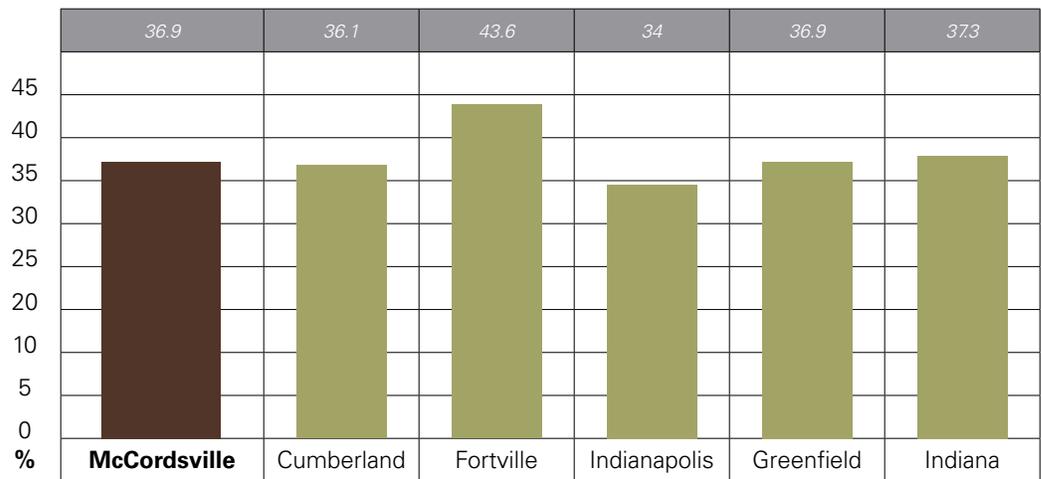


Source: 2015 American Community Service

APPENDIX I

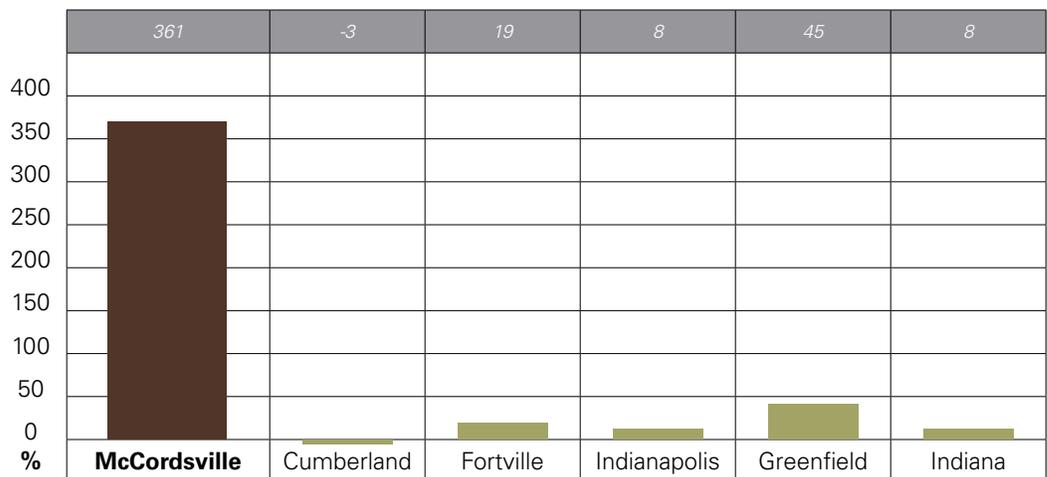
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MEDIAN AGE IN YEARS



Source: 2015 American Community Service

POPULATION GROWTH FROM 2000-2015



Source: 2015 American Community Service

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MEDIAN HOUSEHOLD INCOME (SERIES 1)



Source: 2000 U.S. Census & 2015 American Community Survey

MEDIAN HOUSEHOLD INCOME (SERIES 2)



Source: 2000 U.S. Census & 2015 American Community Survey

The Hancock Economic Development Council (HEDC) is the lead economic development agency for the county and all of the municipalities located within Hancock County. It is made up of both private and public sector entities. The HEDC has several Indiana Site Certified locations in their inventory (hancockedc.com/sites-data). For more information on how the HEDC can assist in finding locations within McCordsville, contact Skip Kuker, HEDC Executive Director, at skuker@hancockedc.com.

BEST BUSINESS ENVIRONMENT

- Indiana Tops in Midwest for Business Climate, only Midwest state in the Top Ten. Chief Executive Magazine, May 2015.
- Indiana ranks first in the United States for Cost of Doing Business – CNBC 2016.
- Indiana ranks second in the United States for Regulatory Environment – Forbes 2015.
- Indiana’s infrastructure ranks third in the nation according to CNBC’s Ranking of America’s Top States for Business.
- Indiana’s regulatory structures rank best and least burdensome in a study done by the Pacific Research Institute.
- Indiana’s Bond Rating has been ranked AAA according to Standard & Poor.
- Indiana is 2nd in the nation for Cost of Doing business (CNBC Ranking of America’s Top States for Business 2017).
- Indiana has the 4th lowest Property Tax rank per The Tax Foundation.
- Business tax cuts are scheduled every year through 2021.
- Indiana is 2nd in the nation for Workman’s Comp Premium Rate Rank.
- Indiana is 1st in number of Pass-Through Highways.
- Indiana is 1st for Quality Government.
- Indiana is 1st for total state share of manufacturing employment, and is the only location in the U.S. with assembly for Honda, Subaru and Toyota inside a single state.
- Source: *Indiana Economic Development Corporation*
- As of March 23, 2017, Hancock County was the 3rd fastest growing county (1.8 percent). http://www.mccordsville.org/egov/documents/1505401804_32335.pdf
- Indiana’s five fastest-growing counties were all in the Indianapolis metro area. Hamilton County led the way with a 2.3 percent increase, followed by Boone County (2.0 percent), Hancock County (1.8 percent), Johnson County (1.8 percent) and Hendricks County (1.6 percent).



TOP TAX CLIMATE

Indiana ranked 8th nationally in the Tax Foundation’s 2017 Business Tax Climate Index, an improvement from its rank of 10th in 2016.

