



TELL CITY COMPREHENSIVE PLAN

**ADOPTED
APRIL 18, 2022**

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Funded by:

- Office of Community and Rural Affairs (OCRA)

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EXECUTIVE SUMMARY

Contents:

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- Scope of the Plan
- Process to Develop the Plan
- Plan Summary
- Use of the Plan
- Key Goals, Strategies and Desired Outcomes



Purpose of the Plan

A comprehensive plan guides growth and development within a community through establishing a vision for the future. This vision uses existing assets to address challenges and needs of the city. This plan will not only be used as a guiding document for future policies, programs, and projects regarding future development, but it will help solidify the vision of the community and give community leaders the resources to become more proactive in planning. In addition to creating a new vision for Tell City, this comprehensive plan will identify goals and actionable strategies for the community as well as give city leaders information to understand the existing conditions of Tell City today.

- The Tell City Comprehensive Plan is a legislative document, adopted by the City Council, that;
- Creates and reinforces a vision for the future of Tell City;
- Identifies the city's current resources and demonstrates how they can be leveraged;
- Addresses the needs of residents in Tell City;
- Guides growth and development in the community; and
- Serves as a roadmap for decision-makers.

The Tell City Comprehensive Plan's development comes in response to the city's changing population and landscape. Housing and employment needs of residents have drastically shifted since the previous comprehensive plan and the need to re-zone and redevelop vacant industrial sites have become more apparent as industrial and commercial sites lay empty. A new comprehensive plan for Tell City will help the community overcome current barriers and set the stage for successful development, programming, and growth in the next 20 years.

Scope of the Plan

The comprehensive plan, while a vision for the future, is not a solution to all problems within Tell City. The comprehensive plan includes key goals and objectives for the following topics or plan elements:

1. Land Use
2. Government & Fiscal Capacity
3. Public Facilities & Services
4. Placemaking
5. Economic Development
6. Housing
7. Transportation
8. Agriculture
9. Natural Resources
10. Parks & Recreation
11. Broadband Access
12. Historic and Archaeological Resources
13. Hazard Mitigation

While Indiana Code only requires a comprehensive plan address land use, transportation, and community facilitates, the above topics provide a more comprehensive view of Tell City and are also required by the Office of Community and Rural Affairs (OCRA) Minimum Technical Requirements.

Process to Develop the Plan

The Tell City Comprehensive Plan was developed and refined over ten-month process from April of 2021 to April of 2022. The planning process consisted of three primary phases of work which include gathering and interpreting community data, developing the plan content, and creating an implementation strategy. A common theme throughout these phases was the continuous input and feedback from the Comprehensive Plan Committee and the public through person or online engagement. The phases of development as well as major milestones and meetings are outlined below.

Phase 1: Existing Conditions (April 2021 to June 2021)

- Data Collection and Analysis
- Comprehensive Planning Committee Session #1
- Data Collection and Analysis
- Focus Group Meetings
- Visioning Workshop
- Online Survey #1

Phase 2: Plan Development (June 2021 to August 2021)

- Draft Vision, Goals, and Objectives
- Community Mapping
- Comprehensive Planning Committee Session #2
- Development of Draft Plan Elements
- Comprehensive Planning Committee Session #3

Phase 3: Implementation and Adoption (August 2021 to April 2022)

- Public Open House
- Online Survey #2
- Draft Plan Action Steps
- Draft Plan Document
- Comprehensive Planning Committee Session #4
- Final Plan Document
- Plan Adoption and Public Hearing



Plan Summary

The Office of Community and Rural Affairs (OCRA) dictates the organization of comprehensive plans funded by the organization. The Tell City Comprehensive Plan includes four major sections: 1) General Background; 2) Comprehensive Plan Committee (CPC); and 3) Analysis by Subject Matter; 4) Appendices. These sections work together to provide a intuitive format for interpreting the information within the document.

Section 1:

The General Background provides an overview of key demographic data which may influence decisions within Tell City and includes current and historic population features and economic conditions. The city's key anchor institutions are also highlighted in this section. The summary of current conditions in Tell City within this section of the document serves as a base for many of the strategies identified in this plan.

Section 2:

The Comprehensive Planning Committee identifies the individuals who served on the steering committee that aided in shaping and guiding the development of this plan. Information about the makeup of this committee, their role, and the findings of each meeting are present within this portion of the document.

Section 3:

The third section of the document includes the Analysis by Subject Matter, containing all thirteen plan elements as well as input collected by the community during the planning process. For each plan element, the related goals, objectives, and action steps are identified, which also includes priorities for each action step as well as potential partners and funding sources.

Appendices: The final section of this document includes the plan's Appendices. This section consists largely of example projects or ordinances which can be used as guides for future planning endeavors. The Appendices also outline a master list of potential tools, funding, and other resources Tell City could use to implement for future projects.

Use of the Plan

This plan will replace the city's existing comprehensive plan and was needed to better fulfill the current development, facility, and quality-of-life needs of the community. The document will guide city officials and decision makers in regards to future land use regulations and development proposals which come before the City Council and Plan Commission. The plan is also intended to be flexible and address unanticipated changes which may occur in the future and should be reviewed and updated by the city on a needed basis. Any land use regulations, such as zoning or subdivision ordinances, should also be updated after the formal adoption of this document to ensure they align with the current goals and vision of the community. The Tell City Comprehensive Plan will be used to:

- Provide direction needed to update land use regulations;
- Guide future land use decisions made by the City Council and Plan Commission;
- Prioritize and equitably distribute city resources to enhance infrastructure and quality-of-life projects and programming;
- Identify potential needs for the community and present solutions to those challenges;
- Identify future funding opportunities which will support the initiatives within the plan; and
- Strengthen partnerships and leverage community resources to realize the community's vision.

Key Goals, Strategies and Desired Outcomes

Vision Statement:

“Tell City continues to build on its RICH PAST to build a BRIGHT FUTURE ”

Goals:

- 1 Land Use:** Promote responsible land use practices that preserve the city’s historic character, promote redevelopment of vacant or blighted properties, and increase density.
- 2 Government and Fiscal Capacity:** Ensure the city can provide quality services that align with future residential, commercial, and industrial growth needs.
- 3 Public Facilities and Services:** Enhance, plan, and maintain high-quality public services and infrastructure as new growth occurs.
- 4 Placemaking:** Focus efforts to highlight and build upon the city’s rich history and community atmosphere.
- 5 Economic Development:** Create a robust economy with a culture that supports professional and skilled worker jobs, business growth, and reuse of existing structures.
- 6 Housing:** Incentivize housing developments and renovation of existing structures which offer a variety of styles that fit demands of Tell City’s current and future residents.
- 7 Transportation:** Improve access and connectivity for cars and pedestrian traffic within the city.
- 8 Agriculture:** Preserve and support the viability of agricultural businesses within the community.
- 9 Natural Resources:** Conserve the natural and aesthetic resources that build upon Tell City’s unique character.
- 10 Parks and Recreation:** Maintain and improve the city’s recreational facilities and programing to increase options for residents.
- 11 Broadband Access:** Continually adapt to demand of high-speed internet.
- 12 Historic and Archaeological Resources:** Preserve and celebrate the structures, districts, and culture which contribute to the city’s historic character.
- 13 Hazard Mitigation:** Increase the city’s ability to respond to disasters and ensure the safety of residents.

Plan Strategies and Desired Outcomes

Goal 1: Land Use

- 1.1 Promote redevelopment and development of vacant or blighted properties and districts to encourage new growth while preserving the rich history of Tell City.
- 1.2 Implement the Tell City Downtown Plan; update as needed based on progress completed and to better align with the updated Comprehensive Plan.
- 1.3 Update the downtown plan based on the comprehensive plan strategies.
- 1.4 Revise the city's zoning ordinance and zoning map to allow for mixed-use development along the riverfront and in areas that are appropriate for higher densities.
- 1.5 Reference the Comprehensive Plan's goals, objectives, and Plan Element Maps when making land use decisions to ensure future development aligns with the community's vision.

Goal 2: Government and Fiscal Capacity

- 2.1 Budget for future capital expenditures and projects needed to accommodate growth through a 5-Year Capital Improvement Plan (CIP).
- 2.2 Identify properties that are adjacent to Tell City that would be fiscally beneficial for voluntary annexation.
- 2.3 Work with partners in both Indiana and Kentucky to ensure future regional planning projects adequately meet Tell City's needs.
- 2.4 Increase engagement and communication between the city and residents through online platforms, local events, and other outreach efforts to build a culture of pride within the community.

Goal 3: Public Facilities and Services

- 3.1 Continue to monitor water and sanitary sewer infrastructure to ensure capacity can respond to new growth.
- 3.2 Evaluate the level of community services provided and determine the need for additional equipment, programs, or personnel as new growth occurs to maintain a high quality of life for residents.

Goal 4: Placemaking

- 4.1 Create and promote Tell City through a unique brand that represents the city's character.
- 4.2 Work with local and regional partners to continue developing an arts presence along the riverfront and downtown.
- 4.3 Develop programs that incentivize and assist property owners with rehabilitation within the downtown and historic neighborhoods.

EXECUTIVE SUMMARY

Goal 5: Economic Development

- 5.1 Collaborate with local and regional partners to identify gaps in the city's economic development incentives and attract anchor industries who can support a regional workforce to attract young adults and college graduates.
- 5.2 Increase tourism and attract new visitors to Tell City through promotion of historic assets.
- 5.3 Promote local trade certificates and associate programs by highlighting how they compare to a four-year college degree.
- 5.4 Attract new retail and office development that can fulfill the gaps in services demanded by residents.

Goal 6: Housing

- 6.1 Encourage the diversification of housing options within the city and ensure safe, achievable, and quality housing is available for all residents.
- 6.2 Continue working with Habitat for Humanity, building trades, schools, and other local partners to redevelop vacant and blighted properties for limited income residents while also improving neighborhood property values and aesthetics.
- 6.3 Work with local property owners to implement a rental registration program within the city.

Goal 7: Transportation

- 7.1 Improve connectivity for pedestrians through enhanced sidewalk networks, trail systems, and well-maintained streets allowing better access to local and regional amenities.
- 7.2 Work with INDOT and KYTC to ensure future transportation projects include Tell City's needs, including maintenance of the Lincoln Trail Bridge and the feasibility of a potential new river crossing to ensure daily commuters from Kentucky are able to enter the community safely and efficiently in the future.
- 7.3 Continue to identify improvements needed along the rail line to ensure proper movement of freight cargo and the safety of vehicle and pedestrian traffic.

Goal 8: Agriculture

- 8.1 Continue to support agriculture related activities within and adjacent to the city.
- 8.2 Expand the farmers market and expand the number of local and regional vendors, including food trucks and entertainment.

Goal 9: Natural Resources

- 9.1 Establish a strong relationship with nearby natural resource partners and sites, such as the Hoosier National Forest, and promote those amenities as tourism opportunities.
- 9.2 Identify potential sites along the river for active or passive recreation that could provide a link for pedestrians between the river and downtown neighborhoods.
- 9.3 Continue to protect the city's environmental assets and identify environmentally sensitive areas within the community to limit negative impacts from development.

Goal 10: Parks and Recreation

- 10.1 Facilitate new activities and programming for specific age groups within the city, with an emphasis on the youth, families, and elderly, with the help of private partners.
- 10.2 Implement the Tell City Park and Recreation 5-Year Master Plan and update it every five years.

Goal 11: Broadband Access

- 11.1 Partner with broadband providers to ensure Tell City residents and businesses are receiving high-quality broadband to allow for increased remote work and remote learning capabilities.
- 11.2 Provide free public Wi-Fi within select locations to help improve online accessibility and quality of life for residents.

Goal 12: Historic and Archaeological Resources

- 12.1 Establish design guidelines and resources that can help property owners adequately maintain and preserve historic structures.
- 12.2 Continue to promote and develop programming around the city's existing historic and cultural centers, such as the library, museum, and train depot.

Goal 13: Hazard Mitigation

- 13.1 Maintain partnerships with the Perry County Emergency Management Agency and participate in updates to the Hazard Mitigation Plan.
- 13.2 Administer floodplain regulations to reduce losses due to flooding.

Section

1

EXISTING CONDITIONS

Contents:

- Key Population Features
- Economic Base
- Key Anchor Institutions



Key Population Features

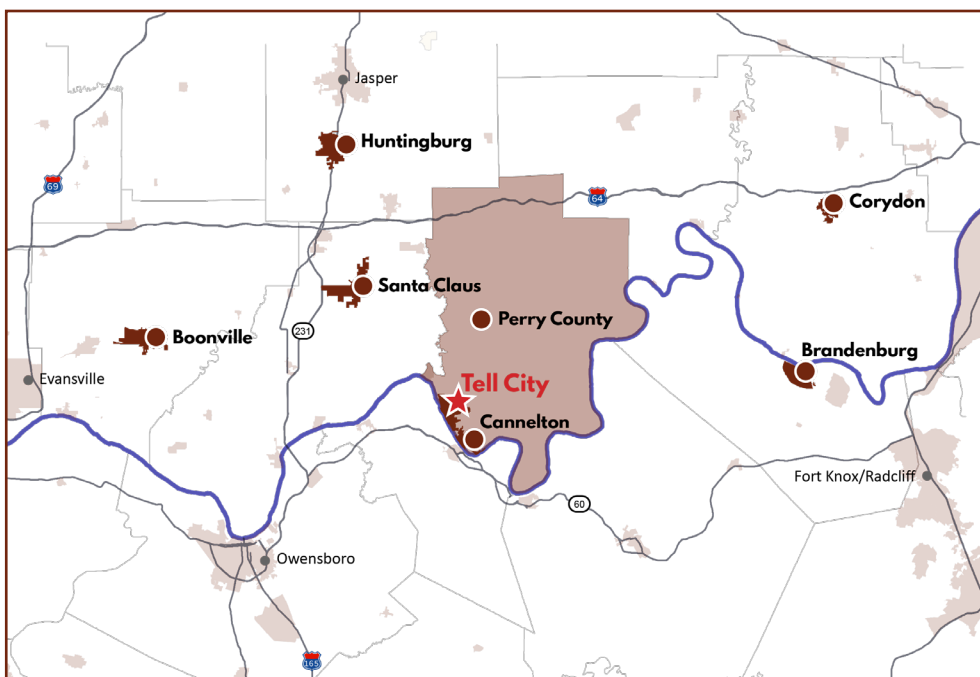
Introduction

The general background is intended to identify and highlight key demographic and economic statistics which will help guide Tell City decision makers when deciding future changes to policies and development. The section presents an accurate understanding of the community's existing conditions in 2021, it is a crucial aspect to understand the city's past trends in order to decide the direction of the city in the future. The following existing conditions analysis was used to form the foundation of this plan, identifying areas of strengths and weakness within the community and where future resources should be focused; it was also used in the development of the vision, goals, and strategies within this plan.

It is important to be aware that existing conditions data from 2020 and 2021 may not accurately reflect the current conditions of Tell City due to the COVID-19 pandemic. The repercussions of the pandemic, due to quarantine and stay-at-home measures, has caused impacts which may not be reflected in the current datasets. As new data is released, the city should continually update the plan's data to ensure it accurately captures the population and economic trends present within the community. Updating the data within the plan will help city leaders better understand how the community was effected by the pandemic and how the goals and strategies within the document should be altered to better fit the city's needs. Unless otherwise stated, data seen in the following section was pulled from the U.S. Census 2020 data sets, American Community Survey 2016 - 2020 Five Year Estimates, STATs Indiana, and U.S. Bureau of Labor Statistics.

Comparison Communities

Although analyzing Tell City's existing conditions is an important step in building the foundation of the comprehensive plan, in order to fully understand how Tell City has progressed over the last decade it is essential to compare the city to similar communities in the region. The comparison communities used for this analysis included Boonville, Brandenburg (KY), Cannelton, Corydon, Huntingburg, Santa Claus, and Perry County. Statistics for Indiana and the United States were also used to determine how Tell City compares statewide and nationally.



1: EXISTING CONDITIONS

Population

Tell City's 2020 population was 7,506 people according to the U.S. Census redistricting data. The city has experienced an increase in population since 2010 of 234 people (3.2%) but an overall loss of 339 people (-4.3%) people since 2000. While the city had population decline over the last two decades, there has been a sudden shift to population growth since 2010.

With the exception of Cannelton (-2.5%) and Perry County (-0.9%) who saw a slight declines in population since 2010, Brandenburg (KY) (9.5%), Boonville (7.5%), Corydon (1.0%), Huntingburg (5.0%), and Santa Claus (4.2%) all had increases in population over the last decade. Brandenburg (KY) and Boonville were the only communities which outpaced Indiana's rate of growth (4.7% since 2010) and the national average (7.4% growth since 2010).

Although Tell City's population has decreased since 2000, the sudden shift in the last ten years can mean future growth during the next decade. In fact, Tell City has recently had new housing development from local developers which could continue the trend. The table below shows the population and growth since 2010 for Tell City and the comparison communities. One important note when looking at the table is the difference between the U.S. Census count and the 2020 ACS estimate. While the census count shows growth, the estimate shows a slight decline since 2010. This difference could be contributed to a sudden population trend change towards the end of the 2 within the community which wasn't accounted for within the 2016-2020 data sets.

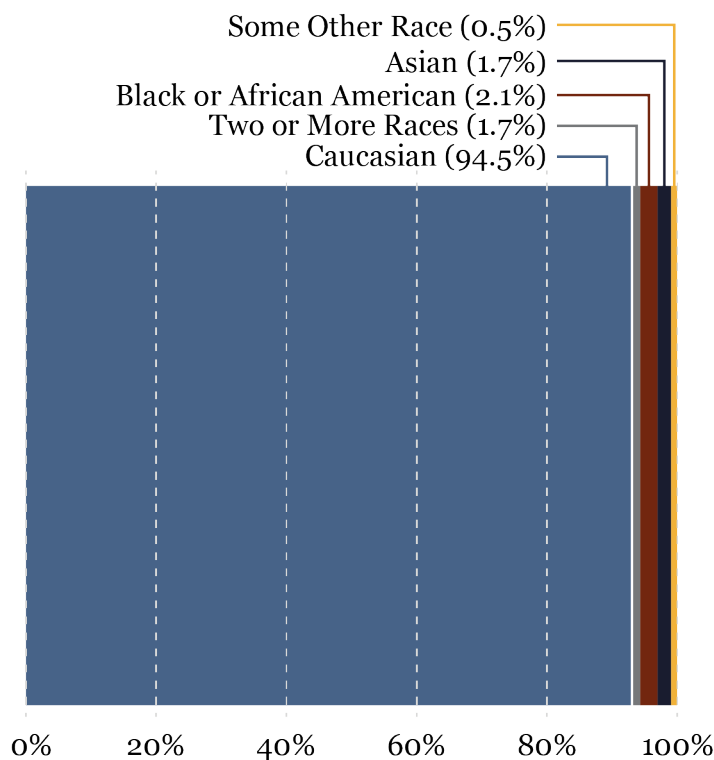
Community	2010 Census Population	2020 Census Population	Population Change	2020 ACS Estimate
Brandenburg (KY)	2,643	2,894	9.5%	2,874
Boonville	6,246	6,712	7.5%	6,512
United States	308,745,538	331,449,281	7.4%	326,569,308
Huntingburg	6,057	6,362	5.0%	6,301
Indiana	6,483,802	6,785,528	4.7%	6,696,893
Santa Claus	2,481	2,586	4.2%	2,495
Tell City	7,272	7,506	3.2%	7,243
Corydon	3,122	3,153	1.0%	3,154
Perry County	19,338	19,170	-0.9%	19,091
Cannelton	1,563	1,524	-2.5%	1,353

Population Projections

Perry County's population is estimated to decrease by about 2,046 (-10.7%) people by 2050¹. This projected decrease is based upon population changes and trends over the last decade, including an aging population and migration. Although Perry County is projected to lose population in the coming years, Tell City may follow an opposite trend and continue to grow in population while unincorporated portions of the county shrink. A growing Tell City could also influence the county's future projection in the coming decades, causing populations within the county to grow instead of decline.

Diversity

Tell City's population is 94.5% Caucasian, 2.1% Black or African American, 1.2% Asian, 1.7% two or more races, 0.3% some other race, and 0.2% American Indiana and Alaska Native. The city's diversity mirrors Perry County (94.2% Caucasian) and is also similar to other communities, such as Boonville (92.5%), Cannelton (96.7%), and Brandenburg (KY) (93.3%). The city has a more diverse population when compared to Corydon (98.4%) and Santa Claus (98.3%) but is less diverse than Huntingburg (80.8%). In addition, 1.4% of Tell City residents consider themselves Hispanic or Latino (which can be any race). Understanding the racial and ethnic breakdown of a community can help officials in determining what services and amenities are needed for the residents.



Race and ethnicity are considered two separate and distinct characteristics. Race categories include White, Black/African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, and Other Race. Ethnicity refers to a person's origin, such as being from Germany or Brazil.

1- STATS Indiana, 2050 populations projections

1: EXISTING CONDITIONS

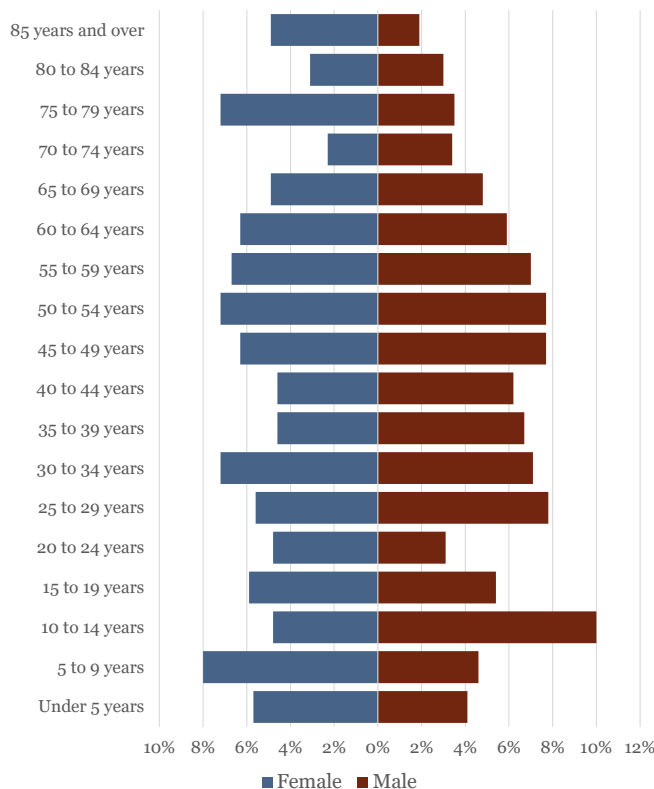
Age

Tell City has median age of 38.1. This is lower than many of the comparison communities, and has continued to decrease since 2010 (43.1 years of age). The comparison communities with the lowest median age include Brandenburg (KY) (38), Huntingburg (36.5), with the state (37.8) and nation (38.2) both very similar to Tell City. The city is one of the few communities to see a decrease in the population's age since 2010, going against both state and national trends.

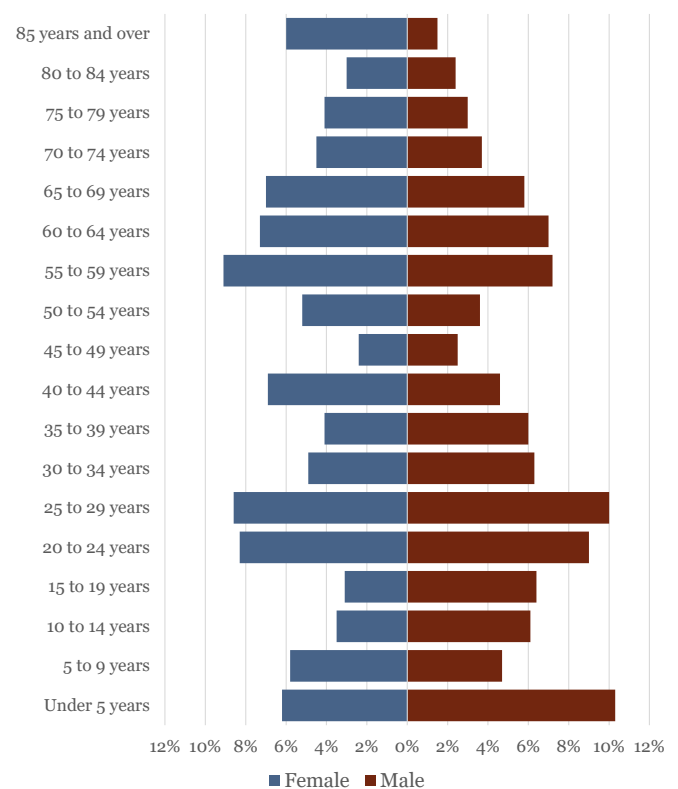
The city's decreasing median age can be seen by comparing the 2010 and 2020 population pyramids. A stable population generally has similar numbers in population for all age groups except the oldest, while a wide base indicates high birthrates (or growing population) and a narrow base represents low birthrates (naturally declining population). A main distinction in the pyramids below is the higher number of older residents living in Tell City when compared to the younger generations. However, the largest age group seen in 2020 was children under five years of age, a dramatic and positive shift over the ten-year span. When comparing the change in population from 2010 to 2020, the age pyramid begins to shift to more of a "stable growth" form in 2020. This is typically seen in communities who are beginning to make a shift back to population growth; this is strengthened further by the large increase in children under five years of age within Tell City.

Median Age (2020)	
Community	Age
Cannelton	44.2
Santa Claus	44
Corydon	43.5
Perry County	42.2
Boonville	40.2
United States	38.2
Tell City	38.1
Brandenburg (KY)	38
Indiana	37.8
Huntingburg	36.5

Population Pyramid (2010)



Population Pyramid (2020)



Housing

Tell City has a total of 3,660 housing units, a small growth in total units since 2010 (3,574 units). However, during the creation of this document multiple housing development projects were underway within and directly adjacent to city limits. Tell City's vacancy rate (6.1%) is the lowest out of its comparison communities. Vacancy rates are calculated by the proportion of housing inventory which is vacant for sale. The only community with a similar rate is Huntingburg (6.2%). This low vacancy rate is likely to continue in the near future due to the impacts of COVID-19 on the housing market, although there has been an average of 25 homes for sale within or immediately surrounding Tell City during 2021 (Zillow.com).

The largest segment, 19.5%, of housing units within Tell City were built before 1939, with 64.3% of all units being built before 1970. While older housing in a community is not a negative, these structures are often more difficult and expensive to maintain.

Approximately 63.5% of occupied housing units within Tell City are owner-occupied (36.5% are renter-occupied), which is higher than most comparison communities with the exception of Santa Claus (91.5%), Perry County (74.9%), and Boonville (72.2%). The amount of owner-occupied housing units within the city has slightly decreased since 2010 (5.3% decrease) and has stayed consistent with Indiana (69.5% owner-occupied).

Analyzing the city's current housing stock also entails identifying housing types within the community. Single-unit, detached structures (73.4%) make up the majority of Tell City's housing stock, while the remaining units are distributed evenly between duplexes, low-unit multi-family (three-to-nine-unit structures), high-unit multi-family (structures with 10 or more units), and mobile homes. Multiple housing types and options within the city can be attractive to new residents looking to move into the community or existing residents looking to upgrade or downsize. Expanding housing options within the community to include different forms of multi-family units and rentals could help attract college students or young adults/professionals looking to move to Tell City, specifically those who are not yet ready to purchase a home.

Owner-Occupied Housing Units (2020)	
Community	% Owner-Occupied
Santa Claus	91.7%
Perry County	74.9%
Boonville	72.2%
Corydon	71.7%
Indiana	69.5%
Huntingburg	65.2%
United States	64.4%
Tell City	63.5%
Brandenburg (KY)	54.1%
Cannelton	48.2%

Based on census data (assessed value), Tell City's median home value is \$106,700, which is lower than some comparison communities but higher than Corydon (\$98,900), Huntingburg (\$99,900), Boonville (\$103,100), and Cannelton (\$65,900). However, Zillow Research shows that the median sale price of homes within Tell City is \$117,496; this is about 10% higher than the median value from the Census data. This difference in value can be seen in all surrounding comparison communities, showing a difference between sale and assessed value differing anywhere from 1% to 64%. Older homes could be one of the reasons behind the difference in Tell City's assessed values and sale prices if older homes are selling for well above their assessed value. Another reason could be the market simply outpacing the county assessment of properties, as counties within Indiana typically only reassess a property every four years or with the sale or improvement of the property.

1: EXISTING CONDITIONS

The median rent in Tell City is \$522, the lowest out of all comparison communities. Perry County (\$550) and Cannelton (\$550) have similar rental costs, while the United States (\$1,096) and Santa Claus (\$1,051) have the highest median rent.

Although both home value and rent are lower in Tell City when compared to other communities, it is not a sign of a weak housing market. Low housing costs are one of the major factors when calculating an area's cost of living, and this can allow for more disposable income and attract workers who can work remotely.

Community	Median Home Value (assessed) (2020)	Median Rent (2020)
United States	\$229,800	\$1,096
Santa Claus	\$175,400	\$1,051
Brandenburg (KY)	\$161,500	\$708
Indiana	\$148,900	\$844
Perry County	\$114,600	\$550
Tell City	\$106,700	\$522
Boonville	\$103,100	\$640
Huntingburg	\$99,900	\$621
Corydon	\$98,900	\$820
Cannelton	\$65,900	\$550

Households

Tell City has 3,629 housing units, of which 3,355 are occupied. The average household size of owner-occupied unit is 2.26 persons 2.01 persons for renter-occupied units. Out of the occupied housing units within the city, 53.8% are family households. This is the lowest out of all of the comparison communities with the exception of Corydon (40.7%) and Cannelton (47.0%). Family households within Tell City can further be broken down to show that 35.7% are married couples, 8.8% are single women, and 9.3% are single men.

