

Pendleton I-69 Interchange



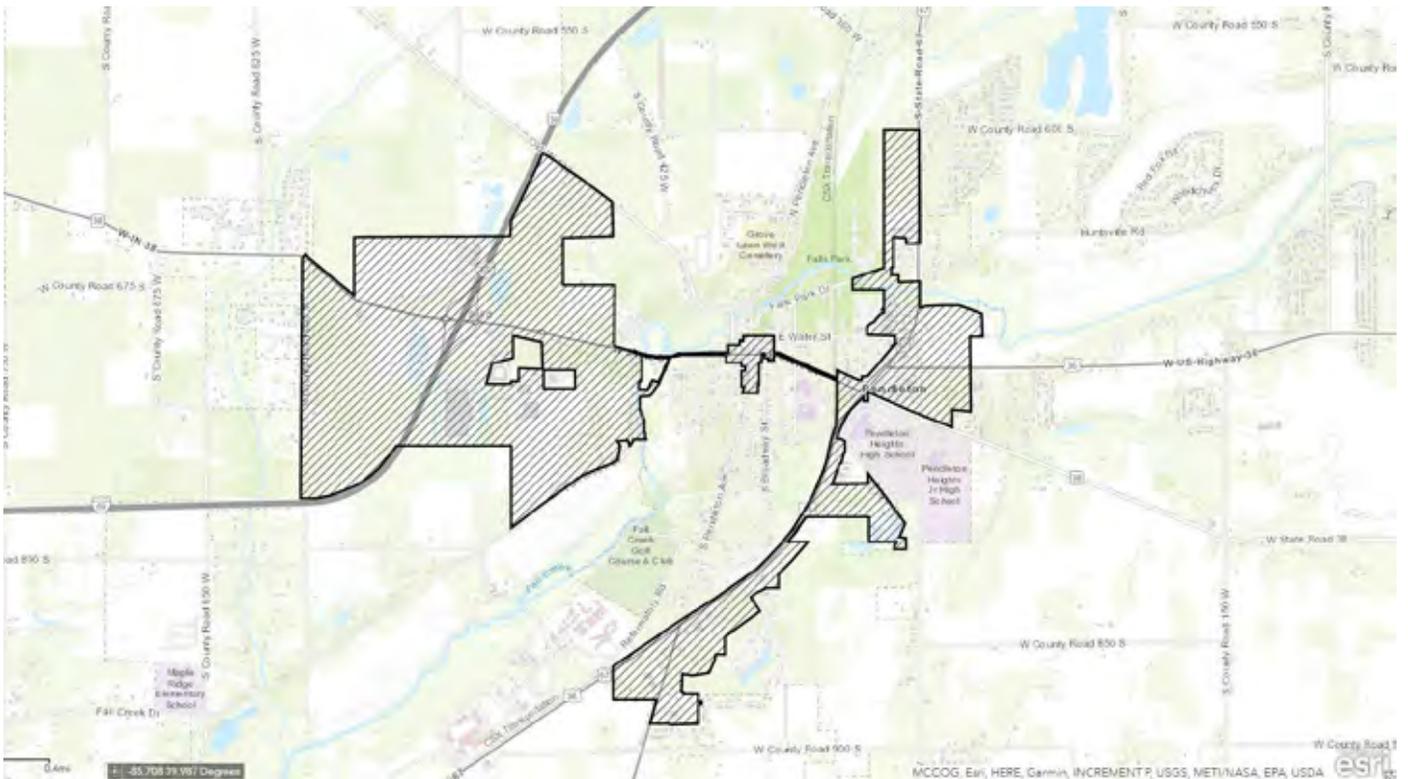
Section D

Next Steps

EXPAND TAX INCREMENT REVENUE POTENTIAL

Upon adoption of the Pendleton Interchange Master Plan into the Town's Comprehensive Plan, it would be prudent to evaluate the Town's current TIF allocation areas for targeted expansion. This will allow the Town to capture new TIF revenue streams from the tax increment generated by new investments in the study area. These revenue streams can then be bonded to fund park, trail, stormwater management and infrastructure projects in the study area, furthering the desired development being sought. This expanded revenue stream can also support and fund other Town development in trails, parks, and downtown redevelopment.

- Expand TIF allocation areas to encompass the Interchange Master Plan study area
- Initiate preliminary roadway engineering assessments to support plan development
- Conduct preliminary engineering assessment of regional detention facilities design
- Coordinate storm water management engineering assessment with park facilities expansion



Current Pendleton TIF Districts Map: Pursue TIF Expansion Areas within Pendleton I-69 Interchange Master Plan Study Area

LAUNCH THE PENDLETON TECHNOLOGY HUB INCUBATOR

This plan recommends collaborating with local technology sector leaders to program and develop the Advanced Manufacturing and Technology District's goals to effectively support technology-oriented manufacturing and entrepreneurship, as well as tech research and development.