CORPORATE INCOME TAX REDUCTION

Indiana’s corporate income tax rate is steadily decreasing. For 2017, the rate declined from 6.5 to 6.25 percent. The tax rate will continue to decline through fiscal year 2022, when the corporate income tax will drop to 4.9 percent.

AAA CREDIT RATING

Indiana continues to earn a AAA credit rating from all three credit agencies. (S&P, Fitch, Moody’s).

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana’s move to join other right-to-work states to better compete for and win America’s business.

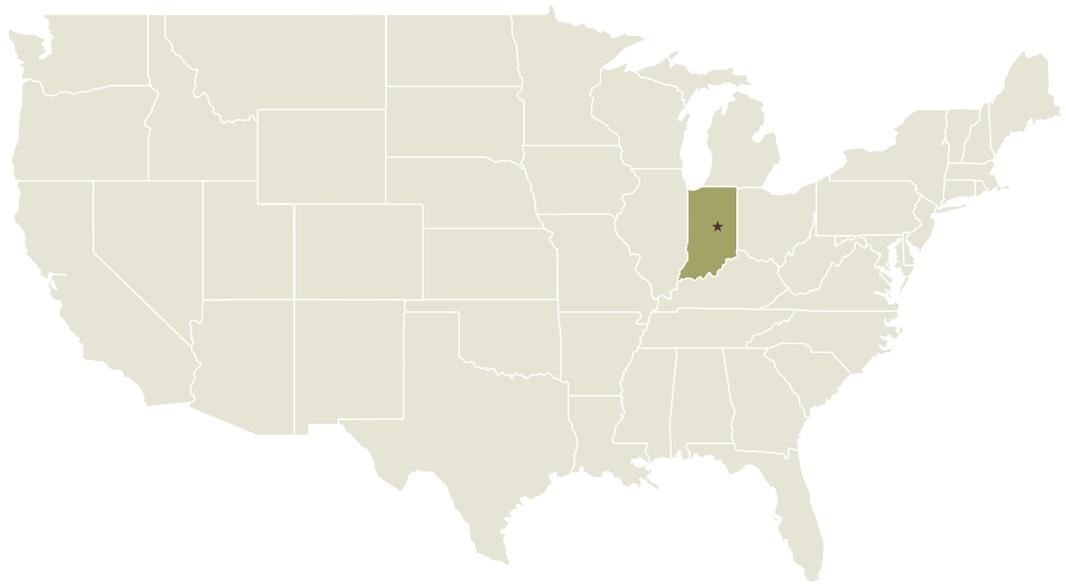
Source for previous five categories: Indiana Economic Development Corporation (IEDC) - <http://iedc.in.gov/indiana-info>; U.S. Bureau of Economic Analysis



TRANSPORTATION INFRASTRUCTURE

The Town is conveniently located for access to major cities and national points of interest. McCordsville is within a days drive of 50 percent of the U.S. and Canadian populations, and within a day and a half drive of 75 percent of the U.S. and Canadian populations.

Taking advantage of excellent highway and rail access and its proximity to Indianapolis, the Town of McCordsville is not only a residential community, but also an excellent location for companies seeking access to markets and a skilled workforce. McCordsville is positioned in the Crossroads of America, near the Geist Reservoir and bordering the Town of Fishers and the City of Indianapolis, just north of the Indianapolis Regional Airport and conveniently located close to the I-69, I-465 and I-70 corridors. County Road 600 West, which runs through McCordsville, connects with the Olio Road corridor in Hamilton County.



MAJOR HIGHWAYS

Roadway	Distance
Interstate 69	4 miles
Interstate 70	2 miles
Interstate 465	8 miles
Interstate 65	15 miles
Interstate 74.....	14 miles
State Road 67.....	0 miles
State Road 234.....	0 miles
State Road 9.....	6 miles
U.S. Route 40	5 miles
U.S. Route 52	8 miles

AIR & RAIL TRANSPORTATION

Facility	Distance
Indianapolis International Airport	33 miles
Indianapolis Regional Airport	1 mile
Indianapolis Metro Airport	10 miles
CSX Rail Line	0 miles

MAJOR METROPOLITAN AREAS

Roadway	Distance
Indianapolis, IN	1 mile
Terre Haute, IN	97 miles
Fort Wayne, IN	104 miles
South Bend, IN	142 miles
Evansville, IN	191 miles
Carmel, IN.....	16 miles
Fishers, IN	1 mile
Chicago, IL.....	190 miles
Peoria, IL.....	220 miles
Springfield, IL.....	218 miles
Lexington, KY	199 miles
Louisville, KY	130 miles
Cincinnati, OH.....	118 miles
Dayton, OH.....	107 miles
Columbus, OH	166 miles
Cleveland, OH.....	307 miles
St. Louis, MS	266 miles
Detroit, MI	266 miles

Next Stop



M^cCORDSVILLE

TRANSPORTATION INFRASTRUCTURE



INFRASTRUCTURE AND INVESTMENT

Indiana is within a day's drive of one-third of the U.S. population (IEDC). A total of 150 million people live within 500 miles of Indiana (IEDC).

- The Indiana Department of Transportation (INDOT) for the FY 2015-16 Biennium has invested more than \$2.3 billion in State projects;
- Repaved 1,870 miles of State highways;
- Chip-sealed and preserved over 12,000 miles of State roads;
- Rehabilitated or replaced 960 State bridges;
- Serviced 7.2 million highway lane miles the past two years; and
- Invested more than \$640 million in local projects.
- The Indianapolis International Airport (IAA) is the home of the world's second-largest FedEx hub. The IAA was inducted into the prestigious Airports Council International in 2015, one of only four airports globally to have earned the honor in 2015.
- Rail options include CSX (Avon Switching Yard in Hendricks County), Norfolk Southern (Anderson Switching Yard in Madison County), The Indiana Railroad, Indiana Southern Railroad and The Louisville & Indiana Railroad (HEDC)
- Ports of Indiana include: Burns Harbor in Portage on Lake Michigan, Jeffersonville on the Ohio River near Louisville and Mount Vernon on the Ohio River near Evansville (HEDC)

Sources: Indiana Economic Development Corporation (IEDC), Hancock Economic Development Council (HEDC), Indiana Department of Transportation (INDOT).