Approximately 36% of households within Tell City are single-person households, meaning that about a third of households live alone. About half of the single-person households are people over that age of 65 and 10% are between 15 and 34 years of age.

Single-person household growth within a community typically brings a higher demand for rental units. While older generations currently make up the largest portion of those living alone, young adults or students could be attracted to the community with an increase in rental housing options suitable for living by themselves.

Family Households (2020)	
Community	% Of Occupied Units
Santa Claus	82.8%
Boonville	66.1%
United States	65.3%
Indiana	64.5%
Brandenburg (KY)	63.9%
Perry County	62.4%
Huntingburg	57.3%
Tell City	53.8%
Cannelton	47.0%
Corydon	40.7%

Economic Base

Educational Attainment

Tell City has a higher educational attainment rate of a high school diploma or higher (89.4%) when compared against all other comparison communities with the exception of Santa Claus (98.0% high school diploma or higher) and Perry County (90.5%). However, when comparing secondary education levels of Tell City's residents, the community sits in the middle of the pack for both population with a bachelor degree or higher (18.1%) and graduate degree or higher (6.8%). The largest differences between Tell City and the comparison communities is in bachelor degree attainment. Excluding the state (27.2%) and national average (32.9%) for bachelor degrees, the greatest differences include Santa Claus (37.7%) and Corydon (20.9%). Analyzing educational statistics can help decision makers determine the types of industries and businesses to incentivize or to gauge the need for additional funding or programs to help strengthen existing institutions.

Income

The median household income in Tell City is \$44,514, an increase from \$41,272 in 2010 (7.9%). Santa Claus (\$93,472) has the highest median household income of all comparison communities, exceeding both Indiana (\$58,235) and United States (\$64,994). Tell City has a much higher household income than Cannelton (\$28,365), and the city is also higher than Corydon (\$41,755) and Huntingburg (\$45,941).

Tell City is similar when comparing per capita incomes. The city's per capita income (\$25,024) has increased 16.5% since 2010 (\$21,483); this is a slower increase than all of the other comparison communities. However, Tell City's per capita income is still higher than Huntingburg (\$24,574) and Cannelton (\$19,592).

Incomes (2020)		
Community	Median Household Income (2020)	Per Capita Income (2020)
Santa Claus	\$93,472	\$37,782
United States	\$64,994	\$35,384
Indiana	\$58,235	\$30,693
Boonville	\$53,818	\$27,085
Perry County	\$51,496	\$25,436
Brandenburg (KY)	\$48,952	\$25,097
Tell City	\$44,514	\$25,024
Huntingburg	\$42,941	\$24,574
Corydon	\$41,755	\$26,886
Cannelton	\$28,365	\$19,541

Median household income includes all available incomes within a household, while per capita income is the average income based on all residents in that community. Per capita income is frequently used in measuring a standard of living, but it can be skewed because it does not reflect income distribution. These are both important indicators that measure the economic health of an area in comparison to others. Often times, there can be correlations between high levels of secondary education and higher household incomes.

1: EXISTING CONDITIONS

Workforce and Unemployment

Approximately 61% of Tell City's population over the age of 16 are in the labor force (working or looking for work), which is higher than all comparison communities with the exception of Santa Claus (65.5%), Indiana (63.8%), and the United States (63.4%). A community's workforce is calculated by finding how many people over the age of 16 are employed or actively seeking employment. The city's slightly lower workforce participation rate could be due to the higher proportions of non-working age groups within the city, such as those in retirement age or under the age of 16.

Although the Bureau of Labor Statistics does not report statistics for communities under 25,000 people, looking at workforce and employment statistics at a county level can still help identify trends which could be impacting Tell City. Perry County had a 6.5% unemployment rate in 2020 (BLS 2020), which was impacted by the pandemic. This is an increase since 2019 (3.2%) but also an overall decrease in unemployment since 2010 (10.3%). Perry County's unemployment rate was lower than both the state (7.1%) and nation (8.1%) in 2020. Assuming Tell City's unemployment rate is similar to the county, it could show the need to attract new industries and employers to the county to help fill workforce demands.

Labor Force Participation (2020)	
Community	Population 16 years and older
Santa Claus	65.5%
Indiana	63.8%
United States	63.4%
Tell City	61.0%
Huntingburg	60.8%
Boonville	58.4%
Brandenburg (KY)	58.4%
Perry County	54.7%
Corydon	54.4%
Cannelton	46.3%

Industries and Occupations

Tell City's largest industry sectors are manufacturing (41.5% of the total workforce) as well as educational services/healthcare/social assistance (22.0%). Although the educational services, and healthcare, and social assistance industry sector and manufacturing industries have experienced growth in employment since 2010 (16.7% and 11.2% respectively), they are not the fastest-growing industries within the community. The fastest growing industries within Tell City are finance/insurance/real estate/rental and leasing (101.7%) and arts/entertainment/recreation/accommodation/food services (54.8%).

While Tell City's largest occupation is production, transportation, and material moving occupations (36.1%), the city's workforce is spread fairly evenly throughout the major occupation types. This balanced workforce provides more options for the city's workforce to survive sudden recessions that may target a specific industry. Community leaders should strive to attract a diverse set of industries to supplement their workforce, instead of relying on a single type.

Similar to data reported by ACS, the Bureau of Labor Statistics 2020 Employment and Wage data shows an industry concentration of manufacturing (3.49 employment location quotient) within Perry County. More specifically, there is a major concentration of motor vehicle parts manufacturing (27.7 employment location quotient) in Perry County. These concentrations could be an influence for decision makers for economic development incentives and programs, such as industries that would directly relate to vehicle manufacturing or those which would service to fill gaps in the community's industry base.

Industry Distribution (2020)

Industry Sector	Total Employment	% of Population
Manufacturing	1,413	41.5%
Educational services, and health care and social assistance	748	22.0%
Arts, entertainment, and recreation, and accommodation and food services	260	7.6%
Retail trade	243	7.1%
Public administration	153	4.5%
Professional, scientific, and management, and administrative and waste management services	133	3.9%
Finance and insurance, and real estate and rental and leasing	117	3.4%
Construction	113	3.3%
Transportation and warehousing, and utilities	74	2.2%
Agriculture, forestry, fishing and hunting, and mining	68	2.0%
Other services, except public administration	59	1.7%
Information	24	0.7%
Wholesale trade	0	0.0%

Occupational Distribution (2020)

Occupation Sector	Total Employment	% of Population
Production, transportation, and material moving occupations	1,228	36.1%
Management, business, science, and arts occupations	756	22.2%
Sales and office occupations	608	17.9%
Service occupations	598	17.6%
Natural resources, construction, and maintenance occupations	215	6.3%

1: EXISTING CONDITIONS

Commuting

The mean travel time for those living within Tell City is 17.7 minutes, the lowest of all comparison communities and lower than the state (23.9 minutes) and the nation (26.9 minutes). Other communities within the area with similar commute times include Huntingburg (19.1 minutes), Cannelton (18.4 minutes), and Boonville (19.6 minutes). Commuters within Tell City largely drive alone to work (85.8%), with 9.9% carpooling to work, 1.3% walking to work, and 3.0% working from home.

Perry County exports more workers on a daily basis than it imports, according to 2019 Annual Commuting Trends published by STATS Indiana. Approximately 2,737 people commute outside of the county each day for work and 1,528 people commute into Perry County each day for work. The majority of people leaving the county for employment commute to Dubois County (960 people), Kentucky (585 people), and Spencer County (509 people), and the highest number of people entering Perry County for work come from Kentucky (650) and Spencer County (478).² Analyzing the commuting patterns are important for officials because it can influence housing and economic development among other elements. If Tell City follows a similar commuting trend when compared to Perry County, there is a high chance more people are commuting to other regional employment centers. This analysis points to a need for the city to attract new industries which may help keep the resident workforce within the community.

Key Anchor Institutions

Community Centers

Tell City has a number of buildings which act as community gathering spaces, including City Hall, the Schergens Center, and Tell City Depot. These structures offer flexible spaces for a variety of public and private events and offer different amenities at each location. Other existing community facilities include the public library, school buildings, and numerous parks and recreational spaces. Tell City currently has plans to upgrade Hagedorn Park, bringing additional programming and sports options to the site and increasing the ability for it to serve community and regional event needs. The city has also expressed interest in seeing the construction of a building which could hold large gatherings and events.



Schergens Center. Source: Tell City

Public Schools

Tell City School Corporation serves both the city and Troy Township. The corporation has an elementary school (William Tell Elementary) and a combined junior and senior high school (Tell City Junior Senior High). Both schools are within city limits with the elementary located on the eastern edge of the community and the Jr-Sr high school located near the heart of the city on the corner of Tell Street and US 66.



Tell City High School. Source: Tell City

Higher Educational Institutions

Tell City is home to an Ivy Tech Community College satellite campus, offering a local option for those wanting to gain a post-high school education. There are also multiple options close to the community for students wanting to stay close to home. Kentucky Wesleyan University, University of Evansville, University of Louisville, and other major and minor colleges are all within an hour drive of Tell City. Close proximity to multiple secondary education centers can be a major asset for the community.



Ivy Tech. Source: Tell City

Public Library

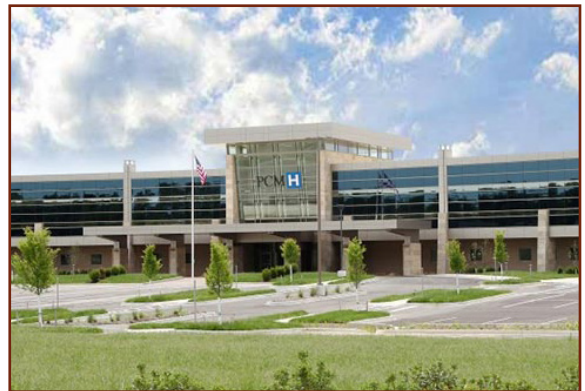
There has been strong support for public libraries within Tell City since 1893 when the Tell City Library Association was founded. Since then, the public library within the city has seen numerous expansions and changes in location to match the current demands of the community. In 2002, the library relocated to its current location on Tell Street, and in 2012 the Tell City – Perry County Library merged with the Cannelton Library District to offer a greater range of books and services to residents. The current library space in Tell City offers a variety of amenities ranging from a technology lab to meeting rooms to a dedicated children’s department.



Tell City-Perry County Library. Source: Tell City

Hospitals/Clinics

Tell City sits directly adjacent to Perry County Memorial Hospital and serves Perry County and large portions of the region. Other major healthcare centers within the region include Owensboro Health Regional Hospital, Breckinridge Memorial Hospital, and Memorial Hospital and Health Care Centers in Dubois County to the north. Tell City also holds a number of clinics and doctor’s offices which help serve the dental, eye, specialty care, and general medical needs of both Tell City residents and those living within the county and surrounding communities.



Perry County Memorial Hospital. Source: Pick Perry

Section

2

COMPREHENSIVE PLAN COMMITTEE

Contents:

- Committee Members
- Committee Meetings and Work
- Role of the Committee



Committee Members

There are fifteen members who make up the Comprehensive Plan Committee (CPC) for Tell City. Each member was chosen based on their unique background, leadership within the community, and interest in implementing programs, policy, and change in Tell City. The following list shows all members of the Tell City Comprehensive Plan Committee and the organizations they represent.

Connie Berger - Clerk-Treasurer

Chris Cail - Tell City Mayor

Betty Cash - Perry County Convention & Visitors Bureau

Erin Emerson - Perry County Development Corporation

Janice Hackbarth - Tell City Administration

Kelli Harding - Resident

Brian Herwig - Perry County Memorial Hospital

Mark Laflin - Resident

Derrick Lawalin - Police Chief

Gary Morton - City Council

Jon Scheer - Edward Jones, Tell City Revolving Loan Fund

Jon Scioldo - Tell City School Corporation

Neal Stahly - Old National Bank

Chris Toothman - Wastewater Department Superintendent

Committee Meetings and Work

The Tell City Comprehensive Plan was developed with the assistance of a Comprehensive Plan Committee who guided the documents creation and influenced decisions within the plan. The committee's work was done through a series of meetings which allowed the group to collaborate and make decisions on the various plan elements within the plan. The following summaries describe the intent of each committee meeting and highlight the major takeaways and conclusions of each meeting.

Kick-Off Meeting: April 4, 2021

The Comprehensive Plan Committee convened to initiate the planning process for the Tell City Comprehensive Plan in early April of 2021. The group met at City Hall from 9:00 am to 11:00 am. One member from the committee was absent. The agenda of the meeting included a review of roles, what a comprehensive plan is, the planning process, analysis of existing conditions, and visioning discussion regarding strengths, threats, and ideas for the community. The following highlights the major discussion points throughout the meeting.

- The city has a number of assets which should be built upon to spur development and attract new residents and visitors. These assets include:
 - ◇ Low Cost of Living
 - ◇ Condensed and walkable community and downtown
 - ◇ Proximity to the Ohio River and state forests/parks.
 - ◇ Historic assets such as Train Depot, Schweizer Fest, and other cultural sites and events.
 - ◇ The community has a rich background in woodworking and furniture manufacturing
- There are a number of challenges for the community to overcome in future years including:
 - ◇ Tell City has an aging population and has seen population decline over the last two decades.
 - ◇ There has been an exodus of educated workers and young adults from Tell City, as they are not able to find suitable employment within the community that matches their education or interests. This is partly due to a lack of industry diversity within the City.
 - ◇ There is a lack of housing within Tell City including entry-level housing, market-rate apartments/rentable houses, and housing types.
 - ◇ New growth within the community is limited by available land and will likely need annexation to meet current market demands.
 - ◇ A lack of entertainment options and things to do for people of all age groups, there isn't much nightlife in the downtown.
- The steering committee talking though strengthens and challenges for each of the plan elements, these included items such as:
 - ◇ A need to redevelop the Swiss District and Swiss Plywood property, GE property, and old middle school.
 - ◇ Finding ways to better utilize the riverfront and allowing access through the floodwall.
 - ◇ Improving communication between city government and residents, including increasing transparency and streamlining online platforms (bill pay, applying for permits, social media, etc.)
 - ◇ The city's emergency services (fire, police, EMS) provide top quality services and can support future growth. The county's courthouse and detention center have also been rebuilt and expanded in recent years.
 - ◇ Community buildings and services need updated and/or expanded, this includes updates to city

Hall, creating a Senior Center, and developing a new conference center/events venue.

- ◇ Visual enhancements to entry ways into the City, the downtown, and along the floodwall are needed for placemaking efforts.
- ◇ There needs to be a focus on attracting non-manufacturing industries and a diversification of the workforce to include more white-collar jobs.
- ◇ A lack of childcare options is severely limiting people being able to get back to work.
- ◇ Tell City should market its strong and reliable internet to those looking for a place to remote work that has low costs of living.
- ◇ Additional housing types, price points, and styles are needed to meet current demands and attract new residents.
- ◇ Sidewalks are in need of repair along the major thoroughfares within the City, including the need for new sidewalks to be constructed along U.S. Highway 66 in between Tell City's downtown and Cannelton.
- ◇ Need to improve utilization of the Ohio River, which could include an updated boat launch, marina or transient marina, and increased access to trail on west side of the flood wall.
- ◇ The community has multiple parks and trails within city limits which can be linked to regional recreational destinations in the future. The nearby national forests should also be leveraged to increase tourism and recreational activities.
- ◇ Plans for an updated sports complex are moving forward and will include additional fields, facilities, and programs.
- ◇ Bringing free wifi-hot spots to the downtown and city Hall.
- ◇ Find a way to utilize the GE property in the future.

Planning Committee Meeting #2: June 9, 2021

All members of the Comprehensive Plan Steering Committee were present at the second meeting for the comprehensive plan. This meeting was held from 9:00 am – 12:00 pm on Wednesday, June 9, 2021. The agenda of this meeting included an overview of the planning process, overview of input collected from the public visioning workshop and online survey, and presentation and discussion of the vision statement, goals, objectives, and action steps. The following represents a summary of the discussion and decisions made during this meeting on the vision statement and each of the plan elements and their individual objectives and action steps, if any.

Vision Statement:

- The group liked a shorter vision statement for the plan, but did not want a simple tag line.
- “Tell City continues to build on rich past and bright future.”

Goals:

- Land Use Goal: May need to use another word other than “infill.”
- Government and Fiscal Capacity Goal: The statement is missing “that.”
- Public Facilities and Services Goal: Add “plan” after the word “enhance.”
- Placemaking Goal: Utilize “community” instead of small-town.

2: COMPREHENSIVE PLAN COMMITTEE

- Economic Development Goal: Remove the word “small” to encompass all businesses in the community. Use another word other than “adaptive.”
- Housing Goal: Considered very accurate, but consider renovation and redevelopment language as well to existing housing stock. May also talk about attraction of new residents.
- Transportation Goal: Change people to “pedestrian” or remove “traffic”
- Parks and Recreation Goal: Add “improve” to apply to recreational facilities.
- Broadband Access Goal: Change to “Continually adapt to high-speed internet demands and new technologies.”
- Historic and Archaeological Resources Goal: Add “districts” to this goal.

Objectives:

- Land Use Objective A: Action step i should be revised to read Swiss Plywood “neighborhood” and GE may need to be removed or not as a priority. Action step ii – should it also include neighborhood or residential uses. Also need to replace town with city. Action step iv needs to be revisited and revised.
- Land Use Objective B: Hiring staff should be the first action step. Staff that collect trash can also identify trash inappropriate collection of trash.
- Land Use Objective D: Might need to expand this with additional detail.
- Government and Fiscal Capacity Objective A: Remove town and replace with city.
- Government and Fiscal Capacity Objective B: Remove town and replace with city. Annexation within the city may decrease the amount of taxing going to the schools. Regional sewer provider – running sewer facilities to Branchville and Perry Central, which connected to other individuals along those routes. A 15% surcharge for sewer and water for those outside of city limits. No trash service outside of the city.
- Public Facilities and Services Objective A: Add Washington Street and Fulton Street pumping stations.
- Public Facilities and Services Objective B: Include facilities for “youth”
- Placemaking Objective B: Add floodwall specifically.
- Placemaking Objective C: Include State Road 37.
- Economic Development Objective A: Cannot currently meet needs of existing needs of business because of lack of housing, childcare, and workforce. Need to add a specific objective related to this. Where else does childcare fit in – in this plan? This is a key piece to support the workforce.
- Economic Development Objective B: Add something in here about the Sports Complex and broaden the objective statement to include regional attractions, not just historic assets.
- Economic Development Objective C: Continue to work with employers. Schools are trying very hard, do not know what else they can do to support the workforce. Employers maybe need to do more. Include something related to internships/apprenticeships and/or more focused on retaining educated youth.
- Economic Development Objective D: Add retail along Route 66 – a lot of land available for new shopping options. Several acres are available in that area.
- Housing Objective A: Add “voluntary” before annexation.

- Housing Objective B: Include “building trades” and “schools.”
- Housing Objective C: Move action step i last. Mobile home units unoccupied and uninhabitable. Can include condemnation in city zoning ordinances if desired.
- Historic and Archaeological Resources Objective B: Add “Museum” as part of the objective.

Planning Committee Meeting #3: July 14, 2021

The third Planning Committee Meeting focused on receiving any other changes the committee members wanted integrated into the plan’s goals, objectives, and strategies, as well as the future mapping aspects of the plan. While there were only minor word changes to the goal, objective, and strategy text, the committee worked through the future mapping exercise for the majority of the meeting. These exercises included future land use, utilities, park and recreation, transportation improvements, and other future facility mapping. The following shows the major points discussed during the meeting.

- Should any of the current parks be consolidated or readapted into a separate use? Zoercher-Bettinger park could be used for future housing development along its north end in the future.
- Change the areas of sidewalk improvements to include locations along U.S. Highway 66, and add in projects which have already been funded or are awaiting funding.
- Sidewalk improvements should also be listed by priority, with already funded projects and high traffic areas receiving the highest priority.
- There may be future INDOT and MPO projects within the city which should be integrated into the comprehensive plan.
- The Swiss District should be one of the major talking points/objectives within the updated plan, as it is currently set for rehabilitation and new development.
- There are community facilities that should either be removed or added onto the Future Community Facilities map including the Port Authority, future fire department location, school locations, emergency services locations, and facility upgrades.
- The trail system currently within the city should be added onto the Future Parks & Recreation map. The elementary school ball fields could also be added as a recreational/sports amenity on the map.
- Should there be specific goals for each park within the plan?
- The Future Land Use map looks correct, but may be slightly altered based on existing land uses which have changed in the past months. Specifically, on the western edge of the city where industrial land uses are most prevalent.

Planning Committee Meeting #4: October 20, 2021

The final Planning Committee Meeting was held on October 20th and focused on the action step tables and their contents, along with any additional comments or edits from committee members. The group went through each individual action step and provided comments on the action text, timeline, partners, and tools and resources. The following details the major points of discussion:

- The committee identified a number of partners which should be added to the tables, with the major partners being Indiana First (READI), PCDC, and the Redevelopment Commission.
- Update the rendered graphics within the plan to limit changes to road diets and change pictures to better align with the city’s assets.
- Develop new strategies for sign compliance in the city and rail tourism partnerships with the Port Authority.
- Increase priority of strategies related to parks, housing, public Wi-Fi, and boating infrastructure.

Role of Committee

The Comprehensive Plan Committee (CPC) was essential in the creation of Tell City's updated comprehensive plan. The committee had three major roles during the planning process, which included providing critical input and feedback on plan elements, engaging the public, organizations, neighbors, etc., and becoming a champion for the plan.

Provide Critical Input & Feedback

The committee met four times as a group and attended both public workshops that were held from April 2021 through October 2021. During the first meeting, committee members discussed key challenges and issues in Tell City as well as their ideas and vision for the future. Their discussion set the stage for understanding the key issues that needed to be addressed and explored with the comprehensive plan. During the second meeting, the committee reviewed and provided feedback on draft plan components such as the draft vision statement, draft goals, and draft strategies and objectives. The group discussed each component in detail and provided recommendations to refine and improve draft materials for the comprehensive plan. The third meeting included discussion on the plan's future mapping, which included future land use, utilities, transportation, and other public facilities improvements. In their final meeting, the committee reviewed the draft plan and helped prioritize key objectives and strategies and discussed tools, resources, and partners that should be included in the implementation of the plan. This work helped to ensure that the ideas presented in the plan, the city's vision, are able to be realized and implemented in the future.

In addition to the input collected from the CPC, additional outreach and input was collected via a public visioning workshop, a public open house, and two online surveys.

Engage the Public, Organizations, Neighbors, and Community

Another major responsibility of the committee was to engage the community of Tell City in the planning process. As leaders of their organizations, each committee member has a diverse network of friends, family members, colleagues, and neighbors. In order to help increase awareness of the planning process and solicit as much input from the community as possible, the city enlisted the help of the committee to spread information about the updated comprehensive plan. These efforts not only included outreach efforts online, but also saw private business owners placing QR codes and other flyers at their establishments to increase participation from the public.

Become a Champion for the Plan

The Comprehensive Plan Committee should be champions of the plan as it is being created as well as after the plan has been completed. The Comprehensive Plan identifies big ideas and specific action steps to implement those concepts. While the city will be the primary leader in implementing the plan, it will need the help of residents, business owners, property owners, and local and regional organizations to fully realize the community's vision. As a committee or individual who was intimately involved in the creation of the plan, and a leader in their organization and/or neighborhood, their continued support and dedication will influence the city's ability to accomplish its goals.

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Section

3

ANALYSIS BY SUBJECT MATTER

Contents:

1. Land Use
2. Government and Fiscal Capacity
3. Public Facilities and Services
4. Placemaking
5. Economic Development
6. Housing
7. Transportation
8. Agriculture
9. Natural Resources
10. Parks and Recreation
11. Broadband
12. Historic and Archaeological Resources
13. Hazard Mitigation
14. Public Input



1. Land Use

Existing Conditions

How a city has developed in the past and how it can develop in the future is directly influenced by various land uses throughout the community. Land use is a term used to describe how land is being used, such as residential (houses), commercial/retail, or industrial land uses. The existing land use (or how it is being used today), market demands, and zoning all affect how the property could be used in the future. Zoning regulations specify the type of development or activity that is allowed by right, as well as many other standards that apply to the site or use. The existing land use and zoning can sometimes be different from one another, but it is important to look at both to identify land use patterns and determine appropriate areas for new growth and development. This comprehensive plan compares both the existing land use and the current zoning to reveal land use patterns and determine the quality, quantity, and location of growth.

Existing Land Uses broadly describe how a property is currently being used, it generally includes residential, commercial, and industrial land uses.

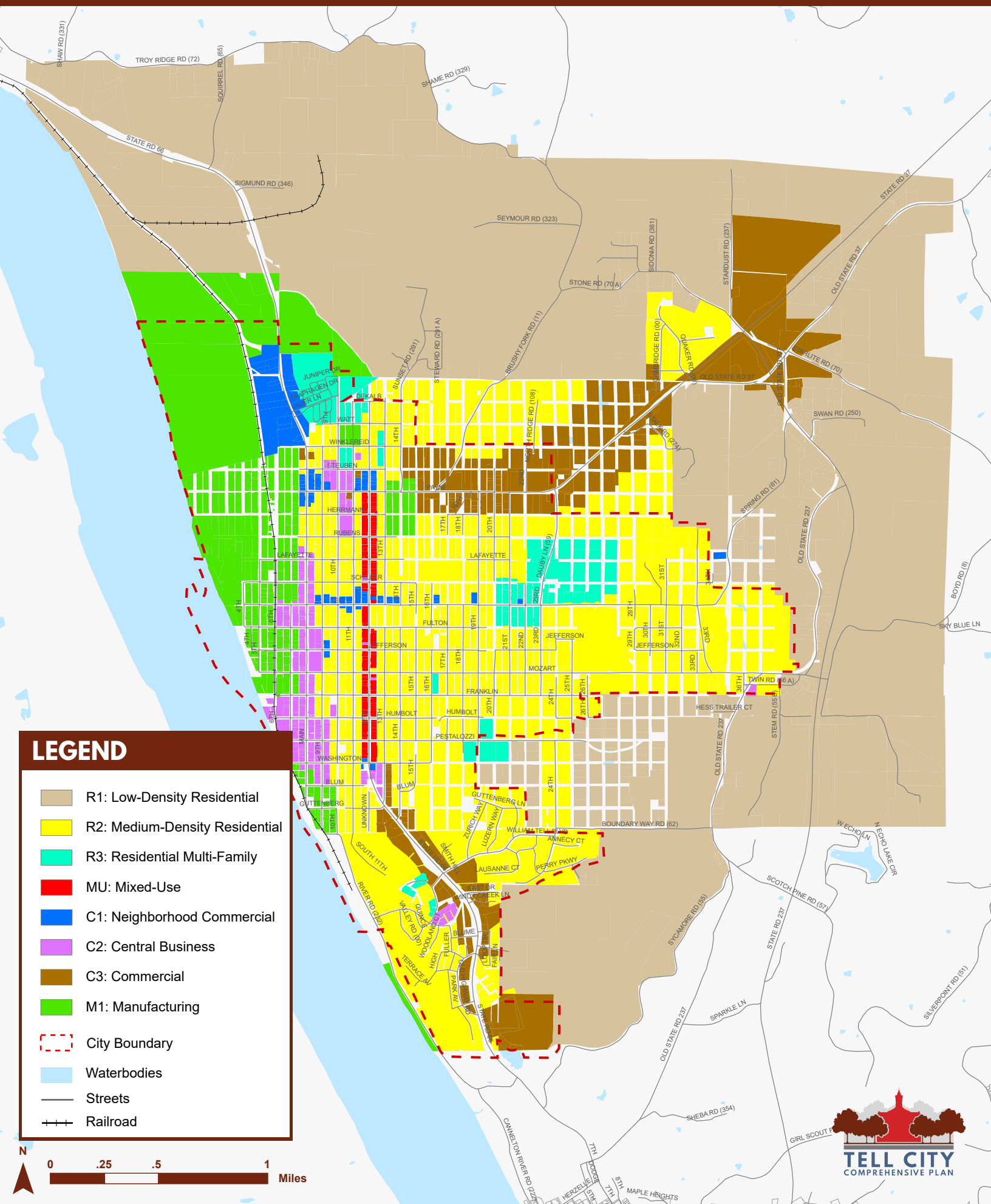
Zoning refers to the regulations that govern how a property can and cannot be used. The city's Plan Commission and Board of Zoning Appeals (BZA) regulate the city's zoning to ensure the safety, comfort, morals, convenience, and general welfare of the community.

Future Land Uses provide guidance related to the recommended uses of a property. While indicated future land uses for an area do not constitute a zoning change, they can help influence the decisions of the Plan Commission and BZA.

The majority of Tell City consists of residential land uses today, largely consisting of single-family homes. Commercial corridors are found along SR 37, SR 66 (12th Street), and Main Street. While the majority of commercial land uses are located within or surrounding the downtown, new commercial development has formed along SR 66 between Tell City and Cannelton. The city also has a large number of industrial properties, which are concentrated on the western edge of the city between Main Street and the Ohio River. This concentration can be contributed to the rail line running from the port to the south.

