

# Welcome!

## Tell City Comprehensive Plan Visioning Workshop

**May 18, 2021**

**Open House Format: 5:00 - 7:00 PM**

### Meeting Directions:

- Station 1: Review the planning process and the City's existing conditions.
- Station 2: Use sticky notes to answer the questions asked on each board.
- Station 3: Use colored dots and sticky notes to identify areas on the map based on what you love or would like to see.
- Station 4: Complete the survey using the provided paper copies or by using the online link provided.

Feel free to ask questions or provide comments to consultants and staff!

**Next Public Meeting:** Anticipated in August 2021.

Visit [www.tellcity.in.gov](http://www.tellcity.in.gov) and follow the City on Facebook for updates regarding the plan.



### COVID-19 Procedures:

- **Asses Your Symptoms.** Anyone with symptoms within the past 72 hours should not attend this meeting. Symptoms include cough, shortness of breath/difficulty breathing, chills, fever, muscle pain, sore throat, and new loss of taste or smell.
- **Practice Social Distancing.** Please remain at least 6 feet away from others that are not in your immediate household at all times and refrain from hand shaking.
- **Wear A Face Covering.** We ask that everyone wear a face covering or mask at all times when in the meeting room or public space. If you do not have a face covering, a disposable mask will be provided for your use.

## Station 1: Project Overview

### What is Planning?

A collaborative process which ultimately defines a community's vision for the future. It is a process that:

- Articulates the values of the community;
- Prepares for the future;
- Creates sound policies; and
- Answers four key questions...

1. Where are we now?
2. Where are we going?
3. Where do we want to go?
4. How do we get there?

#### A Comprehensive Plan is:

- A document adopted by the legislative body;
- An official policy statement for private development projects and community expenditures;
- A vision of the future;
- The foundation for land use decisions; and
- A living and changing document.

#### A Comprehensive Plan is not...

- A legally binding and enforceable document;
- A solution for all problems; or
- A rezoning of any property.

### What is the Process?



### How will the Plan be Organized?



#### What is OCRA?

- The Indiana Office of Community and Rural Affairs (OCRA) helps provide resources and technical assistance for communities.
- Tell City has received a grant from OCRA to help update the City's comprehensive plan.
- Plans funded through OCRA must contain analysis and strategies for the following elements:
  - Land Use
  - Government & Fiscal Capacity
  - Public Facilities & Services
  - Placemaking
  - Economic Development
  - Housing
  - Transportation
  - Agriculture
  - Natural Resources
  - Parks and Recreation
  - Broadband Access
  - Historic & Archaeological Resources
  - Hazard Mitigation

## Station 1: Project Overview

### Where is Tell City Today?

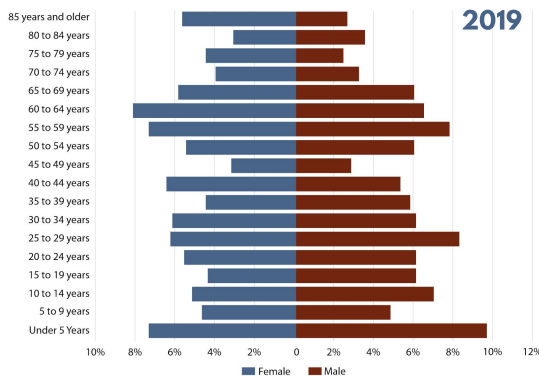
- Tell City's population was 7,256 as of 2019, this is a decrease of 589 persons since 2000.
- While Tell City is seeing a reversal in population decline, Perry County is expected to decline 5.7% by 2040.
- Tell City's population has shifted over the last 20 years, the population pyramids below show the break down of the City's population by age and sex.



#### High School Degree or Higher

**91.2%**

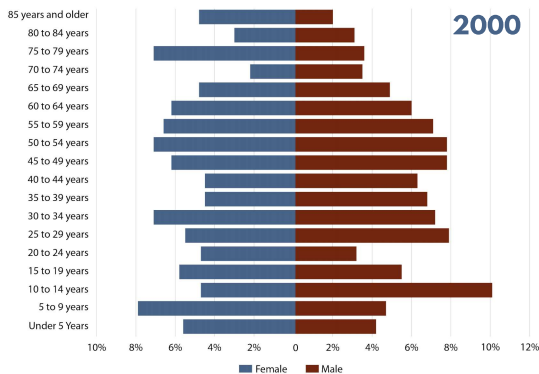
- 91.2% of people have a high school degree or higher, which is higher than Indiana (88.8%) and the U.S. (88.0%).
- A highly educated population can be attractive to potential employers looking to relocate.



#### Bachelor Degree or Higher

**17.0%**

- 17.0% of people have a bachelors degree or higher, which is lower than the state average (26.5%).
- 8.7% have a professional degree or higher.
- Tell City has two university extensions located within the City, and is less than an hour away from colleges within Owensboro.