TRANSPORTATION INFRASTRUCTURE

Local municipalities may develop a plan for local roads and bridges through the Community Crossings Matching Grant initiative.



NEXT LEVEL ROADS

In July 2017, the “Next Level Roads” program was announced outlining the first five years of a new 20-year program to improve Indiana’s roads and bridges.

Gov. Eric Holcomb stated, “Our transportation network of roads and bridges plays a major part in Indiana’s success story both now and in the future. With a fully-funded plan in place for the next 20 years, Hoosiers can rest assured that Indiana will remain the Crossroads of America for generations to come.”

Passed in April 2017, House Enrolled Act (HEA) 1002 allows \$1.2 billion per year for state and local roads by 2024. Approximately \$4.7 billion in total investment over the next five years is planned for resurfacing of pavement and repair or replacement of bridges.

The Next Level Roads initiative provides an additional \$342 million annually to support Indiana cities, towns and counties for local road projects by 2024.

Local municipalities may develop a plan for local roads and bridges through the Community Crossings Matching Grant initiative.

The construction plan for the first five years of Indiana’s Next Level Roads initiative by project, by county or by statewide totals, is available on the INDOT website.

Source: Indiana Department of Transportation

EDUCATION

MVCSC houses over 4,000 students and has experienced a 50 percent growth in enrollment in the last 15 years.



MT. VERNON COMMUNITY SCHOOL CORPORATION

We are very proud of the MVCSC. The school system is the right size to have a variety of educational and extra-curricular opportunities, though small enough to provide personal attention. MVCSC houses over 4,000 students and has experienced a 50 percent growth in enrollment in the last 15 years. For complete information, click on the PDF.

http://www.mccordsville.org/egov/documents/1505403900_00654.pdf

Here is a link to a video describing the MVCSC:

<http://www.mvcsc.k12.in.us/News/1251#sthash.fk323jfs.dpbs>

OTHER EDUCATIONAL OPPORTUNITIES

- Indiana is home to several State higher education institutions. They are Ball State University, Indiana University, Bloomington, Indiana University East, Indiana University Kokomo, Indiana University Northwest, Indiana University-Purdue University Fort Wayne, Indiana University South Bend, Indiana University-Purdue University Indianapolis, Ivy Tech Community College network, Indiana State University, University of Southern Indiana, Vincennes University and Purdue University Main Campus and North Central Campus. Private universities are also in abundance in Indiana. A listing can be found at <http://www.collegecalc.org/colleges/indiana/private/>
- Geist Montessori School has two campuses – one is within the town limits of McCordsville at 6633 West County Road 900 North and the other at 13942 E. 96th Street in Fishers (although it has a McCordsville address).

AVAILABLE SITES AND BUILDINGS

AMERI-STOR SELF STORAGE & OFFICE FLEX SUITE (OPEN IN 2008)

Located at 8079 North. 600 West (Mt. Comfort Road). 750 - 3,000 square feet of Office Flex Suites available. The Self Storage units include 5'x5' - 10'x30' Non Climate Units, 5'x10' - 10'x20' Climate Control Units, RV/boat storage, walled/gated/video surveillance with 24/7 access. For Office Flex leasing, contact Kathy Brown at KMB Realty at 317-726-5577 or Kathy@KMBRealtygroup.com.

BROADVIEW FARMS, INC.

97 acres (will subdivide) and 10-acre corner lot, both of which front County Road 600 West (Mt. Comfort Road) and County Road 750 North, directly across from the McCordsville Elementary School and Greenfield Banking Company. The property is zoned commercial/neighborhood. For further information contact Marylen Vail at 317-335-2323, Larry Vail at 317-335-2261 or Amy Reeves at 317-695-0472 or areeves@simon.com.

6246 WEST BROADWAY

Located on West Broadway directly across from McCordsville United Methodist Church. This building features two office suites. For more information, contact Roger Heir 317-374-3610.

GATEWAY CROSSING SHOPS

Located off of West Broadway (State Road 67) in the Gateway Crossing Planned Unit Development. There are six out-lots fronting West Broadway (State Road 67) with 95,000 square feet of retail available. McCrea Property Group, LLC at 317-663-8446.



AVAILABLE SITES AND BUILDINGS



MCCORDSVILLE COMMONS

22,400 square feet of new retail space available. Located on West Broadway (State Road 67) and County Road 600 West (Mount Comfort Road) next to the CVS Pharmacy. The Commons is the home to a variety of mixed-used retail. For more information, contact Paul Rogozinski of Veritas Realty, LLC at 317-472-1800 or progozinski@veritasrealty.com.

MCCORDSVILLE CORNER SHOPPES

Food, service and neighborhood retail located on County Road 600 West (Mt. Comfort Road) and County Road 750 North (directly north of the McCordsville Elementary School). Space includes 28,500 square feet of retail and 10,000 square feet of office. Recent tenants include the McCordsville Post Office, a dentist and a family fun center. Join Greenfield Bank on one of two remaining out-lots on Mt. Comfort Road (CR 600 W). Contact Rory Underwood at runderwood@revelunderwood.com.

PROPORTION AIR – PROPORTION AIR/BROOKSIDE BUSINESS CENTER

Located just north of State Road 67 on County Road 600 West (Mt. Comfort Road). Largest industrial facility in the Town, subdivided into individual flex spaces. Current availability of 1,200 square feet corner office space and 1,200 square feet of office/warehouse space. Heat, water and electricity included in lease as well as substantial amount of parking and common space. Out-lots available for development, either for sale or for lease build to suit. Come join 10 of the most successful businesses in the Town. Boat and RV storage available as well. Contact Lyn Mills at 317-335-2602 or lmills@proportionair.com.

Next Stop



M^cCORDSVILLE

AVAILABLE SITES AND BUILDINGS



OLD TOWN HALL SITE

The property, which is the former home of the McCordsville Town Hall, contains 3 acres of land directly off of West Broadway (also known as Pendleton Pike or State Road 67). The old town hall was demolished in 2013 leaving a shovel ready commercial site opportunity. It is a prime location for commercial development with an existing road cut into the property. For further information contact Tonya Galbraith at tgalbraith@mccordsville.org.