The existing land uses largely align with the city's zoning districts. The majority of commercial zoning located along the State Road 66 (12th Street), Main Street, and State Road 37 corridors, with lighter commercial zoning linking the major corridors along Tell Street. The entire west edge of the community holds the industrial zoned properties, following the river from the most northern boundary of the city down towards Cannelton. Medium-Density Residential is the dominant zoning type within the city, stretching eastward from Main Street to the eastern city limits. Tell City also has zoning authority within a buffer that extends two miles into the unincorporated county. Within this buffer the city can enforce zoning and land use regulations in the anticipation that the city will likely provide services, such as water and sewer, to these areas. The buffer has allowed city officials to better manage the balance between new growth and preservation of the city's natural assets.

EXISTING ZONING



LEGEND

- R1: Low-Density Residential
- R2: Medium-Density Residential
- R3: Residential Multi-Family
- MU: Mixed-Use
- C1: Neighborhood Commercial
- C2: Central Business
- C3: Commercial
- M1: Manufacturing
- City Boundary
- Waterbodies
- Streets
- Railroad

Future Land Use Plan

While existing land use and zoning describe how the land is being used today and what land use is allowed on a parcel, future land use defines the most appropriate use for a parcel or area in the future. Future land uses do not necessarily match the land use that exists today or even the current zoning. Over time, the zoning and existing land use should align with the future land use as development occurs. While all new development should comply with the city's Zoning Ordinance and Subdivision Control Ordinance, the comprehensive plan should be used as the basis by the Plan Commission and City Council when making future land use decisions such as a rezoning.

A Future Land Use Plan is used by a community to determine the most appropriate areas for new growth and redevelopment. The plan identifies what types of development are best suited and most desired for those locations and guides the decision-making process of the Plan Commission and BZA when hearing zoning change requests. This Future Land Use Plan consists of two elements: 1) a Future Land Use Map and 2) Development Criteria. The future land use map identifies most appropriate or desired land use throughout the city and buffer based on existing conditions, market demands, and the vision of the community. The development criteria should be used to supplement the future land use map by providing measures and standards that future development should meet. The development criteria should be considered as development decisions, such as rezonings, are evaluated.

Future Land Use Map

The purpose of the future land use map (page 36) is to identify desired land use patterns that should occur in the future. The future land uses identified used the existing conditions analysis, current land uses, and existing zoning designations as a foundation while identifying future development needs as well as redevelopment areas identified in this plan.

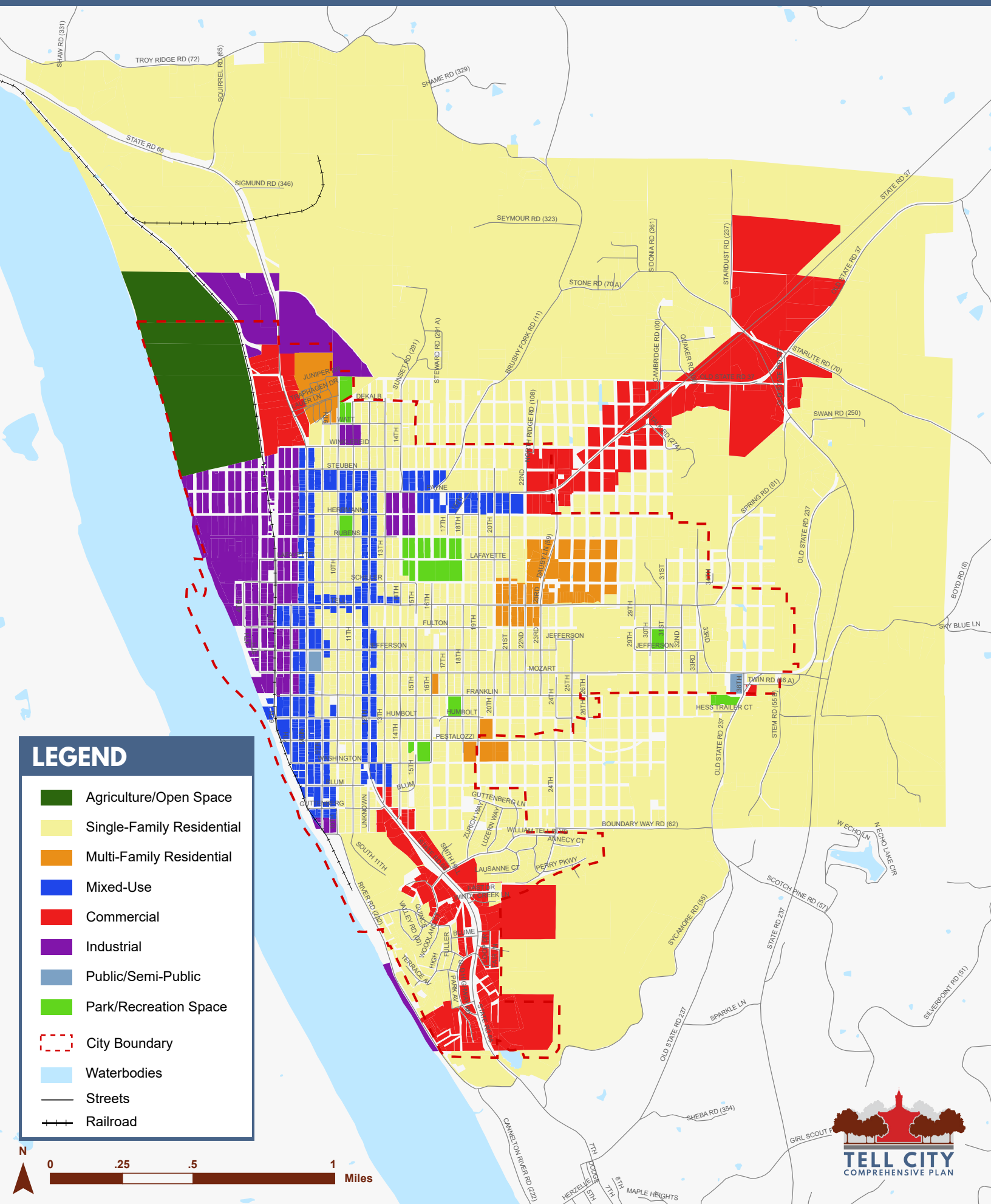
Development Criteria

The additional development criteria are used to determine consistency of proposed development within the community and ensure the new growth and redevelopment aligns with the goals outlined in the comprehensive plan. The development criteria will assist the Plan Commission and BZA with future decisions including the rezoning of property and granting of variances or special exceptions. The following criteria are divided into four groups including: 1) All Development, 2) Residential Development, 3) Commercial Development, and 4) Industrial Development.

All Development:

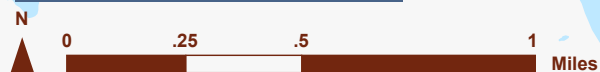
- Ensure new development is compatible with existing development in size, height, mass, and scale.
- New development should occur in areas where utilities are currently available or in areas where expansion is financially feasible.
- New development should have adequate access to roadways within defined and minimized access points.
- Should incorporate sidewalks, bicycle lanes, and trails within development (as appropriate) which connect to nearby development and existing pedestrian infrastructure when appropriate.
- Should include transitions between incompatible land uses through landscaping, fencing, additional setbacks, and other forms of barriers.

FUTURE LAND USE MAP



LEGEND

- Agriculture/Open Space
- Single-Family Residential
- Multi-Family Residential
- Mixed-Use
- Commercial
- Industrial
- Public/Semi-Public
- Park/Recreation Space
- City Boundary
- Waterbodies
- Streets
- Railroad



- Should incorporate the protection of natural resources and limit the development within the 100-year floodplain and wetlands.
- Encourage the integration of public spaces in new development and adjacent to existing parks, provided such spaces meet a demonstrated need and can be adequately maintained.
- Should preserve historically significant properties and encourage rehabilitation and redevelopment of the site or structure.
- Encourage, when applicable, the reuse of vacant buildings and sites over the creation of new developments outside the city.

Residential Development:

- Limit “low” density housing development to areas outside of the city limits and encourage “medium” and “high” density development where the typical urban grid pattern exists.
- Encourage innovative residential developments which blend a variety of housing types and densities.
- Encourage development of mixed-use developments within the downtown core which contain retail or office uses in addition to residential.
- Ensure development of new residential structures blend with surrounding housing types, densities, and scale.

Commercial Development:

- New developments should minimize curb cuts on roadways and minimize the entry and exit points to the site.
- Shared driveways and access points should be encouraged for adjacent developments when appropriate.
- Street parking and shared parking should be encouraged for new development and redevelopment to maintain the existing density of the community.
- Large-scale commercial should be encouraged to locate along arterial streets and other major transportation corridors which can handle increased traffic volumes.
- Prohibit non-premises signs (i.e. billboards) in commercial and commercially zoned areas.

Industrial Development:

- Encourage the reuse of existing industrial properties along the 7th Street corridor over the development of new sites within city limits.
- Direct heavy industrial uses to either of the Perry County Industrial Parks to maintain the current character of the downtown and city neighborhoods.
- New developments should minimize curb cuts on roadways and minimize the entry and exit points to the site.
- Shared driveways and access points should be encouraged for adjacent developments when appropriate.
- Large-scale industrial developments should be encouraged to locate along arterial streets, the railroads, and other major transportation corridors which can handle increased traffic volumes.

Land Use: Vision & Key Goals

Goal 1: Land Use

Promote responsible land use practices that preserve the city's historic character, promote redevelopment of vacant or blighted properties, and increase density.

Strategy 1.1 - Promote redevelopment and development of vacant or blighted properties and districts to encourage new growth while preserving the rich history of Tell City.

Tell City is a community with a past rich in history which can still be seen in the structures present within the city today. Historic structures and sites are assets to a community, yet they can pose as issues if older structures are not properly maintained or left vacant. Vacant properties can negatively impact surrounding land values and can damage the overall perception of safety in a neighborhood or district (see page 105). Reinvestment and giving new purpose to vacant and dilapidated properties should be long-term goals for any city, as it can both improve perceptions of a community and attract new residents. The city should create an inventory or list key vacant or blighted sites that are suitable for redevelopment and identify each site's priority as low, moderate, or high.

This inventory of redevelopment sites should include additional information such as the condition of the property, current ownership, remediation required, and recommended reuse for all high priority sites. The recommended reuse of sites does not necessarily need to remain the same use, and redevelopment efforts can also include specific businesses that are support the surrounding neighborhood and meet market demands. Once an adaptive or new use has been identified for a particular site, the city can work with property owners on steps to fully rehabilitate the property into a productive use, identify legal routes to deem structures unsafe, and/or work with local partners to purchase and redevelop the properties. Creating an inventory of prioritized redevelopment sites allows the city to better allocate resources and decide how best to approach a vacant or blighted property that is a high priority. The city should also identify incentives that can support rehabilitation or redevelopment of high priority sites, such as administrative support, tax abatement, TIF or local funding, and/or zoning incentives (see page 110).

There are multiple districts within the community that have a historic character, unique history, or contribute to the overall culture of the city, yet many of these districts have had an increase in vacant or dilapidated properties as the structures have aged. The Swiss District includes the area between Washington Street, Guttenberg Street, the Ohio River, and 10th Street. This district is home to the Swiss Plywood building, a structure which has been at the core of Tell City's furniture manufacturing since the city's founding. Although the Swiss Plywood building is still used for industrial purposes, the surrounding district has slowly degraded over the years as structures have aged and people have moved out of the area. However, there has been a recent resurgence of investment within the district, beginning with the construction of Habitat for Humanity homes across from the Swiss Plywood building. This investment should be leveraged by the city to carry this momentum forward and solidify the neighborhood as the southern anchor of Tell City's commercial and urban residential core (see page 105).



Furniture District

Downtown District

Bottling District

Washington Street

Main Street

9th Street

Old Plank Road

Blum Street

Main Street

9th Street

Old Plank Road

Gutenberg Street

Riverfront District

Ohio River

- SWISS DISTRICT BOUNDARY
- RIVERFRONT DISTRICT
- RAILROAD LINE
- EXISTING STRUCTURE
- POTENTIAL FUTURE DEVELOPMENT AREA

- 1 MIX-USE: COMMERCIAL WITH RESIDENTIAL ABOVE
- 2 COMMERCIAL AND RETAIL SPACE
- 3 PORT AUTHORITY MAIN STREET CONVENTION CENTER
- 4 SWISS LOFTS RESIDENTIAL
- 5 SUNSET PARK ON THE RIVERFRONT
- SUNSET PARK ENTRY THROUGH FLOOD WALL
- GATEWAY ENTRIES INTO THE SWISS DISTRICT

*PROPOSED PLAN GRAPHIC BY UNIVERSAL DESIGN ASSOCIATES, INC.

100' 200' 400'



3: ANALYSIS BY SUBJECT MATTER

There are multiple improvements within the Swiss Plywood District that could be used to improve neighborhood aesthetics and promote safety. This includes installing lighting along the public streets, improving sidewalks, enhancing alleyways for safety, creating a sense of place with streetscape elements, activating the industrial sites, and creating connections between this district and downtown. Improvements to this area can also include new policies or regulations, such as increased code enforcement and zoning regulations, which would help preserve the desired neighborhood integrity.

The rendering on page 39 is a site plan showing the potential of the Swiss Plywood District, a future mixed-use destination that builds off existing land uses within the district and becomes an anchor for the downtown. The site plan highlights multiple improvements and redevelopment which would fit the existing character of the district, including mixed-use commercial and residential properties, industrial spaces, event space, and connections to other downtown destinations. This rendering does not represent a final design for the district, but instead acts as a starting point for future discussion and planning efforts in the future.

A major element of this site plan is the redevelopment of existing residential lots within the Swiss Plywood district to new single-family, multi-family, and mixed-use residential. While the graphic shows a series of apartments along 9th Street, redevelopment of properties could also include the work Habitat for Humanity has accomplished through partnerships with Tell City Schools. Multi-family housing could be an option within this district to introduce housing types missing elsewhere in the community. This would help increase the number of units available for rent within the city and bring housing close to the downtown core.

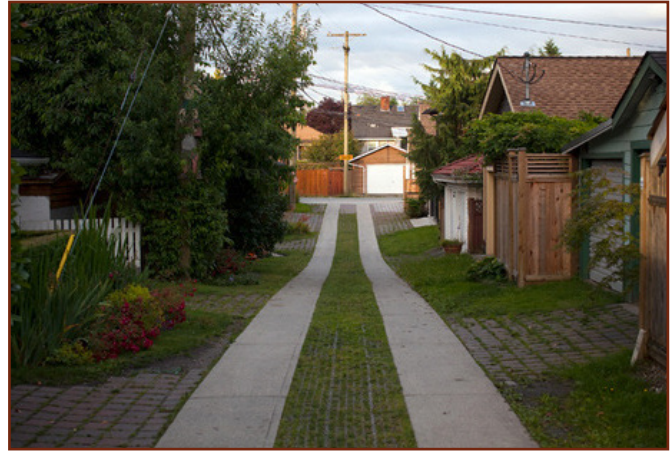
The northern edge of the district along Main Street could be developed with mixed-use structures as an extension of the downtown corridor, holding similar structures as the downtown and aligning with the city's Future Land Use Plan. While reusing existing/vacant structures within the city should take priority over new development, these sites could attract businesses focused on entertainment. Mixed-use properties within this district will also help maintain the city's desire for dense and compact development. Infill could also include smaller business types like bed and breakfasts or restaurants.



Mixed-use Building. Source: Paul Gatling, TB&P

Another major element when bringing reinvestment to the Swiss Plywood District is improving infrastructure and streetscapes within and connecting to the district. While the primary roads in the district should be the priority when making improvements, the alleyways should also be identified for improvements. Repaving the alleyways and introducing lighting would not only improve the quality of life for those living adjacent to the alleys, but improve the safety as well. Road improvements could include street trees, sidewalks, bike lanes, stormwater infrastructure, lighting, crosswalks, and wayfinding signage.

While the site plan identifies multiple areas for new structures or land uses the singular piece which draws the district together, and its namesake, is the old Swiss Plywood factory. Currently, the building is being used for a variety of warehousing and industrial uses and could continue this trend in the future. However, the city and Port Authority have developed plans which could turn the building into the new Main Street Convention Center/Innovation Center. This planned building allows current tenants to continue working within the building, while created large amounts of banquet room and event space, community rooms, kitchen facilities, conference rooms, and office space. The combination of spaces within the Convention Center allow for a mixing of historic uses with current community needs, allowing the city, Port Authority, and county to make use of facilities not currently available within the Perry County.



Urban Alley. Source: Ben Nelms, Washington Post



Stormwater Infrastructure. Source: Green Infrastructure Digest



Port Authority Main Street Convention Center. Source: Universal Design

3: ANALYSIS BY SUBJECT MATTER

Strategy 1.2 - Increase the enforcement of current property maintenance regulations with a priority on highly visible corridors and downtown.

The lack of enforcement of property maintenance within the city with an emphasis on those along highly visible corridors was a challenge that was frequently identified (see page 102 & 105). While Tell City does not have major issues with poorly maintained or blighted properties, property upkeep can greatly impact a community's image and appearance to visitors, potential residents, and potential businesses. One of the largest challenges for a community such as Tell City in dealing with code enforcement is available staff. Often times it falls on the building inspector to visit properties and issue citations, however it can be a challenge for one inspector to find time for code violations while also performing new construction inspections. Hiring an additional code enforcement staff member, part or full-time, could allow the city to proactively identify issue properties and enforce city ordinances rather than only reactively responding to complaints.

Another way to help identify property maintenance issues within the city is by providing an anonymous reporting program. It is often only through residents filling a complaint that a community becomes aware of an issue property due to lack of staff or visibility from the street. Allowing for residents to file detailed complaints on suspected code violations can go a long way in assisting the city's efforts of enforcement and maintenance.

Strategy 1.3 - Implement the Tell City Downtown Plan; update as needed based on progress completed and to align with the updated Comprehensive Plan.

A thriving downtown is a key factor within any community, as it acts as a core for identity, business growth, retail, entertainment, and public events within a city. Tell City has a well-defined downtown corridor along Main Street which has a variety of retail, and office spaces used daily by residents. As efforts to reinvest in the community have strengthened, new development and redevelopment have started to take place along this corridor with new restaurants, housing, offices, and specialty shops (see page 103 & 105). Moving forward, the city should continue to focus on implementing the Downtown Plan, a document which strives to *“Restore Downtown Tell City to a healthy and successful regional center that is a viable and dynamic place to work, live, play and invest. Invigorate Downtown with one-of-a-kind opportunities for economic, cultural, tourism, and recreational activities that attract people to the county and entice them to stay and grow with the community.”*

Although the Downtown Plan offers an extensive description of what downtown needs, it does not include a set of implementable strategies and action steps needed to achieve the plan's goals. This document should be updated to both create a set of implementable strategies with action steps and to ensure the plan's vision accurately represents the community's current vision in the comprehensive plan.

Strategy 1.4 - Revise the city's zoning ordinance and zoning map to allow for mixed-use development along the riverfront and areas that are appropriate for higher densities.

Although both the previous Future Land Use Map and current Future Land Use Plan within this document both highlight mixed-use as a major land use within the downtown and along the riverfront, the city's zoning regulations have not yet been updated to allow for higher-density, mixed-use development in these areas. The city should revise the zoning regulations to allow the development that is envisioned through this plan and achieve a level of density called for in current and previous planning documents. The city's staff, Plan Commission, and City Council should work with property owners to explain the reasoning behind the zoning change, emphasizing that a zone change does not necessitate a loss of uses on their properties.

The zoning districts, use standards, and site standards should all be considered for any areas identified as mixed use on the Future Land Use Map with a focus on downtown, the riverfront, or commercial corridors which could benefit from higher density and/or mixed uses.

Strategy 1.5 - Reference the Comprehensive Plan's goals, objectives, and Future Land Use Plan when making land use decisions to ensure future development aligns with the community's vision.

The quality of life, character, livability, and viability of a community depends on its land use pattern. Decisions made over time on how to use land greatly influence the quality and livability of the residential neighborhoods, economic viability of businesses, efficiency and safety of the transportation network, accessibility to destinations, quality of air and water, and the overall character or image of a community. The Future Land Use Plan is the fundamental element of the comprehensive plan; it provides guidance for future development and redevelopment in the community and directly affects other elements contained in this plan.

When making land use decisions, the Plan Commission and City Council should reference the Future Land Use Plan (page 36) along with other goals and objectives to ensure development supports the community's vision. While this document is not intended to be a singular guide for future growth and land use, it should be a tool leveraged to support those decisions made.

3: ANALYSIS BY SUBJECT MATTER

Land Use Action Steps				
	Action Step	Priority	Partners	Tools & Resources
1.1	Create an inventory of key vacant or blighted sites that are suitable for redevelopment and prioritize each site as high, moderate, or low priority.	High	<ul style="list-style-type: none"> • Building Trades • City Council • City Staff 	<ul style="list-style-type: none"> • American Planning Association (Indiana Chapter) • Zoning Incentives
1.1	Identify the desired reuse of each high priority site, level of remediation required, and other redevelopment need, and work with economic development entities to attract redevelopment partners that align with the city's vision and market demands.	Medium	<ul style="list-style-type: none"> • Developers • Habitat for Humanity • Perry County Development Corporation • Perry County Redevelopment Commission 	
1.1	Identify financial and zoning incentives for the redevelopment of high priority vacant or blighted industrial sites.	Medium	<ul style="list-style-type: none"> • Plan Commission 	
1.2	Consider hiring additional certified part time code enforcement staff to assist with enforcement of property maintenance.	High	<ul style="list-style-type: none"> • City Council • City Staff 	<ul style="list-style-type: none"> • N/A
1.2	Provide a clear and easy way for residents to report maintenance code violations anonymously (such as a direct phone number and online reporting) and promote it to residents.	High	<ul style="list-style-type: none"> • Consultant (web design) • Plan Commission 	
1.3	Evaluate progress of the suggested projects in downtown plan and continue to push for their completion if still applicable.	Medium	<ul style="list-style-type: none"> • Brick by Brick • City Council • City Staff • Developers 	<ul style="list-style-type: none"> • Indiana Main Street
1.3	Update the downtown plan based on the comprehensive plan strategies.	Low	<ul style="list-style-type: none"> • Indiana First • Local Businesses • Plan Commission 	
1.4	Amend the zoning ordinance to allow for a mixed-use and higher density district(s) that consider permitted and special exception uses, use standards, and site standards.	High	<ul style="list-style-type: none"> • Attorney/Consultant • Board of Zoning Appeals • City Council • Plan Commission 	<ul style="list-style-type: none"> • American Planning Association (Indiana Chapter)
1.5	Reference the Future Land Use Plan and Comprehensive Plan goals and objectives as a basis for all land use decisions (such as zoning changes, variances, and special exceptions).	Ongoing	<ul style="list-style-type: none"> • Board of Zoning Appeals • City Council • City Staff • Plan Commission 	<ul style="list-style-type: none"> • N/A

2. Government and Fiscal Capacity

Existing Conditions

Mayor-Council Form of Government

Tell City is one of the three incorporated communities within Perry County and is also the county seat. The city shares many community services with Troy Township and Perry County, including the library, schools, and emergency services (such as police, fire, and EMS). The legislative bodies within Tell City include an elected mayor, clerk-treasurer, and five-member City Council. The mayor serves as the executive, presides over the City Council, helps direct the city's administrative structure, and is responsible for appointing department heads and other officials, sometimes with the approval of the council. The mayor is also responsible for preparing the city's budget alongside the clerk-treasurer, who also keeps records of all council proceedings, handles correspondence for the city, implements city policies, and has the official responsibility for all receipts and disbursements in regards to city funds. The council is the legislative branch who is responsible for passing ordinances and apportioning money among the various city departments.

As state tax and education policies in Indiana have changed over time, the fiscal impacts of residential and business development on municipalities, school districts, and taxpayers have also shifted. This fact complicates any assessment of whether specific types of development are fiscally appropriate. A case-by-case analysis should be done to determine if the cost of the project and services is appropriate compared to the expected revenue, especially over the long term.

City Budget

Local units of government are capped at certain tax rates in Indiana. Taxes in Indiana that are levied by the State include State Income Tax (3.23%) and Sales Tax (7%). Perry County also levies an income tax (1.81%). Other funding sources or revenues for local government include property taxes, utility-related revenue, fees, fines, and forfeitures.

The city's budget is accessible online through Indiana Gateway, and the State Board of Accounts provides an Annual Financial Report submitted by the city each year. In 2011, total receipts were roughly \$37.4M, and the 2011 end of year balance was \$10.0M. While the total receipts for the city in 2019 remained fairly consistent when compared to 2011 (\$39.8M), the city's balance nearly doubled to \$17.5M. In 2020, the city's receipts grew to \$44.7M (increase of \$4.9M from 2019) and the end of year balance increased to \$24.4M. While the budget for Tell City has increased over the last decade, so have the costs of goods and services. Although the city has some funds to respond to emergent needs or spur new development, Tell City should continue to responsibly balance investments and infrastructure costs with quality-of-life improvements to grow the community and keep Tell City as a great place to live.

Government and Fiscal Capacity: Vision & Key Goals

Goal 2: Government and Fiscal Capacity

Ensure the city can provide quality services that align with future residential, commercial, and industrial growth needs.

Strategy 2.1 - Budget for future capital expenditures and projects needed to accommodate growth through a 5-Year Capital Improvement Plan (CIP).

One of the core duties of a city's executive and legislative bodies is proper budgeting of the community's expenditures from year to year, and a Capital Improvement Plan (CIP) is a tool used to assist in these efforts. At its core, a CIP identifies any capital expenditures a city or town plan to make within a set period of time including road maintenance, utility improvements or expansion, facility upgrades, park projects, and other similar projects.

Moving forward, the city should create a 5-Year Capital Improvement Plan which focuses on infrastructure and public facility projects or initiatives such as streetscape improvements, transportation projects, city-owned facility improvements (such as City Hall), park improvements, utility projects, and other capital improvements (see pages 105 & 106). It should also include a timeframe for completion and identify responsible parties, estimated costs, and potential grant opportunities available. As each year closes, the city should continue to review the plan for progress and re-prioritization based on funding availability and need. These projects may be identified within the city's current plans or could include new projects that arise due to a municipal need or quality of life issue.

Strategy 2.2 - Identify properties that are adjacent to Tell City that would be fiscally beneficial for voluntary annexation.

One of the major challenges facing Tell City in terms of new development is a lack of available land. While there is a large area of farmland on the north side of the community inside city limits, it is within the floodplain and therefore has development constraints. The city should identify properties that are contiguous (adjacent) to the city's boundary where many city services (such as water/sewer are provided) for potential voluntary annexation. These properties, if the owner wants to annexed, should not result negative tax revenues to the city's annual budget (meaning the services provided cost more than the tax revenue received by the city). Although it can often be a challenge to convince property owners of voluntary annexation, city staff can outline the benefits, including city services and amenities, that are available to those within city limits. Additionally, the city should continue to require developments outside city limits to be annexed or sign annexation agreements before any city utilities are provided. This ensures Tell City can recuperate the costs of expansions through future property tax revenues.

Strategy 2.3 - Work with partners in both Indiana and Kentucky to ensure future regional planning projects adequately meet Tell City's needs.

Tell City and its officials are already well connected with regional, state, and federal planning efforts, and the city should continue to form and maintain partnerships that ensure future regional planning projects meet the needs of residents and businesses. Funding sources should also be explored for these regional projects. The Office of Community and Rural Affairs (OCRA) provides both grants and technical support for infrastructure and quality-of-life projects. The Indiana Department of Transportation (INDOT) is another source for local transportation projects, and the Indiana Department of Natural Resources (DNR) provides funding for acquisition and development of park spaces. Tell City already actively works to obtain grants and funding from these sources, and the city should continue to pursue funding opportunities which can assist with implementation of strategies within this plan.

Strategy 2.4 - Increase engagement and communication between the city and residents through online platforms, local events, and other outreach efforts to build a culture of pride within the community.

A priority identified by both the public and city staff is to increase engagement and communication efforts between the city and residents (see pages 105 & 106). These efforts not only create better transparency and trust between a government and its citizens, but they can also help those wanting to become more active in their community. Continuing to host annual events and festivals, such as Schweizer Fest, helps to create a sense of community, promote Tell City's unique culture, and allow residents to interact with local officials in a casual setting. This can also be achieved through smaller, more frequent events, such as creating a "First Thursday" or other monthly programming that focuses on local businesses or the arts. These can not only work to bring residents downtown but also act as promotion for business owners, artists, or local artisans who participate in the event.

Maintaining an active social media and online presence that covers multiple platforms can help city staff reach Tell City residents and businesses. These platforms can be used to promote news, updates on local events, or inform residents of dangerous weather or other hazards affecting the community. On top of being an information outlet, social media can also be a way for the city to hear from those living in or visiting the community. Online platforms give residents a way to voice their concerns, praise efforts, or demand changes within their community which may otherwise go unheard. It also allows for people to reach city officials through means other than in-person meetings or reaching out to their council representative.

A final way to bridge the gap between the city and residents is through partnership with Tell City Schools to develop a youth council, which will allow interested students to work directly with city staff. This program would not only help form relationships between the city government and the younger residents within the community, but could get the younger generation interested in bringing change to their city and open their minds to pursuing a career in the public sector.