#### Median Household Income

**\$44,809**

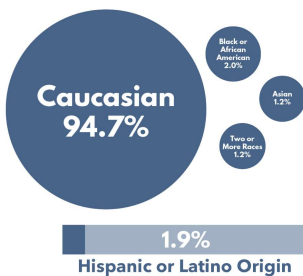
- Tell City's median household income is lower than the state (\$56,303), but higher than Boonville (\$43,060) and Huntingburg (\$41,880).
- Approximately 15.4% of people live below the poverty line, higher than the national average (13.4%).



#### Owner-Occupied Housing Units

**68.3%**

- Tell City has less family households than Perry County (65.2%) or Indiana (64.7%), but more than Cannelton (48.9%).
- There is a higher number of single-person households (36.1%) in Tell City when compared to the state (29.0%) or Perry County (30.2%), but is still lower than Cannelton (43.1%) or Corydon (38.7%).



- Tell City is less racially diverse than the state (83.3% Caucasian), but similar to surrounding communities.
- The population of those who identify as Hispanic or Latino Origin (1.9%) is lower than the state average (7.2%).
- Race and Ethnicity are two separate characteristics, ethnicity refers to origin, while race refers to physical characteristics.



#### Abandoned/Vacant Households

**7.8%**

- Approximately 279 of the total 3,580 housing units within Tell City were considered vacant or abandoned in 2019.
- Vacant buildings can decrease surrounding property values, but also hold the potential to be refurbished at a lower cost than new construction.

## Station 1: Project Overview

### Where is Tell City Today?

- Manufacturing (36.5%) and Educational Services, and Health Care and Social Assistance (21.9%) industries have employed the most residents over the last 20 years.
- The largest growth in industries have occurred in Arts, Entertainment, Recreation, and Accommodation and Food Services (+3.9% since 2010), and Educational Services, and Health Care and Social Assistance (+3.8% since 2010).



#### Median Home Value \$101,700

- Although the assessed median home value is \$101,700, the median home sale value is \$113,058 (Zillow, 2019), an 11.2% difference.
- Out of all occupied housing units, 68.3% are owned by the person or family living within, while 31.7% are rented.
- Tell City has an affordable cost of living when compared to other communities in the region.

Industry	2010	2019
Manufacturing	35.9%	36.5%
Educational Services, and Health Care and Social Assistance	18.1%	21.9%
Retail Trade	13.7%	9.1%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	4.8%	8.7%
Professional, Scientific, and Management, and Administrative and Waste Management Services	3.9%	5.5%
Construction	3.1%	4.8%
Finance and Insurance, and Real Estate and Rental and Leasing	1.6%	4.0%
Public Administration	3.8%	3.6%
Other Services, except Public Administration	5.2%	2.2%
Transportation and Warehousing, and Utilities	3.8%	1.9%
Information	1.8%	1.0%
Agriculture, Forestry, Fishing and Hunting, and Mining	3.3%	0.7%
Wholesale Trade	0.9%	0.0%

Based upon ACS 2019 5-Year Estimates



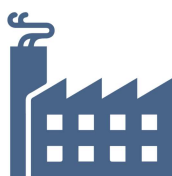
#### Single-Family Detached Units 76.1%

- There were 3,580 housing units in Tell City as of 2019.
- Tell City has a diverse range of housing structures (duplex, 3 or 4 unit, 20+ unit, etc.).
- While the City has a good mix of housing types, multi-family or low-maintenance options for seniors, young families, and young professionals should continue to be developed as demands and trends change over the next decade.



#### Homes Built Pre-1950 26.8%

- A large portion of residential structures within Tell City were built prior to 1970 (63.7%), or before modern housing codes.
- Older housing can present new issues for a homeowner, such as increased cost of upkeep.



#### Largest Occupation- Production & Transportation, 31.6%

- A community with occupations spread evenly have higher chances of resisting economic recessions, residents within Tell City work in the following occupations:
  - Production, Transportation, and Material Moving Occupations (31.6%)
  - Management, Business, Science, and Arts Occupations (22.9%)
  - Sales and Office Occupations (18.6%)
  - Service occupations (17.8%)
  - Natural Resources, Construction, and Maintenance Occupations (9.1%)



#### Population in Workforce 59.9%

- Tell City has a lower percentage of those in the workforce (59.9%) when compared to the state (63.9%).
- Average unemployment rate within Perry County was 3.2% in 2019 and 6.2% in 2020. Although the unemployment rate doubled within the county, it is still less than the state (7.1%) and nation (8.1%).



#### Average Commute Time 18 Minutes

- Average commute time for residents is 18.0 minutes.
- A lower commute time could signal that most residents are working within the City or areas in the surrounding county.
- About 1,528 people commute into Perry County for work, while 2,737 leave the county for work.