VILLAGES AT BROOKSIDE

The development is a 300+ acre mixed Planned Unit Development. The development includes more than 80 acres of commercial/retail/industrial sites. One such parcel is located on the southwest corner of County Road 600 West and County Road 900 North (86th and Olio Road). This 20-acre site is zoned for commercial use. Retail space and out-lots are available. New to this development is the Hancock Regional Medical Office Building, which opened in the spring of 2010 and the McCordsville Town Hall, which opened in the summer of 2011. Fischer Homes has begun developing part of the residential portion of the PUD. The properties are owned by a variety of entities. For information on land use and zoning of the property contact Ryan Crum, McCordsville's director of Planning and Building at rcrum@mccordsville.org or 317-335-3604.

MCCORDSVILLE PROFESSIONAL BUILDING

This property is located at the corner of CR 600 West and CR 800 North (8038 North 600 West). It includes several office suites. For further information contact Roger Heir at 317-374-3610.

AVAILABLE SITES AND BUILDINGS

MEIJER OUTLOTS

<http://x.lnimg.com/attachments/CCF53724-A01A-4F30-A893-62A0A4E269AF.pdf>

KOVACS PROPERTY

Joe Downs, Executive Vice President, Veritas Realty. Joe@VeritasRealty.com; 317-472-1800.



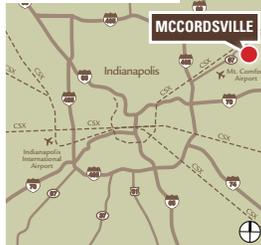
BROOKSIDE TIF DISTRICT



BROOKSIDE TIF District

Town of McCordsville, Indiana

REGIONAL LOCATION



TIF DISTRICT MAP



TOWN OF MCCORDSVILLE

For more information on particular development sites and the Brookside TIF contact the Brookside TIF Redevelopment Commission Staff and Town Manager, Tonya Galbraith.

317.335.3151
tgalbraith@mccordsville.org
www.mccordsville.org
6280 W 800 North
McCordsville, IN 46055



A full size brochure can be obtained at www.nextstopmccordsville.com or by contacting Tonya Galbraith at tgalbraith@mccordsville.org.

BROOKSIDE TIF DISTRICT

TIF FUTURE LAND USE

LEGEND

- Neighborhood Commercial
- Medical Office
- Mixed-Use

DEVELOPABLE SITES

- 1** **Potential Neighborhood Commercial, and Grocery Uses.**
30 Acre Site, One Owner, All Utilities Available.
- 2** **Existing Medical Office and Wellness Uses. Potential Medical Office or Office uses in a Vibrant Neighborhood.**
60 Acre Site, Multiple Owners, All Utilities Available.
- 3** **Potential Attached Residential Uses.**
23 Acre Site, One Owner, All Utilities Available.

Contact Town Hall For Utility Availability

- Ninestar Connect (100 Gig Ethernet Service)
- IPL and Ninestar Connect (Electricity)
- Citizens Energy (Water and Gas)
- McCordsville (Sewer and Stormwater)

COMMUNITY SNAPSHOT

Population Percent Change 2010-2013

City	Percent Change
McCordsville	~8.0%
Indiana	~1.0%
Carmel	~8.5%
Fishers	~9.0%
Noblesville	~8.5%
Zionsville	~7.5%

Median Household Income 2009-2013

City	Income
McCordsville	~\$80,000
Indiana	~\$50,000
Carmel	~\$100,000
Fishers	~\$90,000
Noblesville	~\$65,000
Zionsville	~\$105,000

Median Value of Owner Occupied Housing 2009-2013

City	Value
McCordsville	~\$180,000
Indiana	~\$130,000
Carmel	~\$300,000
Fishers	~\$220,000
Noblesville	~\$170,000
Zionsville	~\$340,000

Bachelor Degree or Higher (age 25+) 2009-2013

City	Percentage
McCordsville	~45%
Indiana	~25%
Carmel	~65%
Fishers	~60%
Noblesville	~45%
Zionsville	~65%

Housing Value Median Housing Value/Median Household Income 2009-2013

City	Ratio
McCordsville	~0.45
Indiana	~0.40
Carmel	~0.35
Fishers	~0.45
Noblesville	~0.40
Zionsville	~0.32

Homeownership Rate 2009-2013

City	Rate
McCordsville	~85%
Indiana	~70%
Carmel	~80%
Fishers	~85%
Noblesville	~80%
Zionsville	~80%