Youth Council. Source: City of Hickory

3: ANALYSIS BY SUBJECT MATTER

Government and Fiscal Capacity Action Steps				
	Action Step	Priority	Partners	Tools & Resources
2.1	Create a CIP with city departments and local agencies to identify all capital expenditures over the next five years, including renovations to City Hall.	High	<ul style="list-style-type: none"> City Council City Staff Clerk Treasurer Fire Department 	<ul style="list-style-type: none"> IDNR Indiana 15 INDOT OCRA
2.1	Update the CIP regularly to ensure changes and needs are properly considered.	Ongoing	<ul style="list-style-type: none"> Indiana First (READI) Parks & Recreation Department 	
2.1	Continue to track future funding opportunities and resources through state, federal, and private grants.	Ongoing	<ul style="list-style-type: none"> PCDC Police Department Redevelopment Commission Street/Trash Department Tell City Electric Wastewater Department Water Department 	
2.2	Outline the benefits for property owners to be annexed, including city services that would be provided, and identify properties adjacent to the city's corporate boundary that would be fiscally beneficial for annexation and determine if owners are interested in voluntary annexation.	Medium	<ul style="list-style-type: none"> City Council City Staff Developers Local Residents Fire Department PCDC Police Department Redevelopment Commission 	<ul style="list-style-type: none"> AIM
2.2	Continue to require developments that are outside of the city's corporate limits to be annexed or sign annexation agreements before city utilities are provided.	Medium	<ul style="list-style-type: none"> Street/Trash Department Tell City Electric Wastewater Department Water Department 	

2.3	Identify regional and state transportation partners and meet regularly to ensure Tell City's concerns and future goals are included in regionally project and plans.	Ongoing	<ul style="list-style-type: none"> • City Staff • Indiana First (READI) • Perry County Highway Department • Street/Trash Department 	<ul style="list-style-type: none"> • INDOT
2.4	Create a youth council who can work directly with city staff in order to understand how they can initiate change, gain experience, and improve the community.	High	<ul style="list-style-type: none"> • Chamber of Commerce • City Staff • Local Businesses • PCDC • Perry County Tourism • Schweizer Festival Inc. • Tell City Beautification • Tell City Regional Arts • Tell City Schools 	<ul style="list-style-type: none"> • Indiana Tourism
2.4	Maintain an active social media presence that covers multiple platforms (such as Facebook, Instagram, Tik Tok, etc.) in order to reach various generations.	High		
2.4	Continue to host annual events, such as the Schweizer Fest, to bring residents together and promote the city's unique culture and sense of place.	Ongoing		

3. Public Facilities and Services

Existing Conditions

A community's public facilities and services are vital to its overall health and future growth and includes services such as water, sanitary sewer, fire, EMS, and police.

Water, Sewer & Stormwater

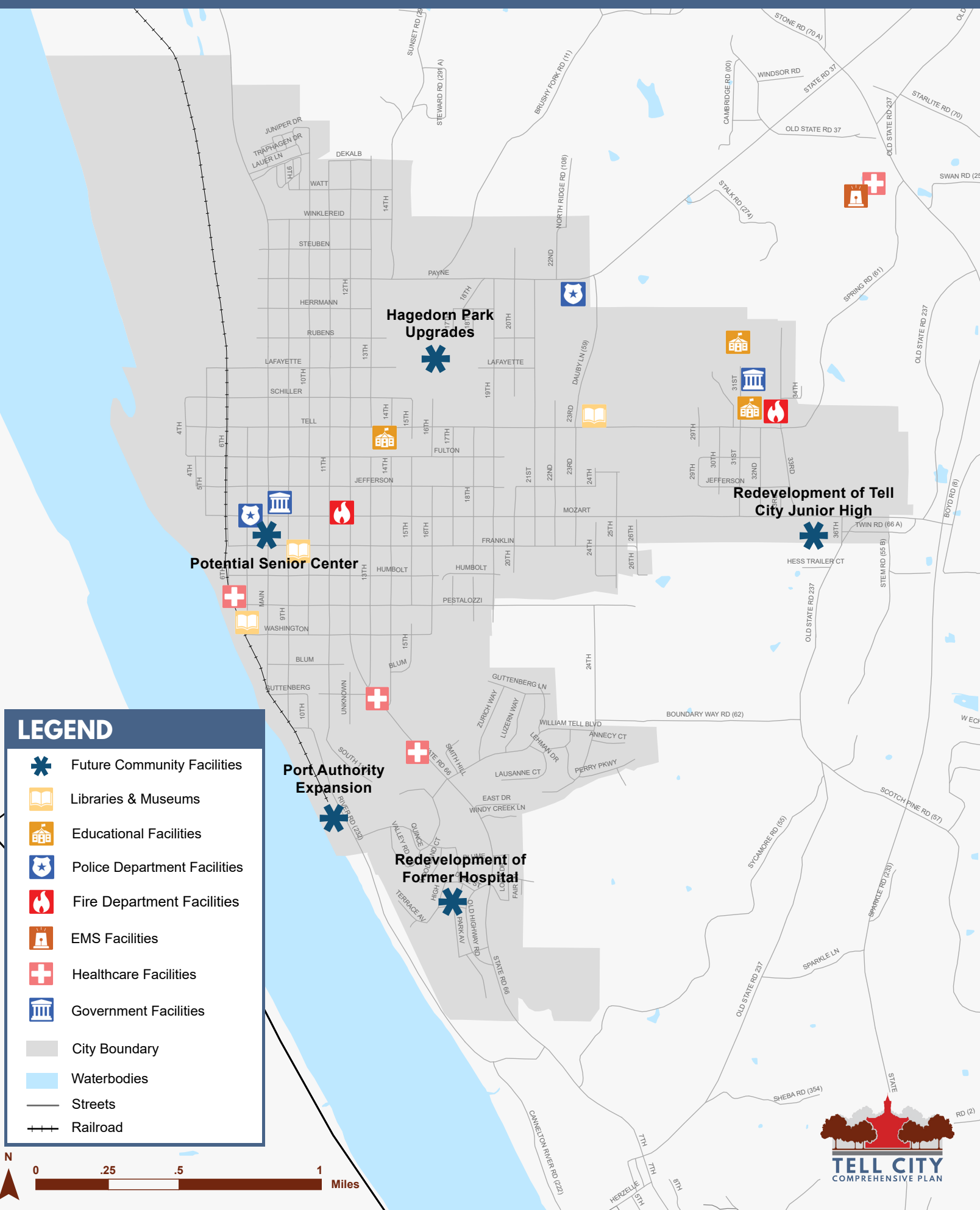
Tell City's Water Department and Wastewater Department serve approximately 3,500 households and industrial customers in southern Perry County. The water infrastructure includes two water towers on 10th Street (500,000 gallon storage) and Pestalozzi Street (750,000 gallon storage), 11 separate wells, and approximately 154,500 feet of piping. The department can pump 1,580 gallons and filter 2,885 gallons of water per minute. The Water Department also handles billing for residential sewer customers and weekly trash/recycling collection.

The wastewater infrastructure includes a treatment plant, 28 pump stations, and over 100 miles of piping ranging from six inches to 60 inches in diameter. The wastewater treatment plant is a hybrid treatment plant (activated sludge and trickling filter) located on 5th Street and includes two aeration tanks, two clarifiers, and UV disinfection. It has an average daily flow of 1.4 million gallons a day (MGD) with a designed capacity of 7.5 MGD and has recently completed upgrades to align with the state's stricter phosphorus limits in effluent. Stormwater is controlled through a number of basins and two overflow/discharge points, a floodwall running the entire length of the city, and three flood pump stations for the floodwall.

Community Facilities

Tell City has a number of community facilities, previously described in the Key Anchor Institutions section of the document (page 22) that serve residents of the city and those living outside city limits. The map on page 51 shows the locations of existing community facilities within Tell City and identifies areas for potential facilities in the future. The facilities on the map include emergency services such as police and fire within the city, institutional facilities and libraries, healthcare facilities, and various government facilities (City Hall and the Schergens Center). The city has expressed their desire to develop new amenities in the future to expand programing for those already living within the city and to attract new residents.

FUTURE COMMUNITY FACILITIES



3: ANALYSIS BY SUBJECT MATTER

Emergency Services

Tell City has a number of emergency services which serve both residents of the city and Troy Township including police, fire, and EMS. Tell City's police department was established in 1858 and now encompasses over 4.6 square miles, serving those within and living adjacent to the city. The department has 26 full time employees and several part time staff with 13 patrolmen, four administrators (including the chief of police), and nine dispatchers who handle calls for the service area.

The city's fire department was originally organized in 1860 by citizens and in 1886 the Tell City Volunteer Fire Department was formally established. The department has 22 fireman and six reserves which serve both the city and portions of Troy Township outside of city limits. The department has four trucks including a 102-foot ladder-platform truck with a 1,500 gallon per minute pump; a 2000-gallon pumper/tanker truck capable of putting out 1,000 gallons of water per minute; a pumper truck capable of putting out 1,250 gallons per minute; and a one-ton fire truck specifically designed for fighting brushfires with a 300-gallon tank.

EMS for the city is provided through a partnership between Perry County and Perry County Memorial Hospital. Managed by Perry County Memorial Hospital, the department provides around-the-clock paramedic staffing. Subsidized by the county, paramedics are dispatched throughout the area by the Tell City Police Department.



Tell City Police Department. Source: Tell City



Tell City Fire Department. Source: Tell City

Public Facilities and Services: Vision & Key Goals

Goal 3: Public Facilities and Services

Enhance, plan, and maintain high-quality public services and infrastructure as new growth occurs.

Strategy 3.1 - Continue to monitor water and sanitary sewer infrastructure to ensure capacity can respond to new growth.

Water and wastewater services are a major factor when planning for new growth and development within a community. Although a city may have capacity to handle projects in the near future, larger developments which arise may require additional capacity, maintenance, or repairs to the current system. In order for Tell City to remain competitive when attracting new industries and residents the city needs to ensure both water and wastewater facilities are properly maintained and able to handle increases in usage. While the city should continuously be identifying priority infrastructure improvement projects, it should also continue to hold its high standard of maintenance. Staying up to date on needed repairs will help limit the amount of emergency repairs and help maintain quality service for residents. As new development occurs adjacent to city limits, future utility expansions should be considered based upon the fiscal benefits to the city. The map on page 54 shows the location of city utilities within Tell City.

The city has a number of water and sewer projects which are already funded or awaiting funding. Some of these include water system improvements (meters, new lines, and refurbished tanks) and stormwater improvements (flood-pumps and generators). Any current or future project identified by the city should be included in the Five-Year Capital Improvement Plan.

3: ANALYSIS BY SUBJECT MATTER

Strategy 3.2 - Evaluate the level of community services provided and determine the need for additional equipment, programs, or personnel as new growth occurs to maintain a high quality of life for residents.

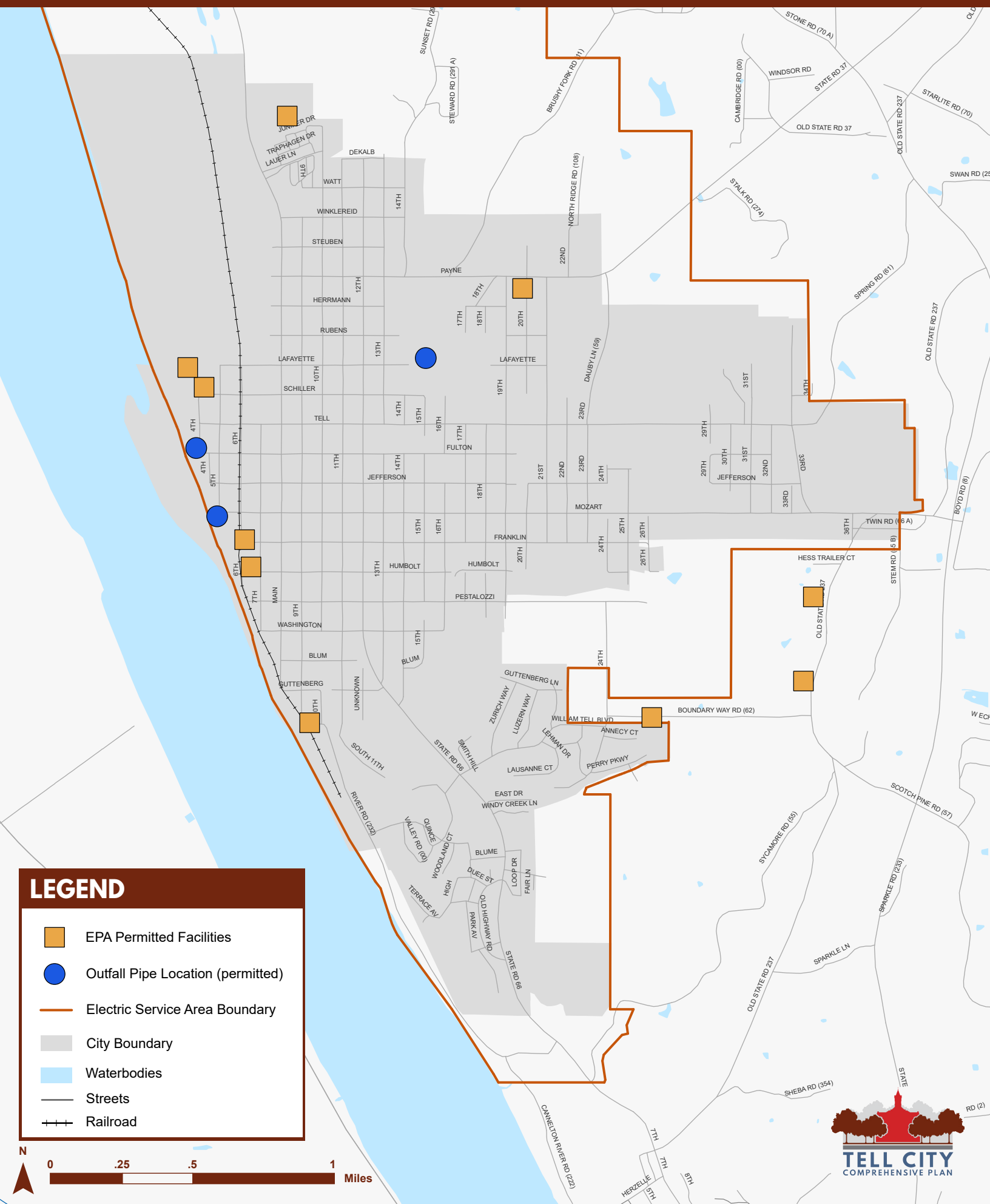
One of the challenges effecting Tell City and many communities across the nation is the demand for community services for both youth and the elderly. Tell City has high populations of both school-aged children and retirees, creating increased demand for new programs and facilities that can cater to their needs. Although there are multiple organizations that provide services to the elderly within Tell City, there are no standalone structures dedicated entirely to programing or equipment. The city has started to identify multiple locations near the downtown where a new senior center could be established. Similarly, the redevelopment of Hagedorn Park's sports facilities will increase youth programing within the community. The updated facilities will not only cater to the sports needs of the region but could also allow for additional programing for youth and families.

While creating new facilities is needed within the community as growth occurs, it is also important to ensure emergency facilities can adequately respond as new growth which occurs. Currently emergency services fully cover the city and township. Recent additions, which have expanded capacity, include a detention center and courthouse along SR 37 and a fire vehicle storage at the corner of Spring Street and 33rd Street. The city should continue to coordinate with emergency service providers and staff to understand and adequately serve future improvements.








The rendering belows shows an example of how a future William Tell Center, which could hold a senior center and other community amenities, could be placed into the existing German American Bank. The city could make a variety of facade and landscaping upgrades to the building which would completely change the outer appearance while not requiring major construction or renovation.



CITY UTILITIES



LEGEND

-  EPA Permitted Facilities
-  Outfall Pipe Location (permitted)
-  Electric Service Area Boundary
-  City Boundary
-  Waterbodies
-  Streets
-  Railroad

3: ANALYSIS BY SUBJECT MATTER

Public Facilities and Services Action Steps				
	Action Step	Priority	Partners	Tools & Resources
3.1	Perform periodic assessments to determine the potential need for operational or infrastructure expansions as future growth occurs as well as replacement of aging infrastructure.	Ongoing	<ul style="list-style-type: none"> City Council Indiana First (READI) Street/Trash Department Tell City Electric 	<ul style="list-style-type: none"> American Rescue Plan Act EDA OCRA Public Facilitates Program USACE USDA
3.1	Determine the need to update the Washington Street and Fulton Street pumping stations.	High	<ul style="list-style-type: none"> Wastewater Department Water Department 	
3.2	Work with fire, police, and EMS to identify any gaps in services and determine needed improvements.	Ongoing	<ul style="list-style-type: none"> City Council Indiana First (READI) Fire Department Police Department Perry County Memorial Hospital 	<ul style="list-style-type: none"> American Rescue Plan Act OCRA Public Facilitates Program
3.2	Build a senior center with desired programming near downtown that is easily accessible by residents.	High	<ul style="list-style-type: none"> City Council Tell City Parks Board Tell City Regional Arts William Tell Senior Group 	

4. Placemaking

Existing Conditions

Placemaking is a term used to describe a wide range of efforts and initiatives that strive improve the quality of life and quality of place within a community. Placemaking can include the creation of programs targeting specific populations, promotion and branding, accessibility, and the overall improvement of destinations and amenities within Tell City. All things which make the community a great place to live. Investing in a community's amenities, parks, infrastructure, and public facilities can all be a way of enhancing the lives of those living within Tell City and attracting future residents.

Placemaking can also be about enhancing a community through its destinations, striving to build upon existing amenities in order to create something not available elsewhere within the region. With Tell City's proximity to other regional destinations such as the Hoosier National Forest, Ohio River, and multiple historic sites, there is a chance to shift placemaking efforts to take advantage of the numerous visitors coming to area each year.

The application of placemaking is both an overarching idea and a hands-on physical approach to improve a community. Different techniques of placemaking can help strengthen the connection between people and the places where they live. Placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing growth.

Placemaking: Vision & Key Goals

Goal 4: Placemaking

Focus efforts to highlight and build upon the city's rich history and community atmosphere.

Strategy 4.1 - Create and promote Tell City through a unique brand that represents the city's character.

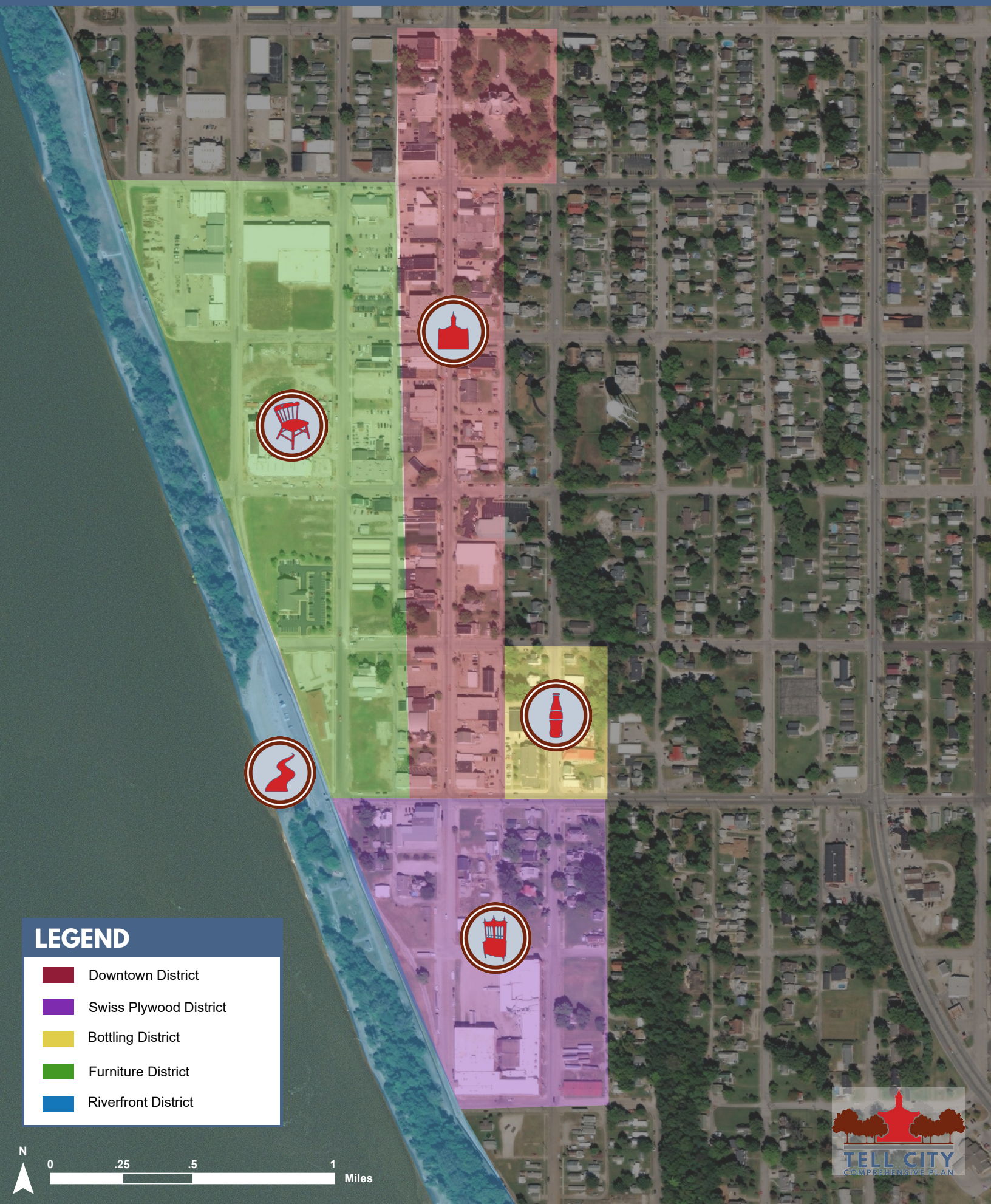
One of the priorities identified was the need to update the city's branding to better represent the community today (see page 106). This does not just mean updating the city's logo, but it also includes changes to the city's website, public vehicles, letterhead, and email signatures. It should also be extended to developing a wayfinding system with the same branding to better direct visitors around the community and integrating the city's new branding into gateway signs along major corridors and entry points into the community. All of these items should be connected through a standardized color scheme and font, which could be replicated for future branding initiatives and marketing efforts.

One of the easiest changes, and most impactful, is to provide one consistent brand through all digital marketing, promotion, and communication. Digital branding can then be followed by updating physical branding mediums such as flyers, signage, and even flags. While working with the public to identify a new city logo and brand may be a challenge, quickly integrating the new branding into highly visible platforms can begin to build overall pride in the city's new brand.






After a brand has been solidified, the city can begin updating entryway signs and the creation of a wayfinding system that directs visitors and residents to destinations within the community. Even with the ability to locate and get directions to most if not all locations within the world using a smartphone, it can still be a challenge for someone visiting a new community to find their way around. Wayfinding signs allows visitors and residents to easily find locations within a community, pointing out places that are not always identified through online maps (such as public parking, event areas, etc.).

The city can also build upon the community-wide brand by further branding specific districts within the city. Creating separate brands, which still fit within the overall brand, for the Furniture District, Swiss District, Bottling District, Downtown, and Riverfront could help differentiate these unique areas within the city while still contributing to the overall character of Tell City. These branding icons can be unique, but still share a common theme with the city's updated logo such as color scheme and font. There could be images within the logos which represent the district. The map on page 59 identifies the distinct districts within the city.

FUTURE DISTRICTS MAP



LEGEND

-  Downtown District
-  Swiss Plywood District
-  Bottling District
-  Furniture District
-  Riverfront District



3: ANALYSIS BY SUBJECT MATTER



Furniture District – This district is bounded by the riverfront, Mozart Street, Main Street, and Pestalozzi Street. The district holds a number of large industry sites that were once dedicated to furniture making (most notably Tell City Furniture), and it is also the location of the city’s largest building complex. This area has great potential for redevelopment, including the creation of an amphitheater and other art-related installations which could begin to create a unique character within the district. A new hotel is also planned to be constructed within this district, bringing new visitors into the heart of the city, and the idea to open a new pathway through the floodwall in this area has been considered.



Swiss Plywood District – Located on the southern edge of Main Street, the Swiss Plywood District is the home to the old Swiss Plywood factory and stands as a reminder to the city’s unique industrial past. This area has started to see new reinvestment in residential properties and could become an anchor to the downtown if private investment continues. Improving the streetscapes and cleaning up the properties within the district is an important step in bringing investment back into the southern end of Main Street.



Bottling District – This single-block district is home to the old Coca-Cola bottling site as well as a number of unique structures with varying uses. The district holds the potential of becoming a block full of artisan shops which reflect the historic buildings in the area, holding local studios for artists and craftsmen who want a personal space to work outside of their homes.



Downtown District – While more traditional, Tell City’s downtown stretches along Main Street from Jefferson Street to Washington Street and is the core of the city’s retail and office uses. Improving the streetscape and facades of historic buildings along Main Street is a goal for the community, elevating the street into a downtown core which can rival larger communities throughout the region.



Riverfront District – The Riverfront District is the largest proposed district within the community, stretching along the Ohio River from Fulton Street to the city’s southern boundary along River Road. The identify for this district is rooted in recreational opportunities, as it includes the Ohio River Greenway, Sunset Park, and areas along River Road which have been identified for future trail expansions and recreation such as campgrounds and boat launches.

Strategy 4.2 - Work with local and regional partners to continue developing an arts presence along the riverfront and downtown.

There are a number of art installations within Tell City which have started to foster a culture of arts within the city, beginning with the historic floodwall murals painted in 2007. These murals show the history of Tell City, including renderings of original structures, river boats, furniture factories, and other historic events which have shaped the community into what it is today. Using these murals as a base, the city can form additional partnerships with local artists and organizations to create a plan to incorporate new art pieces into the city's parks, public spaces, and downtown (see page 103). These



Wall Mural. Source: Tell City

installations can continue to expand upon the city's past or begin to branch out and take on modern trends and events. Partnerships need not be limited to individual artists and organizations but can include any group within Tell City who can help share their love of art and the city's history. Partnering with Tell City Schools, for example, to give students a chance to build temporary art installations in public spaces would help build skills in students and grow their pride in the community. These partnerships can also be leveraged to create a full arts district within the downtown. This district could cover multiple blocks and include artwork, structure design, branding, and an identity which sets it apart from the other districts within the city.

An anchor for a new arts district could include a small amphitheater located near the floodwall which could host a variety of performing arts and music events throughout the year. While the city has set up smaller stages for events in the past, a dedicated structure with full utilities, sound systems, and lighting is something not currently available within Tell City and often not found in communities of Tell City's size. Not only would this create a new event space for current and future programming within the city, but would also become a new destination for residents and visitors from outside the community.

3: ANALYSIS BY SUBJECT MATTER

Strategy 4.3 - Develop programs that incentivize and assist property owners with rehabilitation in downtown and historic neighborhoods.

Tell City has a number of historic properties, both designated by the state and unofficial, that contribute to the overall character of the community. While these properties are a major benefit to the city, they present their own sets of issues for their owners. Maintenance of historic properties is often expensive with multiple hoops for a property owner to jump through in order to perform upkeep or rehabilitate the structure. In order to assist both commercial and residential property owners, the city should consider creating and implementing a façade improvement program and housing rehabilitation program to assist with landscaping, streetscape, and general upkeep of properties within the city (see pages 102 & 105). This program should not only include match funding but should provide resources and administrative assistance to help property owners understand how and why historic structures need to be renovated in a specific way. These programs could include both private and public partnerships and should also direct property owners to resources at the state and federal level.

After these programs have been created, the city should work with residents and community leaders to identify non-historic properties suitable for rehabilitation or redevelopment. Identifying specific sites located along major entries or destinations within the city can not only help improve the community's overall aesthetics to visitors but can assist city staff in narrowing their focus and determining where future infrastructure or placemaking projects could occur. While these properties and structures may not be located within the downtown or hold historic value, they still contribute to the overall character and perception of the community.

Placemaking Action Steps

	Action Step	Priority	Partners	Tools & Resources
4.1	Engage residents and students to update the city's branding, which could include the logo, website, marketing materials, and other mediums.	High	<ul style="list-style-type: none"> • City Council • City Staff • INDOT • Local Residents • Tell City Regional Arts • Tell City Schools • Street/Trash Department 	<ul style="list-style-type: none"> • Indiana Tourism • OCRA
4.1	Create a wayfinding system that is consistent with the community's updated branding and directs visitors and residents to destinations within the city.	Low		
4.1	Install updated signs along major corridors and entry points into the city.	Medium		
4.2	Create public/private partnerships with local artists to identify a comprehensive approach to incorporating public art into the city's parks, public spaces, floodwall, and downtown.	Medium	<ul style="list-style-type: none"> • Brick by Brick • Consultant • Indiana First (READI) • Local Artists • Local Businesses • Parks & Recreation Department • Pick Perry • Tell City Regional Arts • Tell City Schools 	<ul style="list-style-type: none"> • AOS • IAC • IEDC Placemaking Grants • Indiana Tourism • Our Town Program
4.2	Consider the creation of an arts district within the downtown.	Medium		
4.2	Examine the logistics of building a small amphitheater downtown, potentially near the floodwall, that could host performing arts and music events.	Low		
4.3	Consider the viability of implementing a Façade Improvement Program and a Housing Rehabilitation Program which could assist with improvements to landscaping, streetscape elements, outdoor dining, and general upkeep of commercial and residential properties.	High	<ul style="list-style-type: none"> • Brick by Brick • City Council • Lincoln Hills Development Corporation • Local Businesses • Local Residents • Perry County Development Corporation 	<ul style="list-style-type: none"> • Indiana 15 • Indiana Landmarks and Historic Preservation • OCRA
4.3	Identify key properties suitable for redevelopment on the north end of the city, along State Road 66 and State Road 37.	High		

5. Economic Development

Existing Conditions

Tell City is the largest city in Perry County and is the home to both the Perry County Development Corporation (PCDC) and Perry County Chamber of Commerce. PCDC (also known as Pick Perry) is committed to supporting the business community by offering networking, developmental, and economic resources to lead those businesses to succeed within Perry County and its communities. Tell City has a strong history of manufacturing, with wood product manufacturing being a major industry since the founding of the city itself. Multiple manufacturing sites are still present within the community and range from quarrying to vehicle manufacturing. Although these types of industries are still prevalent within Tell City, there has been a shift in employment over the last decade as younger generations move away from labor intensive jobs towards office, retail, and medical fields. Because of this, Tell City must work to attract new types of business to diversify its industry base.