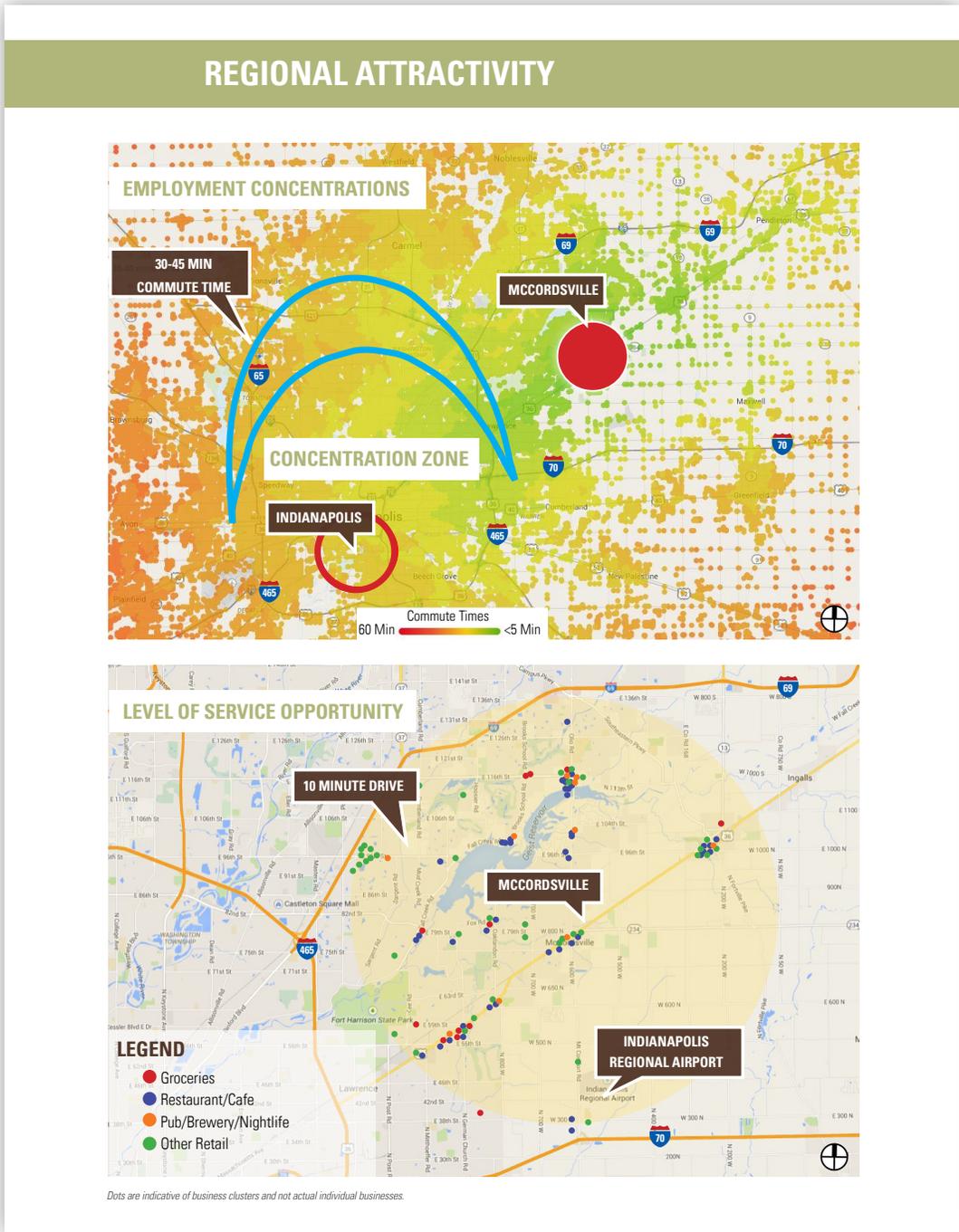
A full size brochure can be obtained at www.nextstopmccordsville.com or by contacting Tonya Galbraith at tgalbraith@mccordsville.org.

BROOKSIDE TIF DISTRICT



A full size brochure can be obtained at www.nextstopmccordsville.com or by contacting Tonya Galbraith at tgalbraith@mccordsville.org.

BROOKSIDE TIF DISTRICT



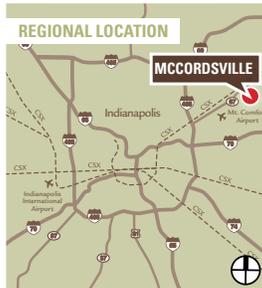
A full size brochure can be obtained at www.nextstopmccordville.com or by contacting Tonya Galbraith at tgalbraith@mccordville.org.

BROADWAY TIF DISTRICT



BROADWAY TIF District

Town of McCordsville, Indiana



TOWN OF MCCORDSVILLE

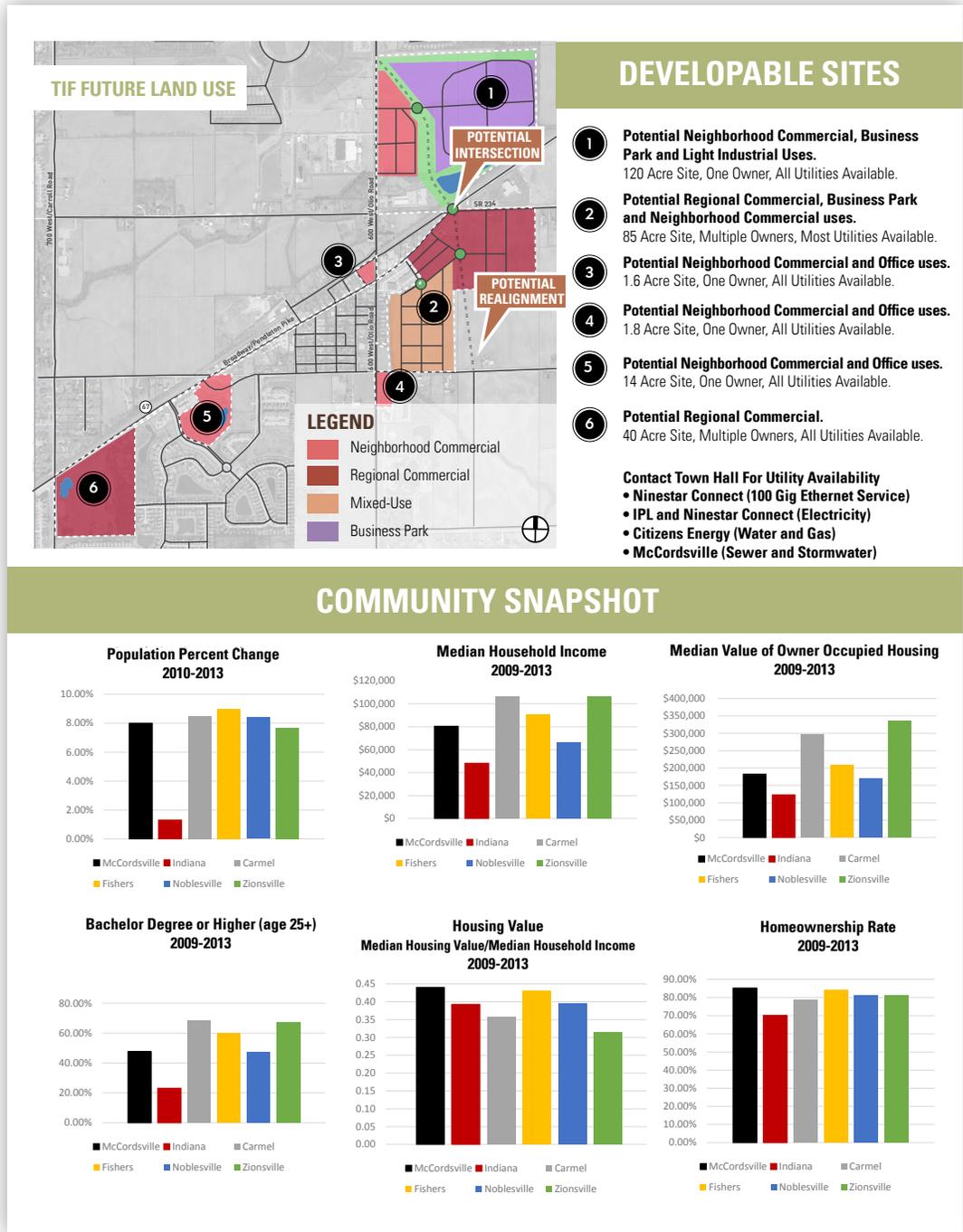
For more information on particular development sites and the Broadway TIF contact Redevelopment Commission Staff and Town Manager, Tonya Galbraith.