The city has multiple economic development tools currently at its disposal to attract new industries and businesses. These include two tax increment financing (TIF) districts, tax abatement, business personal property taxes, and a revolving loan fund aimed at job creation, business expansion, and new business start-up.

Economic Development: Vision & Key Goals

Goal 5: Economic Development

Create a robust economy with a culture that supports professional and skilled worker jobs, business growth, and reuse of existing structures.

Strategy 5.1 - Collaborate with local and regional partners to identify gaps in the city's economic development incentives and anchor industries who can support a regional workforce and attract young adults and college graduates.

Tell City has a number of economic development incentives at its disposal including tax increment financing (TIF) and tax abatement that are used for industry attraction (see page 109). While these are still very reliable and traditional economic development incentives, the city and Perry County Development Corporation (PCDC) should work together to determine the overall success of these incentives in the over the last decade, evaluate incentives offered by peer communities, and determine if new tools are needed to be competitive. While manufacturing industries have traditionally been the anchors of Tell City, changes in employment trends over the past decade have shifted away from traditional manufacturing jobs. Diversifying the city's industrial base will not only assist in attracting and retaining young adults but can help the city bounce back faster from recessions that impact a single industry (see page 102).

Although there are still young adults leaving high school and entering manufacturing fields, many are now graduating college and looking for careers in the technology, medical, and professional office setting. In order to attract this workforce, the city needs to evaluate what economic development tools and incentives would work best to bring these types of industries to the community. One of the greatest assets Tell City has for industry attraction is fast and reliable broadband. Broadband is not only a benefit for industries looking to locate in Tell City, but it can attract potential residents who work from home. Promoting the city's affordable lifestyles with high-speed and reliable broadband is a tool the city and county should use when marketing Tell City's viability as a remote working community.

While attraction of new industries may be needed to draw in a young and educated workforce, attention should not be taken away from the anchor industries already present within the city. Coordination with local industries to understand their workforce and facility needs can help the city better understand what is desired to fill gaps in workforce or capital. Part of this effort may include working with current employers to draw in a new resident workforce, helping with facility expansions, or utilizing existing assets such as the river and railroad to improve production capabilities. Assisting and working with the industries already present within the community can help the city understand missing links in the supply chain, what industries should be attracted in the future, and how current industries need to adapt to be competitive in today's workforce.

Strategy 5.2 - Promote local trade certificates and associate programs by highlighting how they compare to a four-year college degree.

There has been a subtle shift in what industries and employers are looking for in education, specifically related to alternatives to a four-year degree. Not everyone needs to attend a traditional college in order to gain a degree and make a quality wage in today's workforce. Trade certificates and specialized associate programs are adapting to current market needs and catering their programs to students wanting to work quickly after high school while acquiring little to no debt. While there are numerous programs available throughout southern Indiana and northern Kentucky, often times high school students are not aware of the full range of secondary education programs available. Working to create and maintain partnerships between local employers and Tell City Schools is necessary to not only educate students on the future of their education but to also create a workforce supply line for local industries. One of the major benefits for employers partnering with local schools is the potential to draw in an educated workforce, specifically, a workforce that is able to work directly after school with little to no on-the-job training required. This is also achievable through workforce training programs available to high school students, which are already embedded within Tell City Schools.

3: ANALYSIS BY SUBJECT MATTER

Strategy 5.3 - Attract new retail and office development that can fulfill the gaps in services demanded by residents.

Tell City not only serves the retail needs of its residents but it is also the commercial hub for the surrounding region fulfilling the needs of those living in surrounding counties and across the river in Kentucky. Due to the city's role in providing regional retail amenities, it is imperative that the city continues to attract new retail and office development which can fill the current gaps in services demanded by residents. Businesses such as grocery stores, day cares, pharmacies, veterinarians' offices, and large-scale hardware stores are some of the businesses identified by the public that are in demand. Attracting these, and other types of businesses, can be achieved through the creation of both financial and zoning incentives. Partnering with the Perry County EDC, the Chamber, and locate utility providers to promote TIF districts, tax abatements, high-quality broadband, density bonuses, and other incentives can help attract and direct needed businesses and industries into the community (see page 109).

The lack of quality and affordable childcare in particular is an issue facing many communities across Indiana, as the demand for services has greatly outpaced the number of daycares and early childhood education options. In order to support a growing workforce and promote Tell City as a quality place to live and work, initiatives targeting the creation of more high-quality childcare and early education centers should a priority for the city. Whether this includes financial incentives or assistance with state certifications, or a local endorsement, attracting and supporting these types of businesses are crucial for workforce growth and will fill a major gap in a greatly demanded service.

Although business attraction is the main effort of this goal, it is also important to consider the location of desired businesses. Tell City does not have a large amount of developable land surrounding the city due to topography and other environmental factors. Focusing on redevelopment and attracting businesses to existing structures or empty lots within the city could not only help bring goods and services close to residents, but it can also begin to promote infill development and reduce potential sprawl. Key areas that should be focuses on for business attraction and redevelopment are 7th Street near the Furniture District, Main Street, the downtown core, and the northern and southern ends of SR 66. These locations should be the priority areas if the city offers incentives by using available financial and zoning tactics as well as promoting the areas as well-connected and easily accessible by consumers.

Economic Development Action Steps				
	Action Step	Priority	Partners	Tools & Resources
5.1	Work with Perry County Development Corporation to identify and attract job sectors that would grow the workforce and diversify the employment base, such as medical and professional office industries.	High	<ul style="list-style-type: none"> City Council Indiana First (READI) Perry County Development Corporation Perry County Redevelopment Commission Plan Commission 	<ul style="list-style-type: none"> Indiana Economic Development Corporation (IEDC) Indiana Finance Authority (IFA) Indiana Small Business Development Center Redevelopment Association of Indiana (RAI)
5.1	Coordinate with local industries to understand local workforce needs to understand what role the city can play to help fill those gaps.	High		
5.1	Evaluate current and new economic development tools and incentives to diversify the city's economic base and attract more high-paying jobs and new residents.	High		
5.1	Evaluate the city's two existing TIF districts and update economic development plans to align with the comprehensive plan.	Medium		
5.1	Work with Perry County Development Corporation to identify strategies to attract remote workers and market the city's viability for remote working due to great broadband connectivity, proximity to major markets, and quality of life amenities.	High		
5.2	Continue to connect local employers with Tell City Schools to educate students on local options they have other than a four-year degree.	Ongoing	<ul style="list-style-type: none"> Indiana First (READI) Ivy Tech Local Businesses PCDC Perry County Childcare Tell City Schools 	<ul style="list-style-type: none"> Grow Southwest Indiana Indiana Department of Workforce Development
5.2	Continue to work with Tell City Schools to develop workforce training programs which allow high school students to become qualified to enter the local workforce directly after graduation.	Ongoing		
5.3	Enhance the creation of more qualified childcare options to support a growing workforce, promote early childhood education, and attract young families to the city.	High	<ul style="list-style-type: none"> City Council Indiana First (READI) Local Businesses Tell City Schools Perry County Development Corporation Perry County Redevelopment Commission Plan Commission 	<ul style="list-style-type: none"> Revolving Loan Fund Tax Abatement TIF Zoning Incentives
5.3	Promote Downtown, SR 37, SR 237, and SR 66 as prime locations for new retail and office developments through financial or zoning incentives.	Medium		
5.3	Identify and incentivize the types of businesses desired by residents that are missing within the city, such as a local grocery store or pharmacy.	High		

6. Housing

Existing Conditions

One of the largest challenges for Tell City increasing its population is housing supply. The city has very few new units since 2010, however, there has been a recent rise in housing development as the demand for both single-family and multi-family housing continues to grow. Although the housing stock has remained fairly unchanged, the housing costs within Tell City have increased over the last decade with home values climbing 17.2% and rent increasing by 13.8% since 2010 (U.S. Census 2015-2019 ACS Data). Increasing housing prices, low vacancy rates, and aging housing (80.1% of housing units built before 1980) may negatively impact people looking to move to the area. The creation of new housing units, either through new construction or rehabilitation, is needed to ensure Tell City can stay competitive within other cities in the region.

Housing: Vision & Key Goals

Goal 6: Housing

Incentivize housing developments and renovation of existing structures which offer a variety of styles to fit demands of Tell City's current and future residents.

Strategy 6.1 - Encourage the diversification of housing options within the city and ensure safe, achievable, and quality housing is available for all residents.

While affordable and quality housing has been a major need in many communities across the United States in recent years, the COVID-19 pandemic furthered the need for new housing as development costs soared. Housing demand within the country exploded as prices increased and supply dwindled, and Tell City was not the exception. Although the city has experienced population loss in the last 20 years, it does not mean housing demands have also declined. Due to the city's small footprint and historic nature, many of the properties within city limits are older homes that may be too much maintenance or not the right fit

for singles, young families, or seniors. While there have been recent residential developments around the community, more units and options are needed to serve a growing population.



Multi-Family Residential. Source: All County Window Cleaning

While single-family housing is in high demand within Tell City, there are also high demands for multi-family housing (see pages 102 & 106). Many young adults and seniors are likely unable to afford, properly maintain, or simply do not wish to live in a full-sized house. Developing rentable units for these demographics can help draw recent graduates back into the community and provide options for those looking to downsize. To better understand the housing needs of current and future residents, a housing study should be considered. This study should include an overview of existing stock, current market trends, gaps in Tell City's housing, and recommendations on what type of new development or redevelopment is needed.

One of the major issues facing residential development is building costs, either due to building materials or additional costs such as permitting and tap fees. Another barrier for new development is often tied to zoning, specifically when considering multi-family developments. One step the city can take to support housing from an administrative standpoint is to update the zoning ordinance and subdivision control ordinance to allow for more types of residential uses and higher density within specific areas of the community. This could include locations near the downtown, around either of the Tell City schools, or directly outside city limits.

Strategy 6.2 - Continue working with Habitat for Humanity, building trades, schools, and other local partners to redevelop vacant and blighted properties for limited income residents while also improving neighborhood property values and aesthetics.

Due to the city's age, there are many properties within Tell City which have suffered from lack of maintenance over the years. These properties, while still livable in some cases, are often in need of redevelopment or demolition. While some property owners are able to rehab the property themselves, there are organizations and funding sources that can help those who are unable to make improvements. For owner-occupied home rehabilitation, the city should consider implementing an Owner-Occupied Rehabilitation Pilot Program in partnership with OCRA to assist low- and moderate-income homeowners. This program could consist of grants through OCRA or low interest loans through local partners to help cover costs in home rehabilitation. Habitat for Humanity also offers home rehabilitation programs for home owners and typically requires the owners actively participate in the construction in order to qualify.

In addition to assisting property owners directly, Habitat for Humanity can also be a resource for constructing affordable houses within a community. Through partnerships between private and public entities, homes can be constructed for low-income families looking to move into a community. Tell City currently has partnerships between Habitat for Humanity, Tell City Schools, and other organizations to build and rehabilitate housing within the city (see page 102). These programs not only assist with keeping labor costs low to decrease costs but also allows students to gain real world experience and be a part of building their community. Although Habitat for Humanity and other financial support programs cannot address all issue properties within the city, they are resources which should be leveraged to spur private development at key locations within the community.

3: ANALYSIS BY SUBJECT MATTER

Strategy 6.3 - Work with local property owners to implement a rental registration program within the city.

An idea that is becoming more common in Indiana is the implementation of a rental registration program; this is a program which helps city staff and emergency services keep track of rented properties. This program would have two major functions within Tell City; it would create a database of all residential rental properties and ownership of each property, and would assist city staff when checking compliance of the property with local ordinances. It is also important for the city to understand who actually owns the property in case of property issues regarding maintenance and other issues a renter has no control over. It may be difficult for some communities to contact a property owner if their information is only known to the renter, forcing staff to take the time to track down the owner's contact information if an issue arises.



New Habitat Home in Tell City.
Source: Perry County Habitat for Humanity, Facebook

A renter registration database could also be included as part of a greater rental housing ordinance, which would work to prevent deterioration of rental units, ensure compliance of standards, improve safety of those living on the property, and protect the character and property values of the neighborhood. This type of ordinance would help enforce the city's general building codes but targets common issues with rental properties and protecting tenants. These additional regulations could include items addressing notices and orders, environmental requirements, premise conditions, and structure standards related specifically to rented units. Identifying the rented properties within the city would also assist with code enforcement and compliance of housing units within the city.

Housing Action Steps				
	Action Steps	Priority	Partners	Tools & Resources
6.1	Provide financial and/or zoning incentives for development of additional multi-family and age-in-place housing (no stairs, ramps, accessible showers, etc.) in locations with easy access to daily necessities.	High	<ul style="list-style-type: none"> Attorney/Consultant City Council Developers Indiana First (READI) Perry County Development Corporation Plan Commission Realtors Redevelopment Commission 	<ul style="list-style-type: none"> American Planning Association (Indiana Chapter) Indiana Housing & Community Development Authority (IHCDA) Redevelopment Association of Indiana (RAI) Zoning Incentives
6.1	Work with private partners to identify sites and develop single-family housing in the \$150,000 - \$250,000 range and create homeownership programs for people looking to buy their first home.	High		
6.1	Identify amendments to the zoning ordinance and subdivision control ordinance that are needed to support housing growth.	High		
6.1	Consider completing a housing study to identify demanded housing types and gaps in current stock within Tell City.	Medium		
6.2	Provide programmatic, staffing, and financial support for the local Habitat for Humanity and their efforts to redevelop key dilapidated housing areas within the community.	Ongoing	<ul style="list-style-type: none"> Building Trades Developers Habitat for Humanity Indiana First (READI) Plan Commission Redevelopment Commission Tell City Schools 	<ul style="list-style-type: none"> Habitat for Humanity IHCDA Indiana 15 OCRA
6.2	Work to maintain partnerships between Habitat for Humanity, Tell City Schools, and others to allow students to volunteer while gaining real world experience and building pride in the community.	Ongoing		
6.2	Work with Indiana 15 to implement an Owner-Occupied Rehabilitation program that is funded through OCRA.	High		
6.3	Create a landlord registration database of all rental properties within the city and publicize properties for rent.	High	<ul style="list-style-type: none"> City Council City Staff Fire Department Indiana First (READI) Landlords Plan Commission Realtors Redevelopment Commission South Central Indiana Landlord Association 	<ul style="list-style-type: none"> AIM American Planning Association (Indiana Chapter)
6.3	Consider adopting Rental Housing Ordinance within the city to help prevent the deterioration of rental units, assist in compliance of standards, improve safety for residents, and protect the character and property values of neighborhoods.	High		

7. Transportation

Existing Conditions

Communities rely on well-developed and maintained transportation network to support their health, vitality, and overall quality of life for residents, businesses, and industries. Tell City's transportation network connects the community to the region, state, and nation, allowing residents to quickly and safely access services or employment outside the city. Sidewalks and trails are also part of the city's overall transportation network, allowing for safe pedestrian access and opportunities for exercise. This section focuses on the current transportation network in order to plan for future transportation needs. The current transportation network's traffic patterns, as well as functional classification, have been assessed in order to determine the system's effectiveness to sustain and promote community growth. This section also identifies deficiencies that may hinder the city from meeting its future transportation needs.

Transportation Network

Tell City acts as the center point for many of the major highways within Perry County; the city is accessible from two state roads, multiple county routes, a rail corridor, and river traffic. Tell City is roughly a 45-minute drive from Owensboro, an hour commute to Evansville, and approximately an hour and a half drive to Louisville. Proximity to these larger cities allows residents to access major job markets, shopping, amenities, educational opportunities, and entertainment not found within the community.

The city is framed by two major highways, State Road 66, which runs north-south through the center of the community, and State Road 37, which runs east-west through the northern portion of the city. While development has occurred along State Road 37 in recent years, the city has not yet annexed land around the highway towards the Perry County Memorial Hospital. Both highways create the major entry points into the community and connect residents to Troy and I-64 to the north and Cannelton and Kentucky in the south. Due to State Road 66 intersecting dozens of local roads, it has numerous stop lights and stop signs at major intersection to ensure vehicle and pedestrian safety.

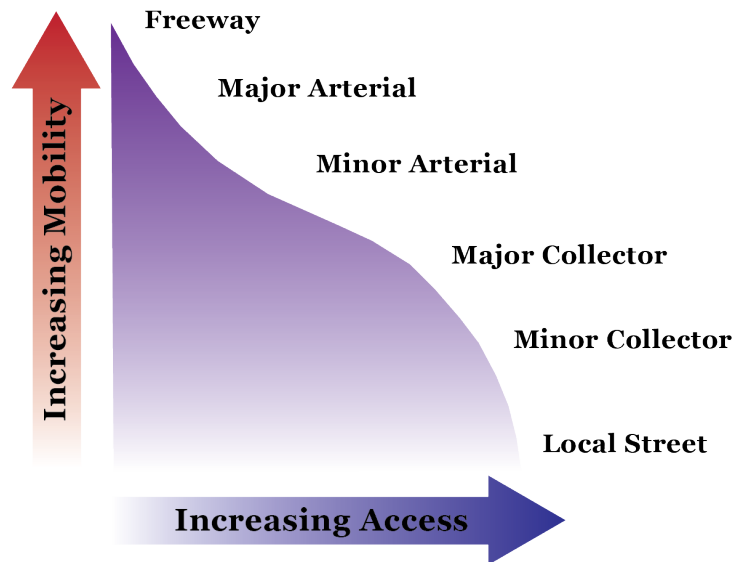
A unique feature of Tell City's road network is the community's wide streets, which allow for adequate street parking and pedestrian travel without the fear of being clipped by oncoming vehicles. However, wide roads also allow for higher speeds. There are some instances where the wide roads have allowed for the city to implement two travel lanes with parking, bike lanes, and sidewalks on either side. These have greatly benefited the community's efforts to become more pedestrian friendly and encourage healthy lifestyles.

The Ohio River forms the western border of the community and is accessible by Tell City for both recreation and industrial freight purposes. Although there are not any recreational docks or marinas within the city limits, these amenities have been identified as a goal to draw in recreational river traffic. The Perry County Port Authority operates a public port at mile marker 727 on the Ohio River, and also the connecting railroad that operates from the port through Perry and Spencer counties to its class 1 railroad connection with the Norfolk Southern Railway at Lincoln City, Indiana. The rail line runs along the western edge of the city, cutting through industrial areas and ending at the port authority. While this railroad once served as a means for residents and visitors to enter the community it is now primarily used for industrial purposes, with the exception of a historic train car located at the Tell City Depot. The train car is operational with help from the non-profit Scenic Lincoln Way and has multiple departure points including Tell City, Evanston, and Santa Claus.

Functional Class

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Functional classification identifies the role a road or street plays in serving the flow of traffic through a roadway network. This information provides a glimpse of how traffic flows throughout the community and an idea of the traffic volume at critical points throughout the network. Functional classification is used by planners and engineers for program and project prioritization, asset management, safety programs, highway design, and traffic control. Roads can be grouped into three functional classifications: arterials, collectors, and local streets. While the intent of each classification of roads is distinct, most roads play a role in both access and flow.

Arterial Roads: High traffic volumes, high travel speeds – This type of road primarily provides for traffic to flow from one community or region to another with minimal delay. These roadways are characterized by wide lanes with shoulders, long stretches of uninterrupted flow, high speeds, and few access points. Access to adjacent properties is of lower importance and points of access should be carefully and thoughtfully located in order to maintain the desired level of service for traffic movement. Arterials can be further classified as interstates, other freeways/expressways, other principal arterials, and minor arterials. An example of an arterial road in Tell City is 12th Street (State Road 66) and Tell Street.



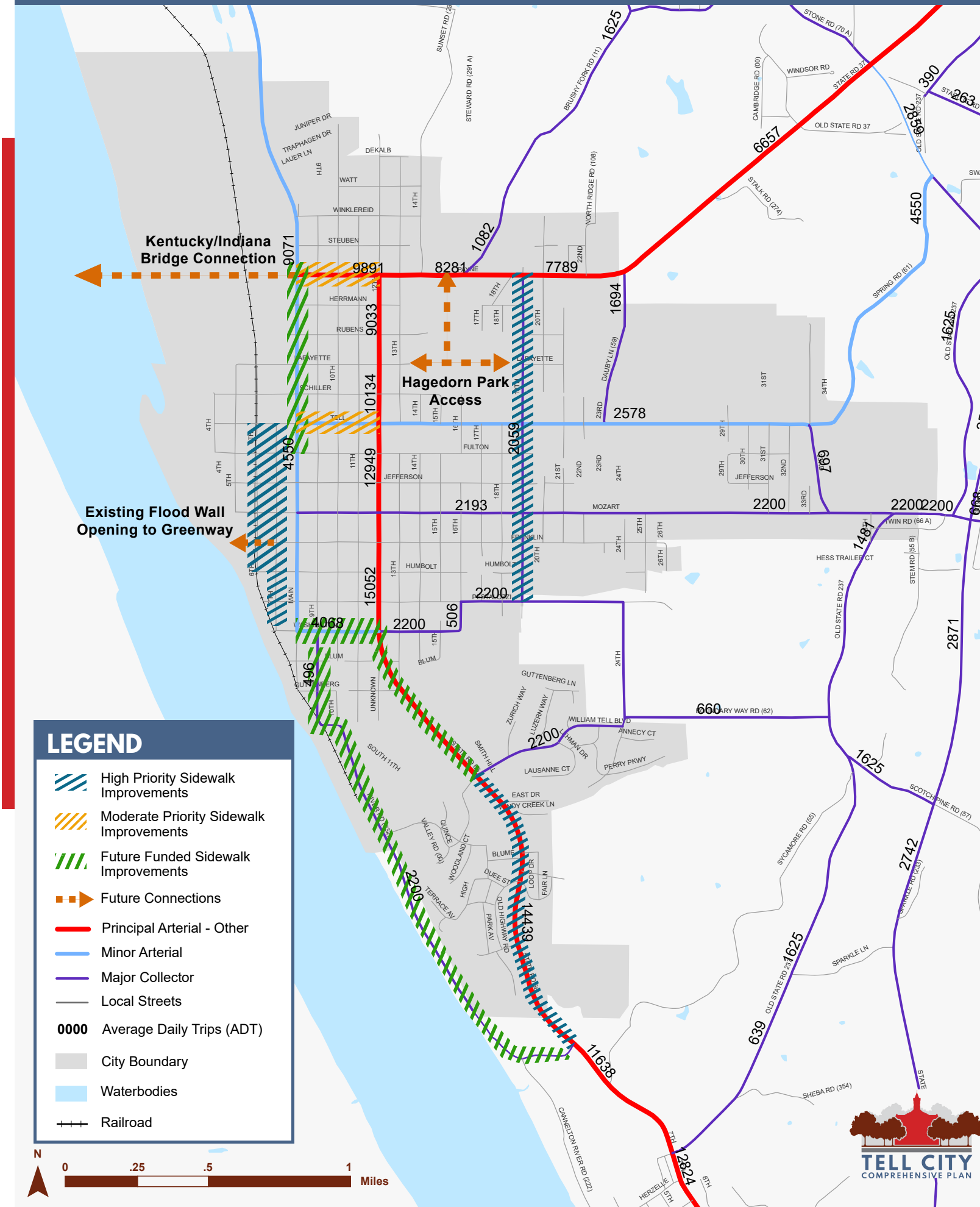
Collector Roads: Moderate traffic volumes, moderate travel speeds – These roads are intended to move traffic quickly from local streets to arterial roads while providing for some access to sites along the way. Generally, collector streets provide access to public facilities or larger destinations, such as schools, shopping centers, churches, parks, and hospitals. Access from adjoining properties should be secondary to the movement of traffic and collectors should be given priority (or less delay) when intersecting local streets. Collector roads can be further classified as minor collectors and major collectors. An example of a collector road in Tell City is Mozart Street and Washington Street.

Local Roads: Low traffic volumes, low travel speeds – These primarily provide access to individual properties and are characterized by driveways, on-street parking, crosswalks, and lower speed limits. Access to adjacent properties is a primary function of local roads. Local residential streets should be designed to discourage or prevent high volumes of through-traffic and limit speed. An example of a local road in Tell City is 15th Street or other, small city roads.













As a general rule of thumb, collectors and arterials should comprise about 35% of the total road network in a community while local roads should make up the remaining 65%. In rural cities and towns, local roads can make up a higher percentage of the community's road network because there may typically be a lack of larger roadways in the community. About 70% of roads within city limits are local streets.

State Road 37 (Payne Street) and State Road 66 (12th Street) are classified as Principal Arterials. These roads have the highest number of average daily traffic (ADT) and are major entry points into the community. State Road 66 runs through the center of the community, linking residents with Cannelton in the south and Troy to the north as well as other communities further away. This road is also the major entry point for those

FUTURE TRANSPORTATION PLAN



LEGEND

-  High Priority Sidewalk Improvements
-  Moderate Priority Sidewalk Improvements
-  Future Funded Sidewalk Improvements
-  Future Connections
-  Principal Arterial - Other
-  Minor Arterial
-  Major Collector
-  Local Streets
-  0000 Average Daily Trips (ADT)
-  City Boundary
-  Waterbodies
-  Railroad

traveling to Tell City from Kentucky. State Road 37 enters on the northeast edge of Tell City, running through the Hoosier National Forest and eventually connecting to I-64. State Road 37 also connects to Cannelton (through the 237 Bypass) to the south and continues across the Lincoln Trail Bridge into Kentucky.

There are multiple minor arterial roadways within Tell City, including the northern section of State Road 66, Main Street, Tell Street, and a small section of Washington Street. These are the larger roadways which span across the entirety of the community, allowing residents to quickly access destinations, amenities, and shopping needs. Tell Street also provides direct access to Tell City Junior Senior High School, William Tell Elementary, Ivy Tech Community College, and the Tell City-Perry County Public Library. Because this street links multiple educational institutions, there is often heavy pedestrian traffic along this roadway as students walk to school.

Tell City also includes a number of major collector roads that have similar functions but less daily traffic than arterial roadways. The most notable collector road, although just outside city limits, is State Road 237, which allows traffic traveling north from Cannelton to bypass Tell City.

Road Miles within Tell City by Classification

Function Class	Length (miles)	Percentage of Total Network
Local	35.1	70.4%
Major Collector	6.5	13.1%
Minor Arterial	4.3	8.6%
Principle Arterial - Other	3.9	7.9%
Total	49.8	100%

Traffic Counts

Tell City has traffic counts available for all state and federal roads within the community. The most traveled roads within the community are State Road 66, State Road 37, Main Street, Washington Street, and Tell Street. The most traveled road segments within the community are all along State Road 66 between Washington Street and Mozart Street. This segment had an ADT of 16,576 vehicles in 2019 and 13,285 vehicles in 2020. This decrease in traffic could be attributed to the COVID-19 pandemic when people were not traveling as frequently. The map on page 73 includes the 2020 traffic counts within Tell City.

Sidewalks

In addition to roads, another critical component to the comprehensive plan is the non-vehicular transportation network which is sometimes also referred to as “multi-modal.” A multi-modal transportation system consists of facilities that are not designed for vehicles, such as sidewalks, bike trails, and greenways. Interconnectivity within a community promotes a healthy population, provides additional forms of recreation, and reduces vehicular congestion and pollutants.

In general, Tell City has a well-maintained sidewalk network which stretches through many, but not all, of the neighborhoods within the city. Existing sidewalks in some areas are in need of repair and additional sidewalks are needed to link new development to existing amenities, especially in the downtown core. Any improvements made to existing sidewalks should ensure they are ADA accessible and free of obstacles which may cause difficulty when traveling (such as tree roots breaking or cracking sidewalks). Concrete sidewalks should typically be 4'-8' wide while asphalt paths should typically be 8'-12' wide. The American Association of State Highway and Transportation Officials (AASHTO) as well as INDOT have produced guides for the development of pedestrian and bicycle facilities. These documents should be considered for the planning, design, and operation of the needed sidewalk improvements and additional facilities in Tell City.

Transportation: Vision & Key Goals

Goal 7: Transportation

Improve access and connectivity for cars and pedestrian traffic within the city.

Strategy 7.1 - Improve connectivity for pedestrians through enhanced sidewalks, trails, and well-maintained streets allowing better access to local and regional amenities.

A strong transportation network helps lay the foundation for an accessible and successful community. While transportation improvements for vehicular transportation are crucial, it is essential to develop a safe and comprehensive pedestrian network. Pedestrians and cyclists are often overlooked, but they are important elements of a community's transportation plan and goals for connectivity. Not only do walking and cycling provide health benefits, but safely accommodating these non-motorized routes can result in valuable connections between neighborhoods, businesses, and regional destinations that might not otherwise occur. Tell City already has a strong sidewalk and trail network that serves the needs of both residents and visitors, however, there are gaps in the network and critical updates needed to ensure the safety of users.