317.335.3151
tgalbraith@mccordsville.org
www.mccordsville.org
6280 W 800 North
McCordsville, IN 46055



A full size brochure can be obtained at www.nextstopmccordsville.com or by contacting Tonya Galbraith at tgalbraith@mccordsville.org.

BROADWAY TIF DISTRICT



A full size brochure can be obtained at www.nextstopmccordsville.com or by contacting Tonya Galbraith at tgalbraith@mccordsville.org.

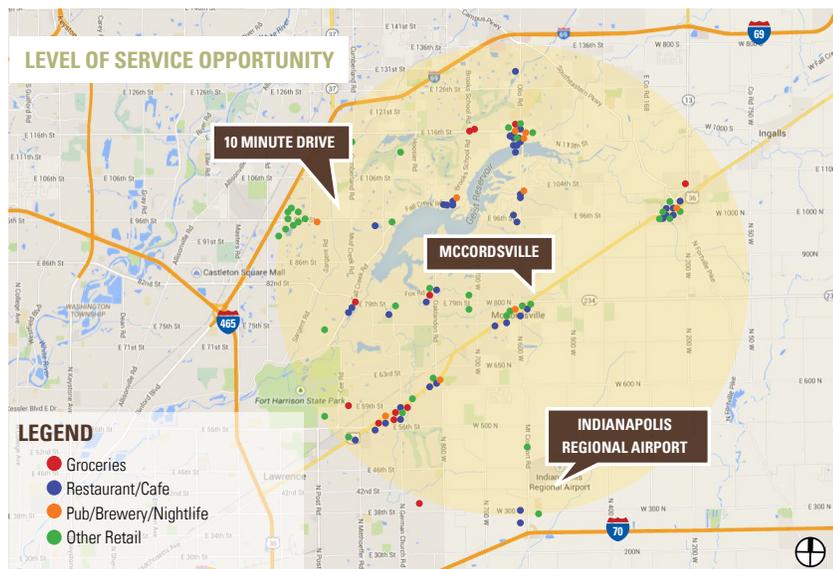
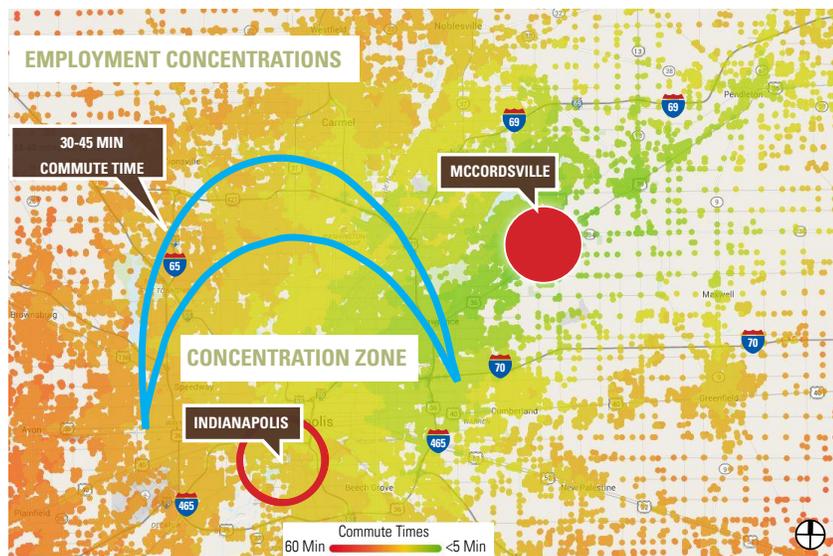
BROADWAY TIF DISTRICT