Tell City has a number of transportation improvement projects, both street and sidewalk, that are currently funded or need future funding. There are multiple projects focused on improving sidewalks and streetscapes along Main Street from Jefferson to Payne Street, Washington Street from Main to 12th Street, and State Road 66 from Washington Street to William Tell Blvd (application for funding pending as of the adoption of this document). These projects cover high traffic areas within the city and will help improve ADA accessibility throughout the downtown, repair existing sidewalks connecting destinations, and extend pedestrian infrastructure towards Cannelton. As the city continues to redevelop areas within the downtown and neighboring districts, new sidewalk and trail projects should be identified to better connect new destinations and amenities to the rest of the city. Areas which should be focused on include 7th Street from Washington to Tell Street, 19th Street from Payne to Pestalozzi Street, and State Road 66 towards Cannelton.

When the city is beginning to make needed streetscape improvements for pedestrian safety and access, the focus should also include how current sidewalk space could be altered to create more pedestrian and business friendly spaces. The rendering on pages 78 and 79 show the existing sidewalk and streetscape downtown and how minimal changes can be made to increase the usable space without impacting the road or sidewalk widths. Removing the grass strips along the street and implementing tree-wells can create more room on the sidewalk for businesses activation.

In addition to improvements to sidewalk infrastructure, Tell City should also focus on expanding its trail system in order to support healthy lifestyles and extend their reach to new destinations within and outside of the community (see page 106). While there are no currently funding projects for trail expansion, Tell City should develop a city or regional trails master plan which could be incorporated into the city's 5-Year Parks and Recreation Master Plan. This plan should target key destinations that would benefit from trail expansions, including a trail which follows River Road from the Swiss Plywood District to the southern edge of Tell City's boundary. This trail could also be directed towards Main Street and use the downtown corridor as a north/south connection in the community.

The city also has multiple road improvements, planned and funded, which largely include Community Crossing Paving Grants. As the city continues to see new development road maintenance should begin to target roads with high traffic and in need of maintenance. The city should also reference the Capital Improvement Plan when planning future maintenance projects or expansions.

Strategy 7.2 - Work with INDOT and KYTC to ensure future transportation projects include Tell City's needs, including maintenance of the Lincoln Trail Bridge and the feasibility of a potential new river crossing to ensure daily commuters from Kentucky are able to enter the community safely and efficiently in the future.

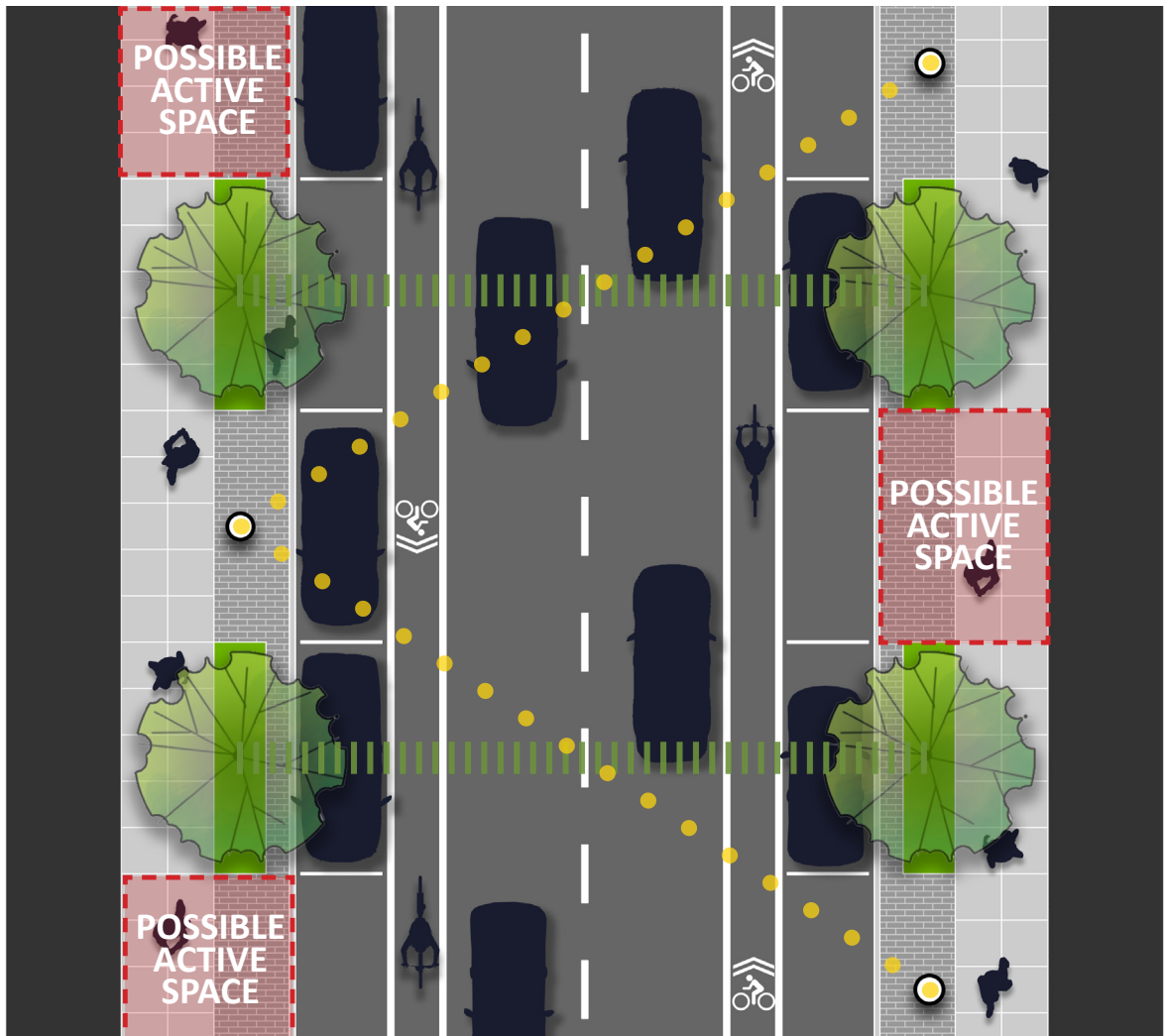
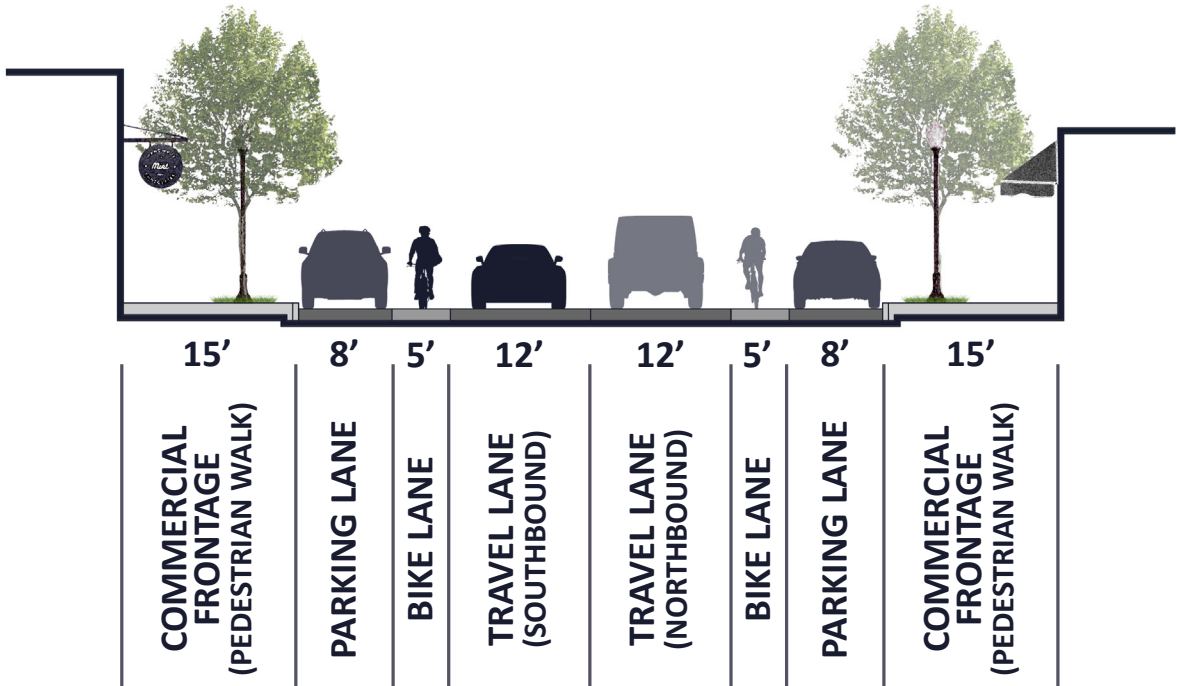
Tell City has a large number of state roadways which surround and enter the community, including SR 66 which forms the major north-south corridor through the city. Since the community relies on these roads as the major travel paths for visitors and residents alike, it is imperative that the city works to ensure future state transportation projects adequately cover the city's needs. Although daily traffic counts do not necessarily indicate a priority for road improvements and maintenance, SR 66 and SR 37 have the highest traffic counts within the city, likely due to commuters entering and exiting the city for work and general shopping.

In addition to the various state roadways feeding into the community, the Lincoln Trail Bridge to the south is a major asset to Tell City as it allows for Kentucky residents to travel to the city for shopping needs and employment. Ensuring this bridge is properly maintained is important for Tell City as it is the only major river crossing within the region and directs traffic from both sides of the river through Tell City. Because this bridge is the only river crossing in Perry County, the need to consider the feasibility of a second river crossing to provide redundancy was discussed during this planning process. Tell City and Perry County officials can start initial conversations with the state to understand the long-term feasibility of constructing a new bridge over the Ohio River. While this is not a short-term goal, it will be important to understand what options are available in case the Lincoln Trail Bridge is ever forced to close for any reason (such as river traffic hitting the bridge or a severe accident), effectively shutting off between Kentucky and Indiana in this region.

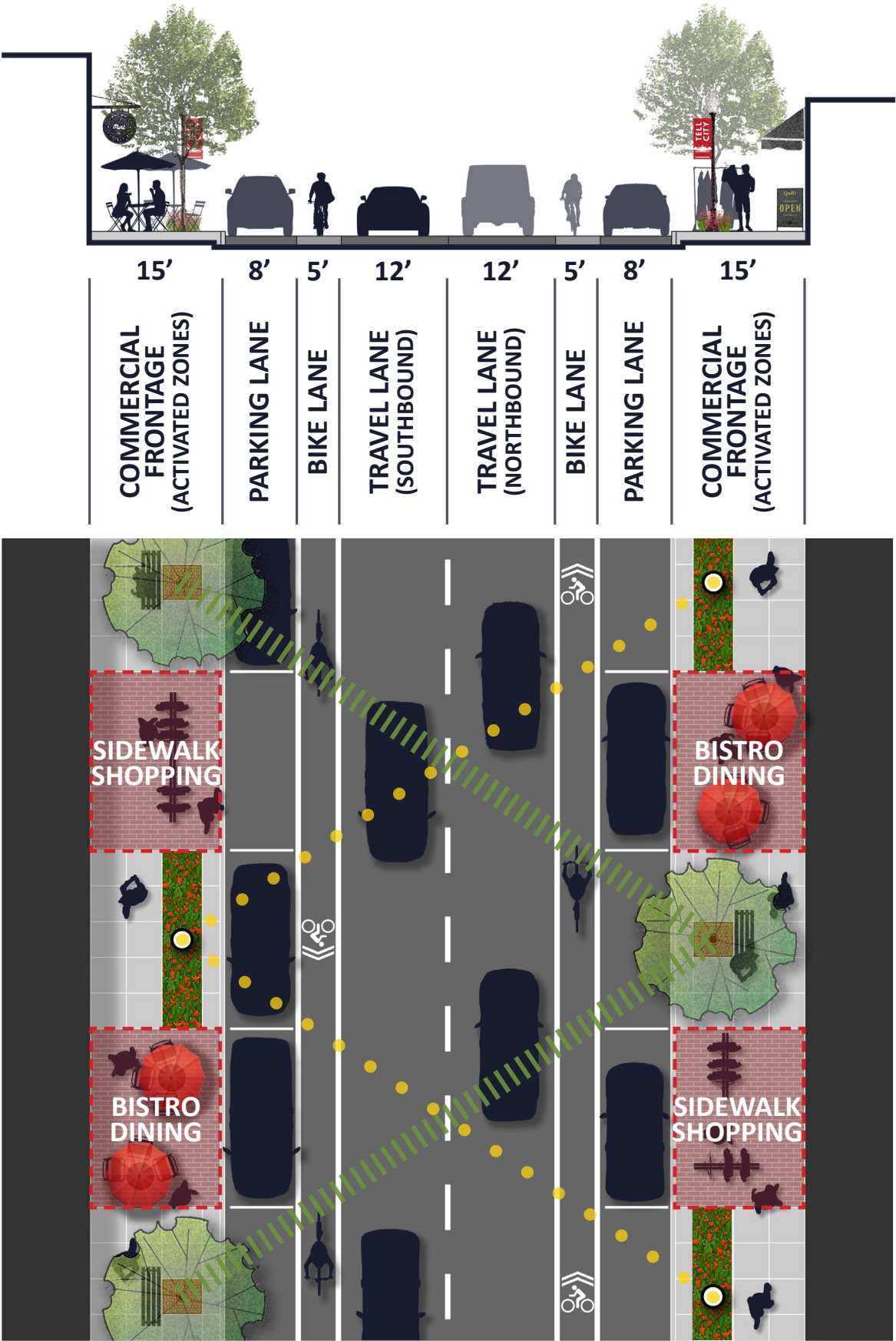
Strategy 7.3 - Continue to identify improvements needed along the rail line to ensure proper movement of freight cargo and the safety of vehicle and pedestrian traffic.

Tell City has a single active rail line running on the west side of the city along 6th Street to the Port Authority. This rail line is part of Tell City's history, once transporting furniture, manufactured goods, and people in and out of the city. Now, the rail line is primarily used to transport bulk metal scraps from the port to other manufacturing hubs outside the community. Safety remains a primary concern for residents in regards to the rail line as it travels through the middle of 6th Street, just west of the downtown corridor, and through multiple high traffic intersections. The city should continue to maintain communications with the Perry County Port Authority to ensure regular maintenance of the tracks and crossings for safety. Identification of future track expansions should also be considered as the needs of the port and other industrial sites within the city may change in the future. Considering the need for improvements to the rail not only supports the activities at the port, but it can enhance the overall industrial viability of the community as well.

Existing Streetscape (Downtown)



Streetscape Improvements (Downtown)



3: ANALYSIS BY SUBJECT MATTER

Transportation Action Steps				
	Action Step	Priority	Partners	Tools & Resources
7.1	<p>Improve ADA accessibility through sidewalk improvements:</p> <ul style="list-style-type: none"> • High priority areas, such as downtown and along 7th Street. • Repair existing sidewalks with a focus on those connecting neighborhoods to destinations. • Extend sidewalks along State Road 66 to the south of the city towards Cannelton. 	High	<ul style="list-style-type: none"> • City Council • INDOT • Parks & Recreation Department • Perry County Parks & Recreation • Plan Commission • Street/Trash Department 	<ul style="list-style-type: none"> • AASHTO • IDNR • INDOT
7.1	Perform a traffic study that includes the city's major thoroughfares and determine future infrastructure projects to improve traffic flow, safety, and overall capacity.	Low		
7.1	Develop a city or regional trails, bike, and pedestrian master plan which can be incorporated into the city's 5-Year Parks and Recreation Master Plan.	Medium		
7.1	Update signage throughout the city to comply with the state and federal requirements including size, location, and reflectivity.	Medium		
7.2	Communicate with state officials to ensure the existing bridge is well-maintained and coordinate on any future construction which may limit traffic entering and exiting the community.	Ongoing	<ul style="list-style-type: none"> • City Staff • INDOT • KYTC • Perry County Highway Department 	<ul style="list-style-type: none"> • INDOT • KYTC
7.2	Continue to coordinate with regional and state transportation partners on regional projects impacting the city to ensure infrastructure can meet the demands of future growth.	Ongoing		
7.3	Work with the Port Authority and support future improvements and extensions of the railroad to potential industrial sites.	Low	<ul style="list-style-type: none"> • Hoosier Southern Railroad • Ohio River Scenic Railway • Perry County Development Corporation • Perry County Port Authority • Pick Perry • Street/Trash Department 	<ul style="list-style-type: none"> • EDA • IDDC
7.3	Continue partnering with Perry County Port Authority to ensure railroad crossings within the community are in good condition and safe for pedestrians and vehicle traffic.	Ongoing		
7.3	Collaborate with Perry County Port Authority to expand rail tourism opportunities for the region and draw visitors from other communities.	High		

8. Agriculture

Existing Conditions

Perry County's topography is not well suited for intensive agriculture, as the hilly terrain makes for poor field crop production at larger scales. Although northwestern sections of Perry County are more suitable for agricultural uses, the eastern and southern portions of the county surrounding Tell City are heavily forested. This is largely due to the Hoosier National Forest, whose tree canopy stretches from the Ohio River along Perry County's southern boundary to Bloomington and regions south of Indianapolis. With the exception of a small agricultural field along Dauby Lane, the majority of agricultural land uses within Tell City's zoning buffer are north of the community along Windy Creek and the Ohio River. These areas will likely remain as agriculture uses in the future due to floodplains that limits the development potential.

Agriculture: Vision & Key Goals

Goal 8: Agriculture

Preserve and support the viability of agricultural businesses within the community.

Strategy 8.1 - Continue to support agriculture related activities within and adjacent to the city.

Although Tell City has little land dedicated to agriculture within its corporate boundaries, efforts should be made in the future to limit development conflicts with the prime farmlands (especially those areas without sewer service) located to the north of the community. While much of the farmland to the west of Main Street and SR 66 is within the floodplain and not developable, there are pockets along Windy Creek situated between residential developments and the forested areas of the county. The city should work with the farmers currently cultivating these lands to gain an understanding on any concerns they may have regarding future development and impacts to their farming operations, whether that includes preservation of the farmland or the possibility of development.

3: ANALYSIS BY SUBJECT MATTER

Strategy 8.2 - Expand the farmers market and the number of local and regional vendors, food trucks, and entertainment.

The Tell City Farmers Market is currently located at Tell City Depot and occurs weekly, offering residents and those living outside the community an outlet to both buy and sell fresh produce and hand-crafted goods. Farmers markets not only benefit local farmers and craftsmen who need a physical location to sell their goods, but they are often times a way to fight against food deserts in communities. While Tell City is not considered a food desert in the traditional sense, the farmers market allows those living in the region an opportunity to buy fresh produce from local sources as an alternative to grocery stores such as Noble's or Walmart. While the Tell City Farmers Market has had great success to date, efforts should be made by the city to help expand the number of vendors and as attract new vendors from the greater region to help increase the diversity of goods available to consumers and support local producers. If the size of the farmers market increases significantly, a new location or options for expansion should be identified to help support its growth. Currently, the empty lot across from the Depot has potential to become a new location for the Farmers Market, and it could become a multi-use plaza in the future for similar activities and events.



Tell City Depot. Source: Tell City

Agriculture Action Steps				
	Action Step	Priority	Partner	Tools & Objectives
8.1	Coordinate with current agriculture related uses in and around the community and identify future goals for those properties in the future.	Low	<ul style="list-style-type: none"> Local Residents Plan Commission 	<ul style="list-style-type: none"> American Planning Association (Indiana Chapter) Indiana Department of Agriculture OCRA Perry County Purdue Extension USDA
8.1	Work with local farmers to mitigate the long-term impacts development may have on nearby agriculture related activities.	Low		
8.2	Collaborate with the Tell City Farmers Market to identify new or adjacent properties that could be used if the number of vendors grows.	Medium	<ul style="list-style-type: none"> Indiana First (READI) Perry County Tourism Tell City Farmers Market Plan Commission 	<ul style="list-style-type: none"> Indiana Department of Agriculture Lincoln Hills Senior Farmers' Market Nutrition Program OCRA Purdue Extension
8.2	Promote the farmers market regionally to bring in more vendors and consumers.	Medium		

9. Natural Resources

Existing Conditions

Tell City has a number of environmental constraints which impact the community's ability to develop including many floodplain areas, but many of these environmental resources such as the Ohio River, Hoosier National Forest, and various other parks and natural spaces in the surrounding region, attract new visitors. Within the city, Windy Creek forms a natural corridor throughout the community and links with multiple destinations before feeding into the Ohio River to the north. Tell City has a large floodplain area. The Windy Creek floodplain does not significantly impact development but the Ohio River floodplain severely limits the lands uses outside of agriculture.

There are two identified brownfield sites within Tell City according to the Indiana Finance Authority (IFA). These two sites (Tell City Chair Company and Swiss Plywood Corporation) have existing plans for their surrounding districts which includes commercial and residential development, these are in addition to strategies laid out within this comprehensive plan. In 2020 there were discussions on dissolving the Swiss Plywood TIF, as the site no longer held its past industrial capacity due to the burning of the building. However, the district still holds the potential for new growth and development which would benefit from the TIF. One of the most troublesome properties within city limits is the old GE factory located on the corner of 13th Street and Payne Street. This site has been undergoing vast amounts subsurface testing to determine the full extent of the site's contamination, and remediation could pose significant costs for any active uses in the future.

Natural Resources: Vision & Key Goals

Goal 9: Natural Resources

Conserve the natural and aesthetic resources that build upon Tell City's unique character.

Strategy 9.1 - Establish a strong relationship with nearby natural resource partners and sites, such as the Hoosier National Forest, and promote those amenities as tourism opportunities.

Tell City has the unique benefit of being located between multiple natural resources which can be leveraged to increase tourism opportunities for the community. These resources not only function as attractions to bring in visitors from outside the community, but they are also recreational amenities and entertainment for Tell City residents. Developing programs which build upon nearby natural assets and promote the city's proximity to these destinations could help increase the number of tourists visiting the region each year and attract new residents. Promotion of these destinations should also include locations within the city, such as the historic downtown or art installations, creating connections for visitors between destinations outside Tell City and within the community.

3: ANALYSIS BY SUBJECT MATTER

Moving forward, the city should continue to partner with Perry County Tourism to identify new channels of outreach and develop programs which will benefit both the city and county. These efforts should also include local businesses which may also benefit from increased tourism or are directly related to the region's natural assets. Partnering with local businesses could be as simple as creating an advertisement or flyer store owners can display which serves as a guide for visitors of the community. These partnerships do not need to be limited between the city, Perry County Tourism, and local businesses exclusively, but they can evolve to be a collective approach to marketing supported by all groups and organizations within the region.



Hoosier National Forest. Source: Indiana Chapter of Backcountry Hunters & Anglers

Strategy 9.2 - Identify potential sites along the river for active or passive recreation that could provide a link for pedestrians between the river and downtown neighborhoods.

One of Tell City's greatest natural assets is the Ohio River which runs along the city's western edge. Although a floodwall stands in between residents and the Ohio River, there are still ways the city can utilize the river for both passive and active recreation by building upon existing assets. Currently, there are recreational assets along the river which are used by Tell City residents and visitors including Sunset Park, the Ohio River Greenway Trail, and a boat launch. The park and greenway can be accessed through an opening in the floodwall at the corner of Humbolt and 6th Street, while a northern pedestrian entrance through the wall is located at the west end of Fulton Street, and a southern entrance south of the downtown at the corner of Washington Street and 7th Street. In order to increase accessibility for visitors and residents in downtown, the city should work with the United States Army Corps of Engineers (USACE) to identify locations along the wall which could be opened to create a new entrance to the river. Additionally, areas along the river near Fulton Street or south of the Port Authority along River Road should be identified and conserved for future park and passive recreation space (see page 106).

Although the city currently has a boat ramp it is very difficult for residents and visitors to use due to the steep incline and position along the river; these conditions make it nearly impossible for those with larger private water vessels to access the river. While larger boats may not be able to use the launch itself, a set of transient docks (either permanent or seasonal) could be installed which would allow for visitors to enter the community by boat. Those traveling along the Ohio River would be able to stop at the city and visit downtown for events, entertainment, dining, or just to stop in while traveling along the river. While improving the boat launch is a goal for the future of the city, it may not be possible to improve upon the existing location given current conditions. Identification of other areas that are more suitable for a boat launch or docks within the city should be the first step in this effort.

Strategy 9.3 - Continue to protect the city's environmental assets and identify environmentally sensitive areas within the community to limit negative impacts from development.

While all future planning efforts and development should strive to protect the environmental assets surrounding the community, there should be increased scrutiny when looking to protect these environmental features within the city, such as Windy Creek. Windy Creek runs through the center of Tell City, forming an ecological spine throughout the neighborhoods which provide areas for wildlife and passive recreation. This creek is accessible by all members of the community and is often adjacent to residential development. It is very important to ensure future development and redevelopment be designed to limit any impact on Windy Creek as much as possible. This can include regulations which limit the impacts from intensive land uses and stormwater runoff or ensuring storage of materials are not located in the floodplain. These measures are not limited to Windy Creek and should be extended to cover all environmentally sensitive areas within and surrounding the community that may suffer from future drainage issues or land use conflicts. As Tell City continues to grow and expand its borders these other environmentally sensitive areas should be identified and appropriately regulated to ensure their safety and project development occurring around them.

3: ANALYSIS BY SUBJECT MATTER

Natural Resources Action Steps				
	Action Steps	Priority	Partners	Tools & Resources
9.1	Coordinate with Perry County Tourism to develop programs which build upon and promote the regional proximity to major natural assets.	Medium	<ul style="list-style-type: none"> • Hoosier National Forest • Indiana First (READI) • Local Businesses 	<ul style="list-style-type: none"> • IDDC
9.1	Work with Perry County to promote the region as a tourist destination highlighting larger regional destinations, such as historic downtown, Ohio River, and Hoosier National Forest.	Medium	<ul style="list-style-type: none"> • Perry County Parks & Recreation • Perry County Tourism • Tell City Historical Society 	
9.2	Work with USACE to identify locations along the Ohio River and flood wall which could be converted into new park space and potential connections through the floodwall.	Medium	<ul style="list-style-type: none"> • City Council • Indiana First (READI) • Perry County Parks & Recreation • Plan Commission • Street/Trash Department • CVB 	<ul style="list-style-type: none"> • Indiana Department of Natural Resources (IDNR) • USACE
9.2	Determine if the existing boat launch should be improved for better access to the river or the boat launch should be relocated.	High		
9.2	Consider the creation of a marina or transient boat docks along the Ohio River to allow for recreational boaters to access the community.	High		
9.3	Continually monitor Windy Creek's health as new growth occurs to ensure development does not negatively impact the creek's health.	Ongoing	<ul style="list-style-type: none"> • City Council • Parks & Recreation Department • Plan Commission • Sewer/Stormwater Department • Street/Trash Department • Windy Creek Committee 	<ul style="list-style-type: none"> • American Planning Association (Indiana Chapter) • Indiana Department of Natural Resources (IDNR)
9.3	Adopt regulations that limit or mitigate impacts from intensive land uses and stormwater runoff near environmentally sensitive areas (such as cluster development).	Medium		
9.3	Explore options to address environmental issues affecting the community's natural resources, such as drainage issues or land use conflicts.	Medium		

10. Parks and Recreation

Existing Conditions

Tell City has eight designated public parks and two trails which are available for use by both residents and visitors of the city. The community's parks vary in size and programming, ranging from passive recreation to playgrounds to large sports facilities. The recreational facilities are managed by the city and the Parks Board who oversee potential improvements and programming within the parks. The city has a current 5-Year Parks and Recreation Plan. The following gives brief highlights of each park space within Tell City:

Hagedorn Park is the largest recreation space (nearly eight square blocks) within the city and has a variety of passive and active recreational uses for residents and visitors. The park features a full-size baseball field with a new indoor batting cage, an Olympic-size outdoor swimming pool, six tennis courts, two full basketball courts, horseshoe pits, and a children's playground. Hagedorn Park also offers lighted men's and women's softball fields along with three girls' softball fields (of which two are lighted). Due to the large amount of traffic Hagedorn Park sees annually, the city has recently started to update and expand the park facilities. Construction of the Tell City Greenway Trail in Hagedorn Park for pedestrian and bicycle use was completed in 2008. The asphalt trail is 8 feet wide and 3,390 feet long following the bank of Windy Creek. A trailhead with parking facilities is located off HWY 37 near Brushy Fork Road.



Hagedorn Park. Source: Manda Vaughn

Zoercher-Bettinger Park is the city's most northern park space and is primarily open recreation space with the exception of a small playground on the northern edge. This park space is unique in the community due its potential for gathering and event space. It has a number of shelters, restrooms, electrical hook ups, and floodlights which cover a majority of the park space.

Dennis Kress Park is located north of the downtown and has a number of baseball/softball fields, playground equipment, and a senior center/community building. Dennis Kress Park, while still used by locals and visitors, is in need of infrastructure improvements focused on accessibility.

Joe Schaeffer Park is on the east end of Tell City, located in the residential area south of William Tell Elementary and Ivy Tech. Joe Schaeffer Park has an extensive playground facility installed through the efforts of Leadership Perry County. The park also has a shelter house, soccer practice field, lighted basketball courts, and public restroom facilities. This park is being utilized for school outings as well as family events. Joe Schaeffer Park is the only community recreation space on the east side of the city.



Joe Schaeffer Park. Source: Deb Burroughs

3: ANALYSIS BY SUBJECT MATTER

Kiwanis Park, on the corner of Franklin Street and 18th Street, is the location of Tell City's girl's softball field in addition to a basketball court, children's playground with equipment, a shelter house, and picnic tables. The park also has public restroom facilities. The park has limited open space and is bordered by Windy Creek.

Roy Fern Park is at the corner of Pestalozzi Street and 16th Street and primarily functions as a soccer field. The park is split by Windy Creek, with the soccer fields on the southern end and playground equipment and a shelter on the northern side.

Sunset Park is the only designated park space found along the Ohio River and outside of the floodwall. It is the location for Tell City's historic mural. The park has undergone extensive renovation and upgrades to a new shelter house, restroom facilities, barbecue grills, and picnic tables. The park also connects with the Ohio River Greenway Trail, which runs from Maxons on the south to Mulzers on the North. The pathway includes benches, tables, and bike racks and is accessible from the opposite side of the flood wall.

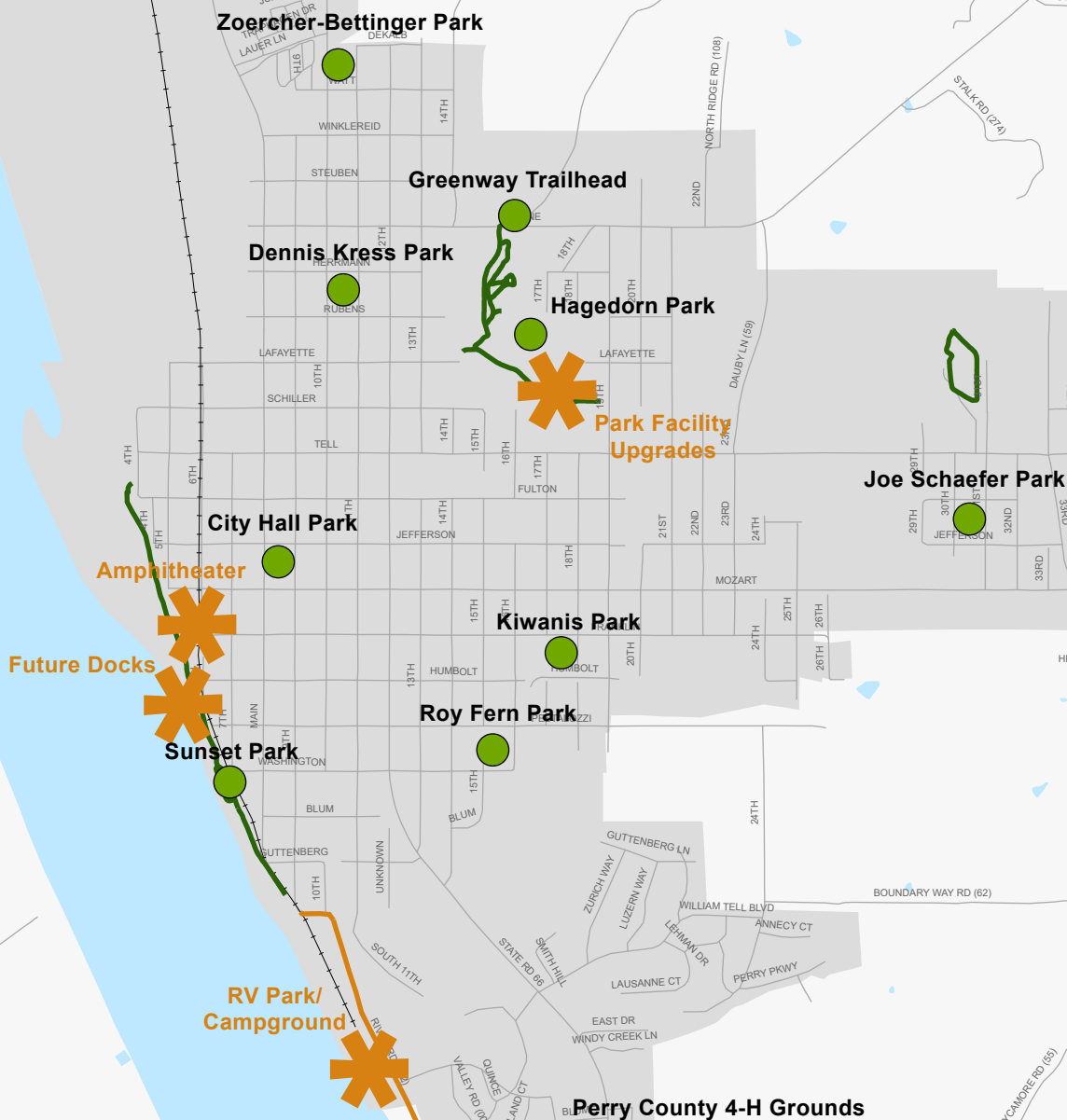
Although not officially listed as a park, City Hall Park makes up the open space surrounding City Hall. This space is not only an asset for surrounding residents, business owners, and tourists who are in the downtown, but it is also used for various events and activities throughout the year. City Hall's central location and accessibility make the park space perfect for events, such as Schweizer Fest or small concerts, and it is utilized by the city, local organizations, and private groups for gatherings and events throughout the year.

A high priority for parks within the city is increased upkeep and programing, which may call for additional city staff and/or resources. In addition, there were suggestions throughout the planning process expressing the possibility of consolidating park space in order to allow for new development to occur.











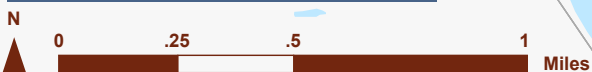
Sunset Park. Source: Tell City

FUTURE PARKS & RECREATION PLAN



LEGEND

-  Future Facilities/Improvements
-  Park/Recreational Facilities
-  Trails
-  Future Trails
-  City Boundary
-  Waterbodies
-  Streets
-  Railroad



Parks and Recreation: Vision & Key Goals

Goal 10: Parks and Recreation

Maintain and improve the city's recreational facilities and programing to increase options for residents.

Strategy 10.1 - Facilitate new activities and programing for specific age groups within the city, with an emphasis on the youth, families, and elderly.

Developing new recreational activities, programing, and events increases the quality of life for residents within a community and can serve as a tool to attract visitors and tourists. New activities directed towards specific demographics within the community are needed to ensure all residents and visitors within Tell City have recreational opportunities. Tell City already has a number of local events (such as Schweizer Fest) and multiple park spaces with both passive and active recreation opportunities, all of which could be enhanced or leveraged to create new activities within the city. These activities could be formed to cater to a wider audience, but they should also include programing for specific age groups such as elementary school children and the elderly (see pages 103 & 104). Ensuring all people within Tell City have access to recreational and entertainment options not only improves their quality of life but can also serve as a means to attract new residents and businesses to the community.

Tell City is home to the oldest ongoing festival in Indiana, Schweizer Fest. This yearly event draws in large crowds with numerous vendors, food and drink options, carnival rides, and performances on the main stage. While this event is a huge boon for the city, it only happens once a year. While Tell City does not need another event to rival Schweizer Fest, there is the opportunity to create new, smaller, reoccurring activities and events throughout the year. These new events could include things such as First Thursdays, which serve as a way to highlight local shops and restaurants, or live music shows that feature local artists. These types of events and programing may not only cost the city less to implement, but they can create beneficial impacts for the local businesses participating through opportunities to advertise their goods and services to the public. Programing for these can also be altered as needed for events to take place within the city's multiple parks or downtown. This also allows for the private partners or businesses participating in the events to rotate and shift depending on what locations are a best fit.

While creating programing for residents and visitors through passive recreation and entertainment is one way to improve the city's recreational facilities and programing, developing active recreation opportunities can help fill other community needs. Tell City is a center for youth sports within Perry County with multiple parks holding baseball/softball fields, soccer fields, and basketball courts used for a variety of organized programs and pick-up games alike. The city has a large number of sporting fields for its size, and many are in need of maintenance in order to provide a safe environment for play. Upkeep for these venues is not just limited to the fields/courts and equipment but the surrounding infrastructure as well, as the integrity of the surrounding park space is just as important as the sport facility itself. One step Tell City has recently taken to improve the quality of sports facilities within the community is the creation of a sports complex. This complex will be located at Hagedorn Park, the current location of the city's pool, multiple baseball/softball fields, tennis courts, and dog park. The new complex will hold many of the same uses but will update facilities and improve access into and within the site. While the creation of an updated sports complex was finalized prior to the creation of this comprehensive plan, the city should continue to identify new programing and partnerships which could be implemented within the park and push for improved accessibility and ADA compliance at existing facilities within the city.

Strategy 10.2 - Implement the Tell City Park and Recreation 5-Year Master Plan and update it every five years.

With the growing number of residents looking to use Tell City's numerous parks and recreation spaces, it is important that the city work towards implementing the current 5-Year Park and Recreation Master Plan. This document, adopted in 2018, highlights the priority projects for the city's park facilities between 2019 and 2023. The plan highlights projects such as the Hagedorn Park Sports Complex, pool upgrades, expansions to the greenway, and minor enhancements to other park infrastructure. Having a 5-Year Park and Recreation Master Plan allows the community to apply for DNR funding to implement recommendations set forth in the plan. This plan also serves as a measuring tool for the community to provide the proper level of service to fulfill the needs of the residents. It is recommended that the city update the plan every five years to better serve the community and regional population needs.

Updates to the plan should also include major changes to programming in the city's parks. This could include the development of a senior center, creating a new vision for a park, or changing the programming of a space to become more focused on event space instead of recreation.

Parks and Recreation Action Steps				
	Action Step	Priority	Partner	Tools & Resources
10.1	Coordinate with private partners to develop new activities within the city's parks which cater to residents of all ages including festivals, youth sports, or art events.	High	<ul style="list-style-type: none"> • City Staff • Indiana First (READI) • Local Businesses • Perry County Tourism • Schweizer Festival Inc. • Tell City Parks & Recreation Board • Tell City Schools 	<ul style="list-style-type: none"> • IDNR • OCRA Public Facilities Program
10.1	Continue to support and implement the creation of sports complex and improve existing sport facilities and parks.	High		
10.1	Work with businesses within Tell City and the surrounding communities who can become supporting anchors for events, such as the Schweizer Fest.	Medium		
10.1	Improve accessibility to park amenities and push for ADA compliance within the city's park facilities.	High		
10.2	Evaluate if additional staffing is needed to assist with maintenance and implementing projects and programs within existing parks.	Medium	<ul style="list-style-type: none"> • City Council • City Staff • Indiana First (READI) • Parks & Recreation Department • Perry County • USACE 	<ul style="list-style-type: none"> • IDNR • OCRA Public Facilities Program • USACE
10.2	Identify possible locations for a YMCA and/or youth center within the city.	Medium		
10.2	Improve and expand the available amenities at Sunset Park.	High		

11. Broadband

Existing Conditions

One of the major impacts during the COVID-19 pandemic was the universal consensus that quality broadband and high-speed internet are a necessity in today's world. With the increase in remote work throughout the country, it is more important than ever to ensure Tell City has quality broadband to allow companies and individuals to compete on a global market. According to Purdue University's Digital Division Profiles, Perry County has large gaps in broadband service, but Tell City residents have quality broadband services which rival its more urban neighbors. According to Indiana Broadband, Tell City has reported maximum speeds of 1,000mbps/100mbps with multiple providers advertising high rates of speed for both residential and commercial/industrial services. Residents have high-speed options from PSC (Perry-Spencer Communications), AT&T, and Xfinity, with a number of additional companies offering broadband services as well. Quality and reliable broadband is one of Tell City's greatest assets for both resident and industry attraction, and this will remain an important factor for the city's future growth. Broadband access combined with a lower cost of living and quaint small-town character can position Tell City as an ideal location for remote workers.

Broadband: Vision & Key Goals

Goal 11: Broadband Access

Continually adapt to demand of high-speed internet.

Strategy 11.1 - Partner with broadband providers to ensure Tell City residents and businesses are receiving high-quality and reliable broadband to allow for increased remote work and remote learning capabilities.

Access to affordable, reliable, and high-speed internet is as essential today as having access to water and sewer. As technology becomes more integrated with our personal and professional lives, it is a necessary utility and piece of infrastructure that is needed to attract not only residents but businesses. This need was proven over the course of the COVID-19 Pandemic, which forced many to work from home and saw most schools turn to online learning. The pandemic highlighted the gaps in service for many Americans, but it also revealed the communities with strong and reliable broadband services, Tell City included.

Tell City already has quality broadband services, and this has started to attract remote workers due to high internet speeds combined with low costs of living (see pages 103 & 105). The city has good relationships with the local broadband providers and have taken steps to ensure future demand can be adequately met. Moving forward, the city should identify needed broadband infrastructure expansions and upgrades which will improve service availability within the community and increase speeds as technology changes. Additionally, the city could adopt a Dig Once or Climb Once policy to reduce implementation costs and procedural barriers. This policy would require the installation of additional utility conduit when implementing sidewalk, roadway, or utility corridor improvements.

Strategy 11.2 - Provide free public Wi-Fi at select locations to help improve online accessibility and quality of life for residents.

A topic which has been gaining traction in many cities and towns across Indiana is how to implement public Wi-Fi within their communities. Public Wi-Fi is a service which can help give access to online resources to those within a community who may not be able to afford personal broadband. This not only allows for individuals within the community to access the vast number of resources available online, but it also helps reduce digital illiteracy within a community. Installing public Wi-Fi does not mean attempting to cover the entire city and instead should focus on identifying locations within Tell City which would most benefit. This could mean installing infrastructure at community facilities such as parks, government buildings, civic offices, or downtown (see page 103). A focus should also be placed on areas that are easily accessible by limited income residents. Starting with key locations such as these will help the city gauge the demand of each hotspot and will allow the city to serve the largest number of residents while minimizing overhead costs.

Broadband Action Steps				
	Action Step	Priority	Partner	Tools & Resources
11.1	Adopt a Dig-Once-Policy to support new fiber infrastructure during city utilities projects.	Medium	<ul style="list-style-type: none"> City Council Perry Spencer Communications (PSC) Tell City Electric Sewer/Wastewater Department Water Department 	<ul style="list-style-type: none"> American Rescue Plan Act OCRA
11.1	Work towards a goal of all residents having a minimum 50 mbps download speeds and 25 mbps upload speeds.	Ongoing		
11.2	Identify options and the best areas for free Wi-Fi hotspots for public use.	High	<ul style="list-style-type: none"> City Staff Local Residents Perry Spencer Communications (PSC) Tell City Schools 	<ul style="list-style-type: none"> American Rescue Plan Act

12. Historic and Archaeological Resources

Existing Conditions

In 1856 a group of Swiss-German immigrants met in Cincinnati, Ohio to organize a society known as the “Swiss Colonization Society.” Its purpose was to obtain affordable homesteads for mechanics, shopkeepers, factory workers, and small farmers in a location where all could live in harmony. The group purchased a three-square mile plot in 1857 along the Ohio River with a healthful climate, fertile soil, good water, ample timber, and potential access to river and rail travel. The tract was laid out in 392 town blocks, 7,328 building lots, and 294 garden lots. Before the settlers arrived, a name for the new town was selected. Initially called Helvetia, it was soon renamed Tell City, a name easier to pronounce and remember for English-speaking people. It was named for the legendary Swiss hero and liberator, William Tell.

With 100 years of recorded history, the citizens of Tell City held a centennial celebration on August 10–17, 1958 in honor of the early settlers and the founding of Tell City. After the success of the Centennial, the Tell City Historical Society decided to sponsor a festival in 1959 to determine if the community would support it as an annual event. The festival, named Schweizer Fest (Swiss Fest), was a great success. Today, the festival remains one of Indiana’s longest-running community festivals.

There are currently no properties within Tell City that are listed on the National Register of Historic Places; however, nearly 300 properties are identified by the Indiana Historic Buildings, Bridges, and Cemeteries database. In this database, properties are labeled as outstanding, notable, contributing, non-contributing, demolished, or unknown, which is based upon historic significance, condition, and other factors. The following table shows the list of properties that are considered outstanding structures in Tell City.

Property Name/Type	Street	Distinction
Joseph Gerth House	500 Main Street	Outstanding
City Hall	Main Street	Outstanding
Tell City Carnegie Library	9th Street	Outstanding
Franklin School	10th Street	Outstanding
First Evangelical Lutheran Church	10th Street	Outstanding
Captain Switzer House	217 Main Street	Outstanding
Knights of Pythias Lodge	247 Main Street	Outstanding
Tell City National Bank	347 Main Street	Outstanding

Historic and Archaeological Resources: Vision & Key Goals

Goal 12: Historic and Archaeological Resources

Preserve and celebrate the structures, districts, and culture which contribute to the city's historic character.

Strategy 12.1 - Establish design guidelines and resources that can help property owners adequately maintain and preserve historic structures.

Tell City has large number of historic buildings and sites when compared to other communities of its size. These historic buildings and sites range in size and use, but they all ultimately contribute to the city's identity and serve as historic assets within the community. One of the greatest challenges facing historic structures and their longevity within a community is upkeep and maintenance (see pages 102 & 105). Older homes and buildings are typically more expensive and labor intensive to repair and maintain, which can present an issue for those owners who are unable to do so themselves. As a general best practice, if residential homes or businesses are in habitable conditions and contribute to the historic significance of the town, it should be encouraged that they be preserved or rehabilitated. Additionally, while rehabilitation of historic properties is always encouraged, guidelines should be followed to ensure building restoration fit with the existing character and history of the property and neighborhood. While these properties are likely privately owned, the city can help connect property owners with resources that support preservation.



Historic Tell City Chair Company. Source: Tell City

The Division of Historic Preservation & Archaeology through IDNR provides grant funding to local governments, non-profits, and commercial properties to preserve and renovate historic properties. They also provide tax credits for the investment in rehabilitation projects for commercial and residential property. The Secretary of Interior also provides guidelines for property owners who are struggling with how to properly preserve historic property and sites in a manner consistent with the design of that architectural style or time period. These can be accessed through the National Parks Service website.

3: ANALYSIS BY SUBJECT MATTER

Strategy 12.2 - Continue to promote and develop programming around the city's existing historic and cultural centers, such as the library, museum, and train depot.

While Tell City has many historic structures and sites that contribute to the community's identity, there are a few places which form a foundation for the city's history and historic assets. City Hall, the train depot, and Tell City Historical Society building are three of the distinct buildings within the city which hold rich pasts and are contributing to the city's culture today. While these and other historic sites have been supported in the past, it is important for both the city and community to continue supporting the historic assets for future generations. While one action can be providing support for renovations and upkeep, it is equally important for the city to work with the organizations occupying these structures to understand their needs moving forward. Supporting their vision and future goals can not only help keep the city's historic assets in excellent condition but can also help spread awareness of these sites and leveraged for educational and tourism opportunities.

In addition to supporting the historic integrity of the community, there are many cultural centers within Tell City which would benefit from increased programming. The Tell City – Perry County Library, while in a new location, is an institution which has served the surrounding region since 1893. While the library holds a number of amenities which support the continual education of residents within the city, new programming, resources, and partnerships should always be considered to expand services. Along similar lines, the Tell City Depot helps merge the past with current needs. The building houses information and artifacts on the city's past, with a specific emphasis on the passenger rail cars which once ran through the city. Today, the train cars are still available for rides and viewing, and the depot has opened its doors to allow for private events and gatherings. The historic aspects of these businesses can also be leveraged to tourism and other initiatives.



Tell City Museum. Source: Tell City



Tell City Train Cars. Source: Tell City

Historical and Archaeological Resources Action Steps

	Action Step	Priority	Partner	Tools & Resources
12.1	Adopt design standards that guide exterior building renovations and new construction within historic areas and districts to maintain continuity.	High	<ul style="list-style-type: none"> • Brick by Brick • City Council • City Staff • Plan Commission • Tell City Historical Society 	<ul style="list-style-type: none"> • American Planning Association (Indiana Chapter) • IDNR • Indiana Landmarks and Historic Preservation • Historic Preservation Fund Grant • Rehabilitation Investment Tax Credit
12.1	Create a database of resources, grants, and information for historic renovations.	Low		
12.2	Work with the Tell City Historical Society to develop an overarching vision for the future and provide resources for the museum's maintenance.	Medium	<ul style="list-style-type: none"> • Brick by Brick • Perry County • Perry County Tourism • Tell City Historic Society • Tell City-Perry County Library 	<ul style="list-style-type: none"> • IDNR • Indiana Tourism
12.2	Focus on historic assets within the city to develop new marketing strategies and material to attract tourists.	High		
12.2	Partner with the county to continue expanding the services of the Tell City - Perry County Library through new resources, activities, and partnerships.	Medium		

13. Hazard Mitigation

Existing Conditions

The Federal Disaster Mitigation Act of 2000 requires communities to prepare and update a Multi-Hazard Mitigation Plan in order to be eligible for future mitigation funding through the Indiana Department of Homeland Security and Federal Emergency Management Agency (FEMA). The Perry County Emergency Management Agency works with communities within the county to provide a comprehensive approach to managing emergencies and disasters. Through clear direction and activities, the group helps communities safely mitigate, prepare for, respond to, and recover from situations that threaten residents within Perry County. Within this group there is an Emergency Management Advisory Council, made up of nine Board of Commissioner designated members, who provide general supervision for the Emergency Management and disaster programs within the county.

Hazard Mitigation: Vision & Key Goals

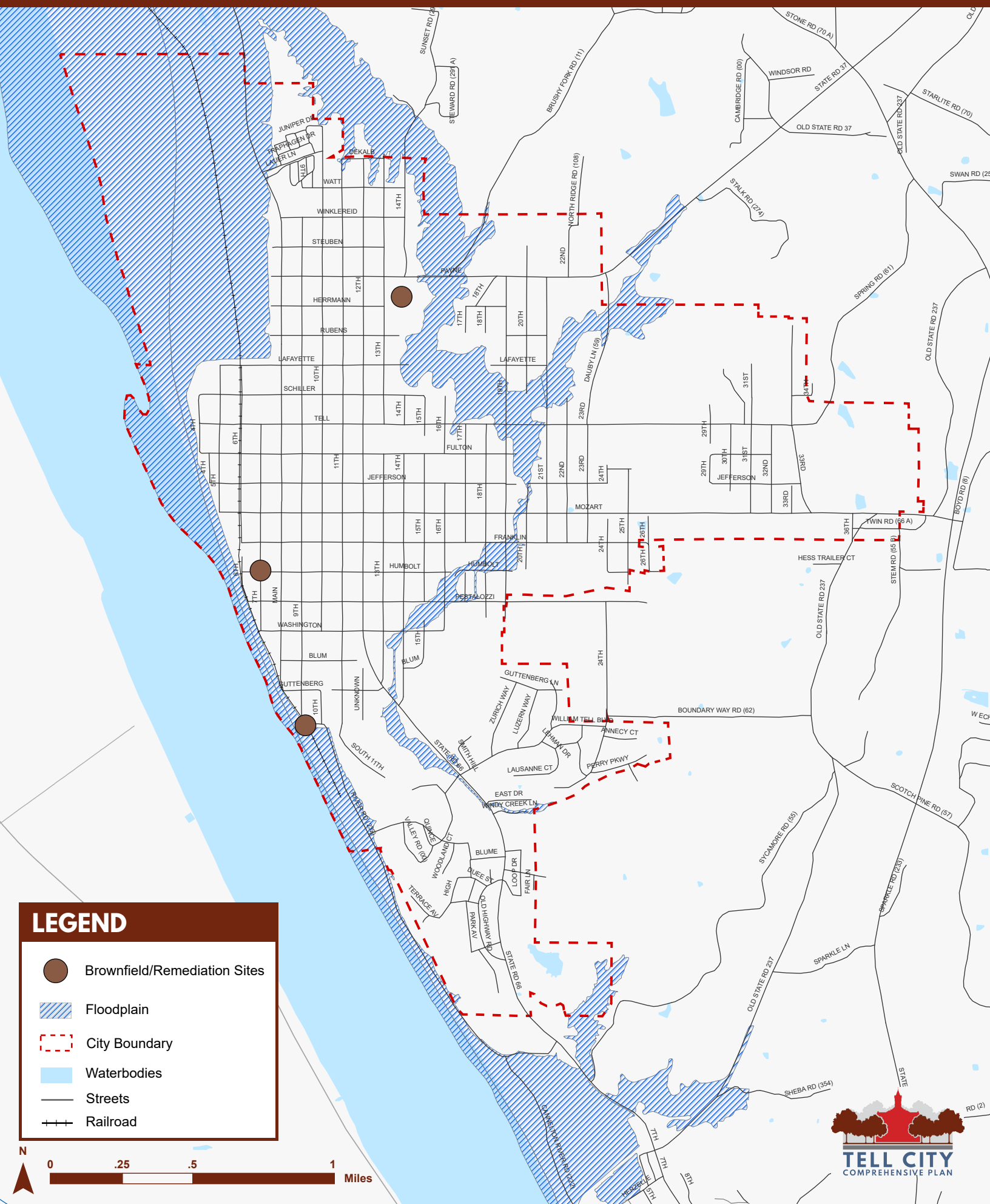
Goal 13: Hazard Mitigation

Increase the city's ability to respond to disasters and ensure the safety of residents.

Strategy 13.1 - Maintain partnerships with the Perry County Emergency Management Agency and participate in updates to the Hazard Mitigation Plan.

Tell City and Perry County staff and officials should continue partnerships to maintain and update operational plans for the coordinated emergency response to major events within the community to ensure the minimization of property damage and loss of life during major disasters. The types of disasters the community should prepare for include natural disasters, such as floods and ice storms, major fires, terrorism, hazardous material spills, and health related events, such as a pandemic outbreak of disease. The city should continue to partner with the Emergency Management Agency to remain up to date with current emergency response planning and mitigation. The Agency began updates to the county's Hazard Mitigation Plan in 2021 with the support of Tell City and the other communities within Perry County. There were three separate meetings which identified existing and future challenges within the county and brought community leaders together to find possible solutions. The plan was completed in early 2022 and is available for viewing at the Perry County Emergency management Agency located at 3214 Tell Street, Tell City, Indiana.

ENVIRONMENTAL CONSIDERATIONS



3: ANALYSIS BY SUBJECT MATTER

Strategy 13.2 - Administer floodplain regulations to reduce losses due to flooding.

Due to the large constraints the floodplain places on Tell City, proper management and assessment of development occurring in and around these floodplains is crucial. Even if a property is not directly in a floodplain, minor flooding can mean major financial difficulties for property owners. To continue managing flooding prone areas, Tell City staff directly or indirectly related to zoning or development within the city should be trained to properly administer the city's floodplain ordinance. This ensures the city is not relying on a single staff member for a floodplain related questions and requests.

Hazard Mitigation Action Steps				
	Action Step	Priority	Partner	Tools & Resources
13.1	Continue to work with the county to ensure safety of residents during natural disasters and other emergencies and develop a local emergency notification system that responds to emergencies and communicates information and updates to residents.	Ongoing	<ul style="list-style-type: none">• Fire Department• Perry County• Police Department• EMS Services	<ul style="list-style-type: none">• FEMA• Perry County Emergency Management Agency
13.2	Ensure city staff are trained and administering the floodplain ordinance.	Ongoing	<ul style="list-style-type: none">• City Staff	<ul style="list-style-type: none">• Indiana Department of Natural Resources (IDNR)
13.2	Update the city's flood risk map (FIRM) in areas where flood elevation should be refined.	Medium		

14. Public Input

Public Meetings

Visioning Workshop – May 18, 2021

On Tuesday, May 18th, Tell City hosted a visioning workshop that was open to the public from 5:00-7:00 PM. Over 30 individuals attended the open house workshop to share their ideas and input. The open house included four stations. Station One provided a general overview of the process and demographic information. Station Two asked participants to share things they LOVE about Tell City, things they would CHANGE, and things they would like to see in the FUTURE. Station Three included a large map exercise where participants were asked to identify places they LOVE, places to IMPROVE, and places to PRESERVE. Participants also identified new connections that should be made on the map. The fourth and final station asked participants to take a survey, which was later released that week for those that were unable to attend the public visioning workshop. The following includes a summary of the comments that were collected during the meeting:

Places Loved: Participants indicated several places they love. These included the Tell City Depot, Riverfront, Walmart, the 4H Fairgrounds, the Country Club, the Elementary School, the Public Library, the High School and downtown.

Places to Preserve: Places to preserve included the riverfront and extending trail along it, the downtown, the 4H Fairgrounds, Agricultural property along the River, and the Perry County Courthouse.

Places to Improve: Participants also identified places to improve. Many dots were clustered together around specific locations, indicating agreement. These dots can be seen on the following photo. Clusters of dots were mostly concentrated in Downtown and along the Riverfront, the Old Jr. High School, the GE Plant, and several parks. Green dots were also used to indicate areas for future commercial or residential growth as well as a new bridge connection across the river to Lewisport.

Connection to be Made: New connections drawn on the map included a new bridge across the river, a new roadway that could connect to future commercial development along US 66, and new roadway connectivity to Hagedorn Park.