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BROADWAY TIF DISTRICT

REGIONAL ATTRACTIVITY



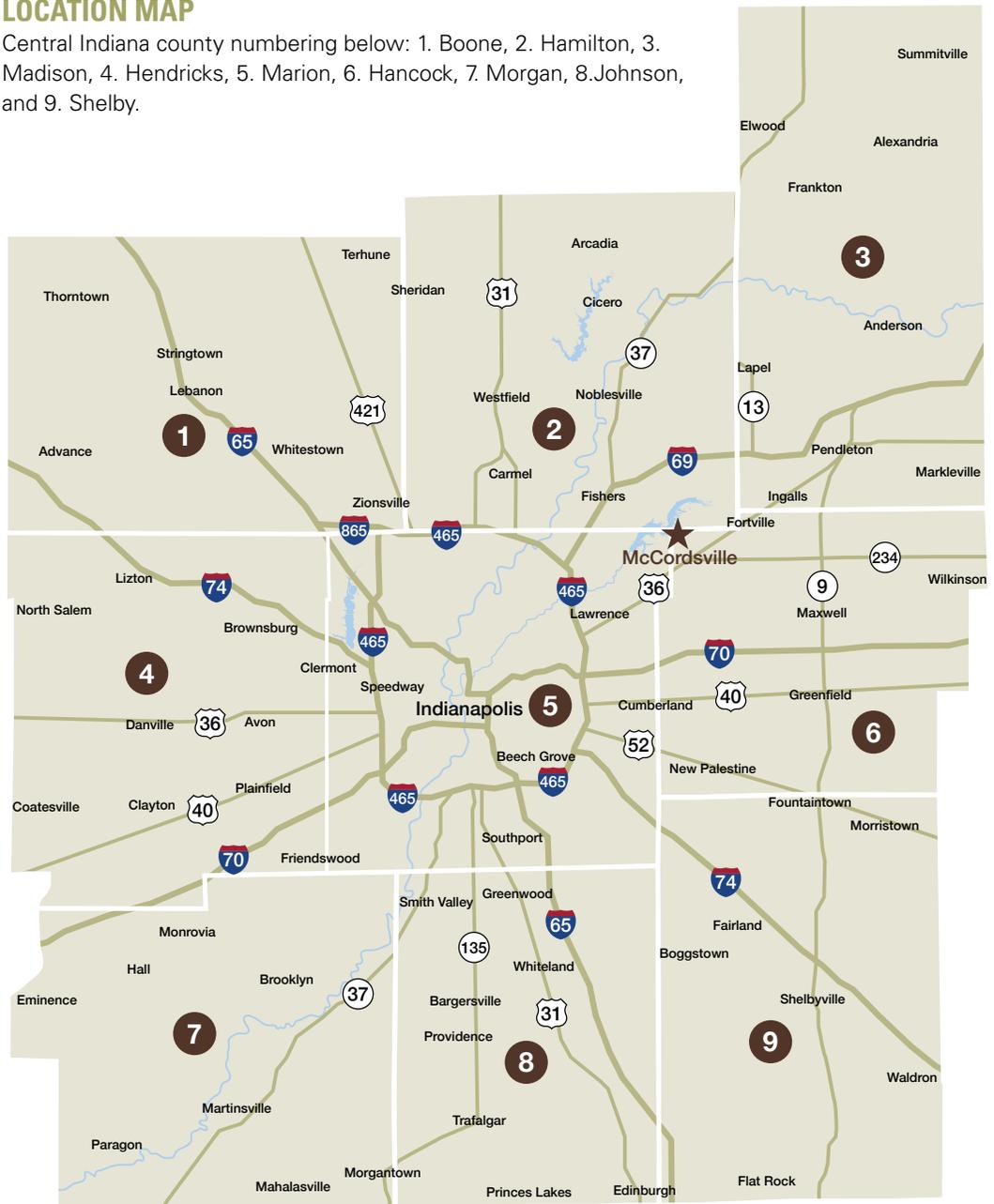
A full size brochure can be obtained at www.nextstopmccordsville.com or by contacting Tonya Galbraith at tgalthraith@mccordsville.org.

APPENDIX II

Indiana Economic Development Council Data

LOCATION MAP

Central Indiana county numbering below: 1. Boone, 2. Hamilton, 3. Madison, 4. Hendricks, 5. Marion, 6. Hancock, 7. Morgan, 8. Johnson, and 9. Shelby.

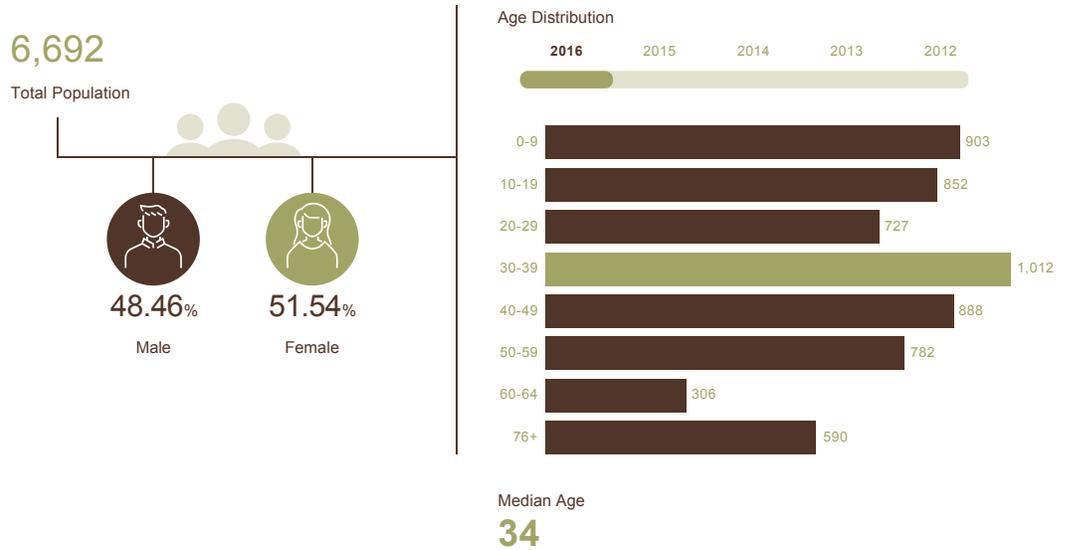


APPENDIX II

Indiana Economic Development Council Data

PEOPLE

The total population of the City of McCordsville is 6,692. The median age is 34.03.



EDUCATIONAL ATTAINMENT

The majority of the population in McCordsville has a bachelor degree, and 52.14 percent have a college degree.



APPENDIX II

Indiana Economic Development Council Data

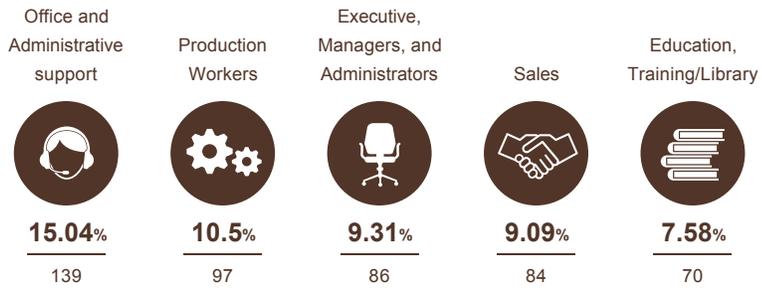
LABOR FORCE

McCordsville has a labor force of 3,674 people.

3,674 Labor Force

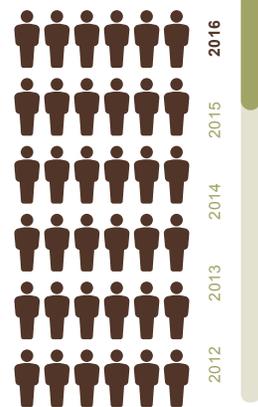
Talent

Where are the top jobs by occupation?