Focus Group Meetings – August 3, 2021

A set of three focus group meetings were held at City Hall on August 3rd, 2021, from 1:00 pm to 4:00 pm to gain greater insight into specific topics present within the plan which were identified as key factors to the city's ultimate success. The meetings covered economic development, housing, and quality of life, with the topic of youth retention being present in all three meetings. In total, there were 19 participants who attended the meetings, with some staying for multiple sessions. The following includes a summary of the comments and input gathered from each meeting:

Economic Development: The main focuses of the economic development meeting were the major challenges Tell City is facing in terms of attracting industries and residents, desired industries and businesses, childcare needs, and possible incentives. The group included business leaders within the community, representatives from local banking institutions, and members of the steering committee. The following shows the major points and themes brought up during the meeting.

3: ANALYSIS BY SUBJECT MATTER

- There are not enough works to staff the available jobs in the city, so attracting new businesses is more difficult.
- City has traditionally been furniture and automotive industries, need to diversify for those who cannot or not wanting to work in those fields.
- The reason the previous chair factory struggled was due to old equipment, as they weren't forced into modernization.
- Need incentives for robotics within the factories since we don't have the workforce.
- Industries have to pay extra to spike the meter. This makes it extensive for business starts-ups. We don't want to penalize them for coming here. (Right now, it's a 30 day spike charge.)
- As people's children leave – older people follow them.
- Suitability of land plays into economic development – the city doesn't have a lot of viable land. It costs a lot of money to move land to make it suitable for building.
- There are a number of desired and needed business types such as home improvement/lumber yard, car dealerships, white collar careers (office, medical, technology), industries which can utilize the river such as grain distribution plants, tourism related businesses which build off surrounding natural assets, veterinarian, and a pharmacy.
- Tell City has a number of incentives it can use to attract businesses including strong internet, low cost of living, and tax abatement.
- Perry County has a redevelopment commission but the city does not have their own.
- There needs to be a commercial liaison to contact potential companies looking to locate in the area.
- Childcare is a major issue for the community and needs to be addressed through supporting the creation of childcare facilities and working with employers to find solutions.
- Tell City could be advertised as a community with great potential for remote work.

Housing: The second focus group on housing consisted of local real estate agents, developers, and steering committee members who had additional input beyond the four steering committee meetings. This group focused on the need for variety in new housing units, major challenges of current housing and barriers for developers, and how the city can expand to take on land more suitable for development. The following shows the major points and themes discussed during the meeting.

- There is a lack of housing availability within the city in for both owner-occupied and rented units.
- New construction is occurring just outside limits and needs to be annexed in once complete.
- Incentives for new build development could include simplified permitting, waving fees, and other upfront costs which can add thousands of dollars to a new development.
- The city at one time provided the infrastructure for new developments, now it is largely up to the developer.
- The Redevelopment Commission may be working on a residential TIF.
- Rehab and rehabilitation are needed within the city, Tell City Schools are starting to teach flipping houses and helping kids gain real world experience.
- The city could benefit from some form of blight removal program or land banking program to assist with issue properties, the mayor has a list of these properties already.
- Property maintenance is a major concern for the community, and a lack of staff over the last year has made it difficult for code enforcement.

- Infill development should be incentivized within the city to maintain density and develop in areas with existing infrastructure.
- The city needs to update the floodplain map and zoning ordinance.

Quality of Life: The final focus group meeting was members of the community who hold a position or expertise regarding the city's community facilities, amenities, and quality of life programs. They included members of the local school system, utilities, businesses, and city staff. Missing quality of life aspects in the city were discussed, as well as potential programming and placemaking initiatives that could benefit both residents and visitors. The following shows the major points and themes discussed during the meeting.

- The city is missing attractions and entertainment options for youth and young adults, as the demographics of the community are slowly changing to a younger population.
- There are current plans to expand facilities and programming through a sports complex, YMCA, and Tell City Arts organization.
- Need a way to bring people to the downtown in the evening, such as a "Friday After Five" event.
- Construction drawings are underway for a new sports complex, but what other programming could be integrated into the space? Sports related or not?
- How can the quality broadband within the city be promoted through partnerships with the school and local organizations?
- The city needs new entertainment options for both families and adults (roller rink, bars, mini golf, etc.).
- Would the city benefit from creating a committee that meets once a month to help implement the plan and keep building momentum on quality of life initiatives?
- Better utilization of city parks and facilities for events and programs.
- Uneven and broken sidewalks are a major concern for the elderly trying to get around the city.
- Public Wi-Fi is a major initiative the mayor and others would like to see implemented, and could be first located along Main Street and in the city's park spaces.

Public Workshop, Schweizer Fest – August 11, 2021

On August 11, 2021, a public participation booth was set up at the Schweizer Festival from 5:00 pm to 8:30 pm in order to gather feedback and comments from residents and visitors attending the event. Due to the nature of the festival and how this public workshop differs from a typical public meeting, changes were made to the activities to allow for quick and simple input. While this workshop still worked to gather feedback on the plan's vision, goals, and objectives, questions asked of participants was more focused. Typically, each goal, objective, and strategy would be available for viewers to read and react. In this case however, responders were given a set of questions related to specific objectives and asked to rate how important they felt each subject was to them. This was done through a type of voting activity, where people could place a small token into a slide under each topic, indicating how they felt. Previous voting was hidden, to ensure responses weren't swayed by those who had provided input beforehand.



Schweizer Festival.
Source: Taylor Siefker Williams Design Group

3: ANALYSIS BY SUBJECT MATTER

In addition, the booth had the full list of goals available for revision and comments, the updated vision statement, and a number of future mapping boards which described both current and potential facilities, infrastructure improvements, park spaces, and land uses within Tell City. The goal of the exercise within the booth was to allow for participants to provide quality feedback within 10 minutes or less, which allowed those who stopped to quickly continue with festival activities. However, if participants wished to spend more time discussing the draft vision, goals, or objectives, printed copies of the full list were available for the planning team and respondent to work through. The following includes a summary of the comments and priorities that were collected during the meeting:

Input Exercise: The main exercise of this meeting asked participants to indicate how they felt about a series of statements regarding future projects for the city. Those who wanted to give feedback were given small tokens and asked to place them within the slot they felt best showed how they felt about the question. Due to the meeting being unique from a standard public open house, it was important that each topic was concise and easy to understand. The items presented to the public were based upon other public input session where the topics had been identified as potential priorities for the community. The following shows each question asked based on their perceived priority (high to low):

1. Should the city provide new or expanded activities and programs for the youth, families, and elderly?
2. Should the city focus on attracting new types of jobs within Tell City (medical, technology related, etc.)?
3. Should new sidewalk be installed and new improvements (lighting, light banners, plantings, benches, etc.) in downtown and along major roads?
4. Should the city focus on property maintenance and building upkeep?
5. Should there be better communication about events, programs, or policies between the city government and residents?
6. Does the city need new or improved parks?
7. Should new trails, campgrounds, and/or boat access be created that utilize the river?
8. Does Tell City need additional housing or new housing options?
9. Should the city develop a new brand or image for Tell City?



Feedback Frames.
Source: Taylor Siefker Williams Design Group

Goals Board: This activity consisted of a single board with the comprehensive plan's draft goal statements. Participates were asked to use colored dots to indicate the goals which they believed should be a high priority for the city moving forward. The priority goals identified by the public include economic development, housing, parks and recreation, and broadband.

Future Mapping: The comprehensive plan's existing and future mapping was also available for the public to review and provide comments. The boards included future sidewalk and trail improvements, future community facilities, future land use, and parks and recreation. There were no comments made on the mapping which promoted edits to the maps, however, participants did mention possible locations within the city for a YMCA.

Online Public Survey #1

The Visioning Survey was released in early May 2021 and closed at the beginning of July 2021. This survey was available to capture feedback from residents or other interested parties who could not attend the Visioning Workshop in February. A total of 433 people responded to the survey; 293 (71%) people who took the survey indicated they live in Tell City. The survey was not only published on the city's media platforms, but was also available as QR codes and posted at local businesses and gathering spaces. The following details the major themes and response trends of the survey.

What is something you LOVE about Tell City?

- Small town feel and a close-knit community
- Feeling of safety and security
- City parks and walking trails
- Proximity to the Ohio River
- Wide streets and pedestrian infrastructure
- The downtown and its local businesses

What would you CHANGE in Tell City?

- More activities and programs for youth and families
- Diversifying the employment base
- Maintain sidewalks and expand the trail network
- Property maintenance and better code enforcement
- Utilize empty commercial buildings and infill vacant properties downtown
- Attract new businesses to fill needs of residents

What land use and redevelopment initiatives should be a priority for Tell City?

1. Clean-up of blighted properties - 56.4%
2. Resolve contamination at the GE Plant & reutilize the property - 54.5%
3. Reuse the Old Jr. High School - 54.1%
4. Improve the riverfront - 44.5%
5. Improve downtown - 30.9%
6. Redevelop the Swiss Plywood property - 25.0%
7. Expand city limits - 12.7%

Other land use and redevelopment initiatives mentioned include:

- Sports complex and YMCA
- Reuse of older and empty buildings
- Childcare facilities
- Animal shelter
- Road and sidewalk maintenance

Which public facilities and services need the most improvement?

1. Parks and recreation - 71.8%
2. High-speed internet - 31.5%
3. Education system - 29.6%
4. Flooding/Storm sewer - 23.6%
5. Water Services - 12.9%
6. Emergency services: police, fire, EMS - 10.2%
7. Sanitary sewer services- 9.7%

Other facilities and services in need of improvement include:

- Daytime childcare
- Animal shelter/control
- Sidewalk improvements
- Wi-Fi in local parks
- Improved stability of broadband speeds

3: ANALYSIS BY SUBJECT MATTER

Rate the importance of transportation improvements for Tell City (very important).

1. Improved roadway conditions - 41.2%
2. More walking & biking trails - 31.8%
3. More sidewalks - 29.7%
4. Overall improved safety - 24.9%
5. Enhance the port and access to river - 16.3%
6. Public transportation and ride share program - 22.6%
7. Enhanced community gateways - 23.9%
8. Cannelton bridge improvements - 15.5%
9. Extension to the railroad - 10.5%
10. Installation of wayfinding and improved signage - 6.6%

Which economic development initiatives should be a high priority?

1. Attract high-wage jobs - 67.1%
2. Retain workforce & graduates - 66.8%
3. Support entrepreneurs & small businesses - 64.9%
4. Attract childcare businesses - 41.7%
5. Support agricultural businesses - 37.1%
6. Diversify existing industry - 33.7%
7. Expand tourism - 29.5%
8. Attract remote workers - 21.2%
9. Develop a conference center - 12.2%
10. Installation of wayfinding and improved signage - 6.6%

Do you agree or disagree with the following initiatives for Tell City (agree)?

1. Improve government communication/ transparency to citizens - 72.7%
2. Expand the Farmer's Market - 70.6%
3. Develop a marina along the Ohio River - 61.3%
4. Develop an amphitheater downtown - 47.5%
5. Create a public art program - 40.2%
6. Create a historic walking tour- 39.3%

What type of housing development does Tell City need (needs more)?

1. Affordable housing options - 64.7%
2. Single-family housing - 64.0%
3. Entry-level housing (\$150k-\$200k) - 62.2%
4. Apartments - 48.7%
5. Duplexes & townhomes - 48.2%
6. Senior Housing - 47.7%
7. High-income housing (\$200k) - 25.1%

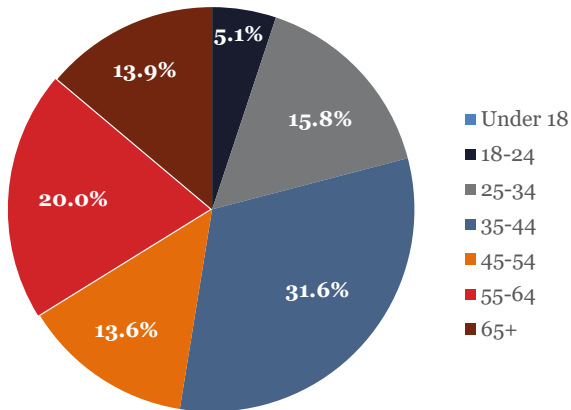
Other economic development initiatives to support include:

- Sports complex
- Housing development
- Riverfront activities
- Hotel and hospitality industry
- Restaurants and entertainment options
- Mental health provider options

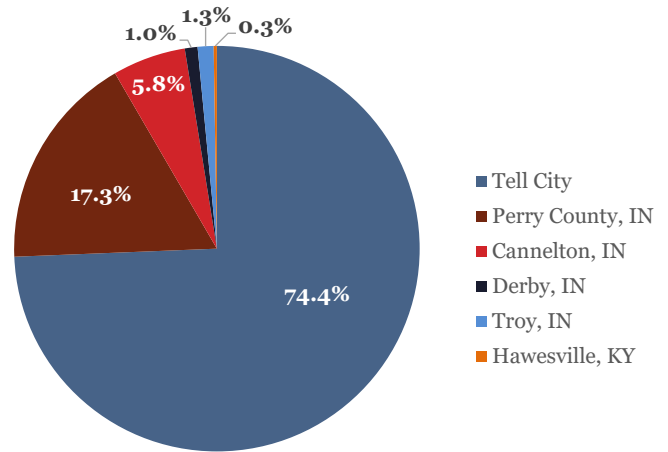
Other potential initiatives include:

- Animal shelter
- Events which bring people downtown for shopping and entertainment
- Supporting local artists
- Focus on the entire city, not just the downtown

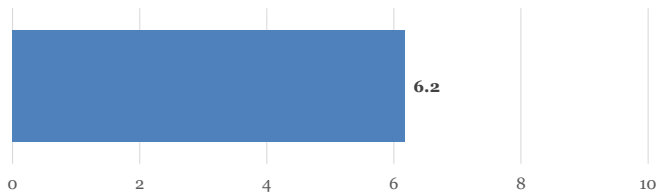
What is your age?



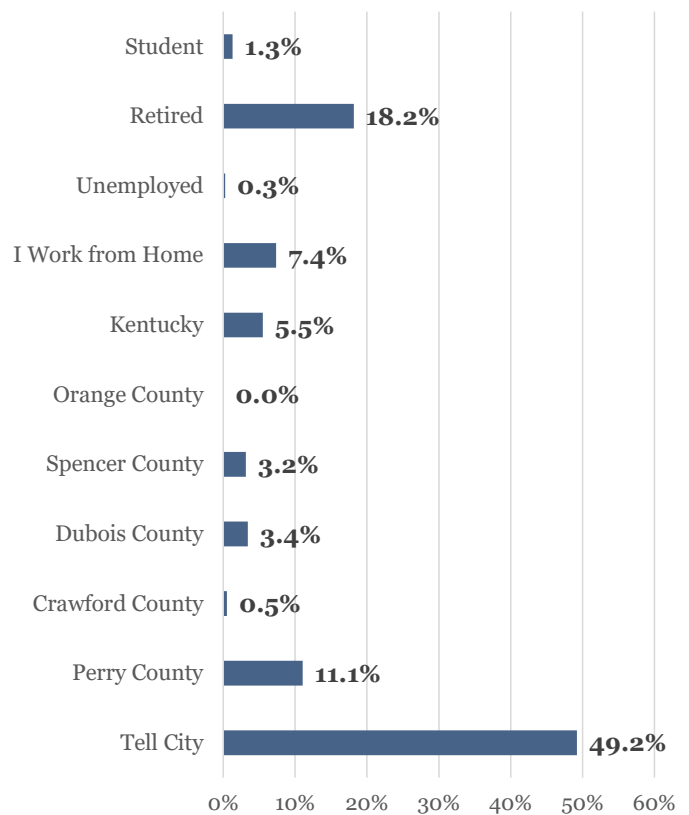
Where do you live?



What is your satisfaction with your current broadband service?



Where do you work?



Section

4

APPENDICES

Contents:

- Tools, Funding & Resources



Tools, Funding & Resources

The following pages list the various funding sources, tools, and other resources Tell City could potentially use while working to implement specific strategies. This is not an exhaustive list but is meant to highlight resources the community can leverage for implementation.

Local Financing Tools:

Bonds

Bonds are backed by the credit and taxing power of the issuing jurisdiction. A bond is a government debt issued in order to raise money for needed capital improvements. Its retirement is paid for by property tax and other predictable forms of local income.

Developer Funded Infrastructure

Similar impact fees, communities can also fund infrastructure improvements by having the developer cover those costs directly. These can include roadway improvements, stormwater infrastructure, and other related utilities that may need expanded due to development. However, the improvement must be directly related to and proportionate to the new development's impact.

Impact Fees

An impact fee is a charge on new development to pay for the cost of infrastructure and related services that are necessitated by and benefit the new development. The fee is based on the type of development assessed for the increase in the burden on infrastructure. Fees contribute to a non-reverting fund and can be used for infrastructure improvements and amenities including park and recreation and multi modal projects.

Infrastructure Revolving Loan Fund

This revolving loan fund can be used to provide low interest loans for infrastructure projects that facilitate economic development.

Residential Tax Increment Financing

Effective July 2019, new legislation was signed by Governor Holcomb to allow TIF for residential property (SEA 566). This legislation is targeted at rural communities to fund infrastructure for single-family housing growth. Residential TIF must be executed through a Redevelopment Commission.

Tax Abatement

Tax abatement is a phase-in of property taxes and is intended to encourage development in areas that would not otherwise develop. Tax abatement is one of the tools widely used by municipal governments to attract new businesses to the community. It encourages investment in new equipment or facilities that will improve the company, while stabilizing the community's economy. Communities may develop procedures for abatement application and policies regarding the amount and length of the abatement that will be approved. Procedures may also be developed to ensure compliance with the terms in the statement of benefits.

4: APPENDICES

Tax Increment Financing

A Tax Increment Financing (TIF) district used by many communities to fund local infrastructure improvement projects. Tax rates for developments within the district are locked at a set rate, and as property values rise within the district, any additional tax revenue generated is used to fund improvement projects within the district instead of using it for typical purposes. TIF can be very effective at directing new development to an area.

Resource Organizations:

Accelerate Indiana Municipalities (AIM)

AIM works as an official voice for municipal government within Indiana, with more than 460 cities and towns as members. The organization works to foster, promote, and advocate for the success of Indiana municipalities as hubs of innovation and talent, and as the driving forces of the state's economy.

Indiana Association for Floodplain and Stormwater Management (INAFSM)

The Indiana Association for Floodplain and Stormwater Management was founded in 1996 by professionals interested in and responsible for floodplain and stormwater management in the State of Indiana. INAFSM members include federal, state, and local agency staff, engineers, consultants, planners, elected officials, members of academia, students, and floodplain residents.

Indiana Chapter of the American Planning Association

APA-IN promotes vision and leadership that fosters better planning in Indiana by building public and political support and providing its members and communities with the tools to achieve future needs and create vital communities. Citizen planning training is one event that may be appropriate for a newly formed plan commission offered by APA-IN.

Indiana Finance Authority (IFA)

In order to provide economic efficiencies and management synergies and enable the State of Indiana ("State") to communicate as one voice with the various participants in the financial markets, the Indiana Development Finance Authority, the State Office Building Commission, the Indiana Transportation Finance Authority, the Recreational Development Commission, the State Revolving Fund Programs and the Indiana Brownfields Program were consolidated into a new and separate entity called the Indiana Finance Authority ("IFA") on May 15, 2005. The Indiana Health and Educational Facilities Finance Authority was also merged into the IFA, effective July 1, 2007. As the successor entity to these formerly separate debt-issuing entities, the IFA is authorized to issue revenue bonds payable from lease rentals under lease agreements with various state agencies and to finance or refinance the cost of acquiring, building and equipping structures for state use including state office buildings, garages, highways, bridges, airport facilities, correctional facilities, state hospitals and recreational facilities related to State parks. The IFA also manages the Wastewater and Drinking Water State Revolving Fund Loan Programs and the Indiana Brownfields Program.

Indiana Small Business Development Center

The Indiana Small Business Development Center offers technical support and entrepreneurial guidance through regional partners to assist small business growth and sustainability within the state. On top of offering workshops throughout the state, they also provide market research, business planning, and valuation services for small businesses.

Prosperity Indiana

The Indiana Association for Community Economic Development (Prosperity Indiana) is a statewide membership organization that seeks to fund members, build and retain relationships, and address local and national issues which may impact Indiana communities. Prosperity Indiana provides tools, research, online resources, and technical assistance for housing rehabilitation and construction, real estate development, industrial and business development, social services, and employment generating activities.

Redevelopment Association of Indiana (RAI)

This is a membership organization for redevelopment board members and staff representing 460 cities, towns, and counties in Indiana. The Redevelopment Association operates under the premise that while there are legally mandated action and commonly adopted practices, there also is abundant room for local innovation and Indiana ingenuity. One of the association's principal missions is to serve as an informational and educational resource for existing redevelopment commissions and units of government considering the establishment of a redevelopment commission. Redevelopment Association members are available to share their experiences.

Funding and Grants:

Indiana Arts Commission (IAC)

This state program works to positively impact the cultural, economic, and educational climate of Indiana by providing opportunities to enhance the artistic resources of Indiana communities. The organization provides multiple supporting programs and grants to support the growth of arts in local settings and provide resources for regional or local organizations trying to influence and culture of arts in their community.

Arts Organization Support (AOS)

The Arts Organization Support (AOS) provides annual operating support for the ongoing artistic and administrative functions of eligible arts organizations that align with the Indiana Arts Commission's Public Funding Imperatives. It is a two-year grant commitment.

Arts Project Support (APS)

Arts Project Support (APS) grants provide funding to Indiana arts and non-arts organizations to support a distinct aspect of the organization's arts activities, such as a one-time event; a single production; an exhibition; an educational seminar; or series of related arts activities, such as art classes or training sessions.

Indiana Department of Natural Resources (IDNR)

The mission of the Indiana Department of Natural Resources is to protect, enhance, preserve, and wisely use natural, cultural, and recreational resources for the benefit of Indiana's citizens through professional leadership, management, and education.

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Indiana Economic Development Corporation (IEDC)

This statewide organization offers programs and initiatives for companies creating jobs in Indiana. They actively work to improve the state's quality of place, infrastructure, and developable sites to build economic strength by attracting new businesses and talent. The organization offers a number of incentives and programs for new or expanding businesses, which includes technical support and data collection.

Land and Water Conservation Fund (LWCF)

LWCF federal grants can be used to protect important natural areas, acquire land for outdoor recreation and develop or renovate public outdoor recreation facilities such as campgrounds, picnic areas, sports/playfields, swimming facilities, boating facilities, fishing facilities, trails, natural areas and passive parks. It provides grants for 50% of the cost of acquisition and/or development. To be eligible, the group must be a legally established park board and have a current 5-year park and recreation master plan on file in the Division of Outdoor Recreation. The minimum grant request is \$50,000 and the maximum request is \$500,000 with a local match requirement.

Indiana Trails Program (ITP)

Matching assistance program that provides funding for the acquisition and/or development of multi-use recreational trail projects. Minimum funding available is \$10,000 and maximum funding available is \$200,000 and a 20% match is required. Both motorized and non-motorized projects may qualify for assistance. This program was formally recognized as the "Recreational Trails Program", but was been changed to reflect the change from federal to state funding in 2021.

Indiana Department of Transportation (INDOT)

INDOT's mission is to plan, build, maintain, and operate a transportation system that encourages safety, mobility, and economic growth, they provide assistance to smaller communities through Local Public Agency (LPA) Programs, Community Crossings grants for paving projects, and Transportation Alternative funding for roadway, sidewalk, trail, and streetscape projects.

Community Crossings Matching Grant Fund Program

In 2016 this program provided a 1-1 match for eligible projects up to \$1 million. In the second year (2017), INDOT funded 75% of the project of communities under 10,000. Eligible projects included bridge and road preservation type projects along with ADA sidewalk projects that intersect with any road project, roundabouts and road reconstructions. Trails and enhancement type projects are not eligible and only construction costs are eligible. In the upcoming years, this program is expected to change and the community should reference INDOT's website for more information.

Congestion Mitigation and Air Quality Improvement Program (CMAQ)

The main goal of the CMAQ Program is to fund surface transportation improvement projects with the goal of reducing overall congestion and improving air quality. These funds are released in collaboration between INDOT and local Indiana MPOs and can be used for a variety of projects includes, but not limited to, acquiring alternative fuel vehicles for public transit applications, purchasing alternative fuels, and establishing publicly-owned alternative fueling stations and other needed infrastructure.

Highway Safety Improvement Program (HSIP)

The Highway Safety Improvement Program goal is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads through the implementation of infrastructure-related highway safety improvements. There are a number of improvements this program helps fund, such as improving the visibility of curves through signs and markers, installing emergency power battery backups at traffic signals, installing raised medians, upgrading guardrails to meet current standards and more.

Local Public Agency (LPA) Program

INDOT shares gas tax revenue from the state Motor Vehicle Highway Fund and Local Road and Street Fund with LPAs towards capital improvement needs. Community's must have a local employee in charge with ERC training, projects must be ADA compliant, provide matching funds and meet project eligibility. More information can be found at <http://www.in.gov/indot/files/LPA%20Guidance%20Document.pdf>.

Transportation Alternatives Funding

The Transportation Alternatives (TA) program will receive about \$780 million to carry out all TA projects, including SRTS and RTP projects across the country, which represents about a 35% reduction from the current \$1.2 billion spent on these programs. Under the bill, states will sub-allocate 50% of their TA funds to Metropolitan Planning Organizations (MPO) and local communities to run a grant program to distribute funds for projects. States could use the remaining 50% for TA projects or could spend these dollars on other transportation priorities.

Indiana Housing & Community Development Authority (IHCDA)

IHCDA's partners with developers, lenders, investors, and nonprofit organizations that serve low- and moderate-income Indiana families. They provide government and private funds to invest in well-designed projects that will benefit communities and those living within. IHCDA provides funds, incentives, data collection, and educational services.

Development Fund

This program provides a loan of up to \$500,000 (or a grant in limited special circumstances) for eligible activities for low- and moderate-income housing.

Emergency Solutions Grant Rapid Re-housing (ESGRR)

This program provides emergency shelters and transitional housing through services and rental assistance for homeless individuals and families.

HOME Investment Partnership Program (HOME)

This program strives to provide habitable and affordable housing for low- and moderate-income persons by improving the quality of existing housing stock.

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Low-Income Housing Tax Credits (LIHTC)

This program is a dollar-for-dollar federal tax credit that incentivizes the investment of private equity in the development of affordable housing. The project owner must agree to comply with Chapter 42 regulations and maintain an agreed open percentage of low-income units, as well as meet requirements for a 15-year compliance period and a subsequent 15-year extended use period. Maximum request is \$1.2 million tax credits.

Owner-Occupied Rehabilitation Pilot Program (OOR)

This program uses Community Development Block Grant (CDBG) funds for rehabilitation of owner-occupied housing for low- and moderate-income households. There is a local match required.

The Housing Trust Fund (HTF)

This is a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households (persons at or below 30% of the Area Medium Income), including homeless families.

Indiana Humanities

Indiana Humanities is a nonprofit organization dedicated to promoting the public humanities through partnerships, grants, and facilitation. This organization supports using literature, history, philosophy, and shared cultural heritage to help Hoosiers and their communities understand themselves and the world around them. They provide small grants to local nonprofits that help support their mission within communities. The grants range from research on socioeconomic conditions within a community, to funding for libraries to expand their collection to better represent the cultures of the residents it serves.

Indiana Office of Community and Rural Affairs (OCRA)

OCRA works with local, state and national partners to provide resources and technical assistance to aid communities in shaping and achieving their vision for community and economic development. They award grants to fund projects including, but not limited to, public gathering places, water/sewer infrastructure, restoration of historic structures, community facilities, broadband infrastructure, and revitalizing commercial districts. They have a focus on infrastructure, quality of place, economic development, and capacity building. Some of the programs include:

- Planning Grants
- Public Facilities Program (PFP)
- Stormwater Improvement Program (SIP)
- Wastewater and Drinking Water Program
- Blight Clearance Program (BCP 2.0)
- Broadband Readiness Pilot Planning Grant
- Next Level Connections (for broadband)

Indiana Office of Tourism Development (IOTD)

The Indiana Office of Tourism Development offers matching grant to cities, towns, counties and nonprofit entities located in Indiana that are involved with tourism promotion and development.

Destination Development Grant Guidelines

Eligible projects include those that enhance Indiana's tourism profile. Large-scale projects will be viewed favorably and the project category should include spectator sports/participation sports/outdoor recreation, cultural/agricultural activities, heritage/historical experiences, or arts and culture. Grants are between \$50,000 and \$250,000 and be matched 1:1.

Marketing Asset Grant

IOTD offers matching grants to entities located in Indiana that demonstrate financial need and are focused on tourism promotion and development. Proposals that must focus on either sports tourism/outdoor recreation, culinary and agritourism, heritage tourism, or arts and cultural tourism. Project eligibility include tourism infrastructure, technology that improve marketing efficiency and effectiveness, collaborative marketing initiatives that strategically align assets, attractions, destinations and regions. Grant awards will not exceed \$20,000 and must be matched 1:1.

National Endowment for the Arts – Our Town Program

Our Town Program supports creative place-making projects that help transform communities into lively, beautiful, and resilient places with the arts at their core. They offer support in two areas, projects that are focused on representing the distinct character and quality of their communities (Arts Engagement, Cultural Planning, and Design Projects), and projects that provide technical assistance for place-based work (Projects that Build Knowledge about Creative Place-making).

State and Federal Tax Credits

Many state and federal tax credit programs are administered by IEDC including: Community Revitalization Enhancement District Tax Credit; Economic Development for a Growing Economy (EDGE) - Payroll Tax Credit; Hoosier Business Investment Tax Credit (HBI); Industrial Development Grant Fund; Industrial Recovery Tax Credit; and Venture Capital Investment Tax Credit (VCI).

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