Total Employees

760



The work distribution of total employees in McCordsville is:



41%

Blue Collar



58%

White Collar

Total Establishments

126



Next Stop



M^cCORDSVILLE

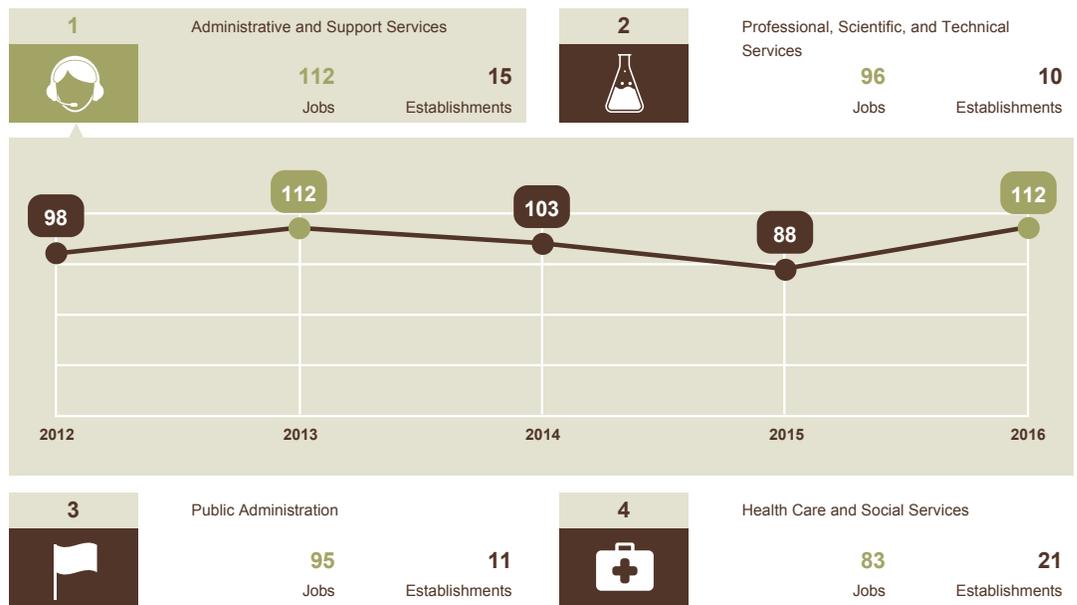
APPENDIX II

Indiana Economic Development Council Data

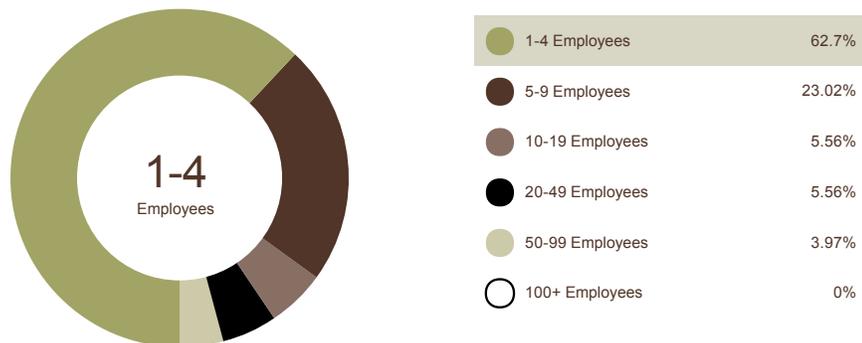
BUSINESSES AND JOBS

McCordsville has a total of 126 businesses. In 2016, the leading industries in McCordsville were Administrative and Support Services, Professional, Scientific, and Technical Services, Public Administration, and Health Care and Social Services.

What are the top industries by jobs?



How many employees do businesses in McCordsville have?



APPENDIX II

Indiana Economic Development Council Data

INCOME AND SPENDING

Households in McCordsville earn a median yearly income of \$90,048. 71.85 percent of the households earn more than the national average each year. Household expenditures average \$74,360 per year. The majority of earnings get spent on shelter, transportation, food and beverages, health care, and utilities.



\$90,048

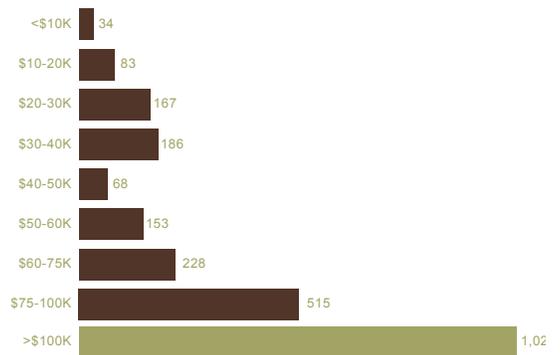
Median Household Income

26% more than the county

68% more than the state

52% more than the nation

Income Distribution



How do people spend most of their money?
PER HOUSEHOLD



\$74,360

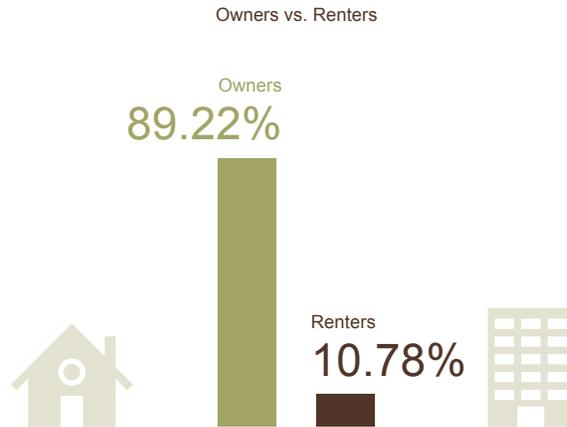
Median Household Expenditure

APPENDIX II

Indiana Economic Development Council Data

HOUSING

There are 728 percent more households who own their homes than there are renters



TRANSPORTATION

Residents spend an average of 27 minutes commuting to work. McCordsville is served by 27 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed 3 miles away.



27 min

Commute Travel Time



0 + 27 (+50 miles)

Airports in Community



3

Distance to Interstate



Freight Rail

In Community

TAXES

Top State Corporate Income Tax

6.5%

Top State Corporate Capital Gains Tax

6.5%

Top State Personal Income Tax

3.3%

Top State Personal Capital Gains Tax

3.4%

State Sales Tax

7%

Next Stop



M^cCORDSVILLE