Promote Pendleton as a technology friendly community:

- Pursue a Build, Operate, Transfer (BOT) public/private partnership to construct the Pendleton Technology Hub Incubator within the Advanced Manufacturing and Technology District
- Plan and program the Pendleton Technology Hub Incubator to:
 - Foster entrepreneurial activities withing a Co-Working environment
 - Provide lease space for emerging entrepreneurs and technology companies
 - Push 5G Wi-Fi throughout the Advanced Manufacturing and & Technology District
 - Offer 3D printing capabilities within a makerspace environment
 - Provide secure enterprise data center storage/back up services for business/industry
- Encourage new investments in technology-oriented business operations
- Provide expedited development approvals for high tech operations
- Pursue a satellite Eleven Fifty Academy site for coding education within the Technology Hub
- Develop technology program training for precision agriculture



Tech Hub Co-Working Space



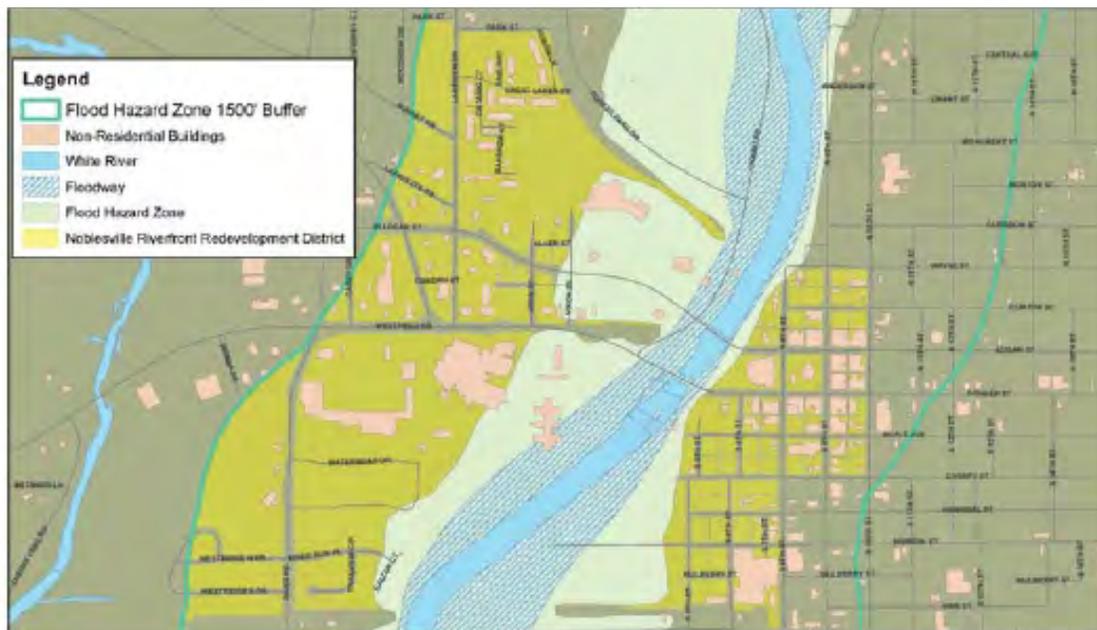
Technology Hub

ESTABLISH THE HISTORIC PENDLETON REVITALIZATION DISTRICT

Indiana law allows communities to establish Redevelopment Districts extending 1,500 feet from the buildable banks of a local water resource for the purpose of expanding new liquor license(s) available at affordable rates. This tool benefits downtown merchants and historic commercial property owners by facilitating the establishment of downtown dining, cultural and entertainment venues. The Historic Pendleton Revitalization District will increase downtown retail and tourism activities, strengthening the economic vitality of historic downtown Pendleton. This district will provide the Town a key economic development tool to attract additional downtown investments, expand the tax base and create more employment opportunities for area residents.

- Determine the Historic Pendleton Revitalization District boundaries within the 1,500 feet setback
- Determine the number of Pendleton liquor licenses to be made available
- File the enabling paperwork with the State of Indiana
- Promote the availability of liquor licenses to development partners

State law limits alcoholic beverage license quotas based upon a community's population. Those licenses are bought and sold on the open market, which dramatically inflates license cost. The district designation will allow additional three-way and two-way licenses to be sold at a substantially reduced state purchase rate as opposed to the private market rate. This District will provide Pendleton new opportunities to increase restaurant and nightlife venues within Historic Downtown Pendleton.

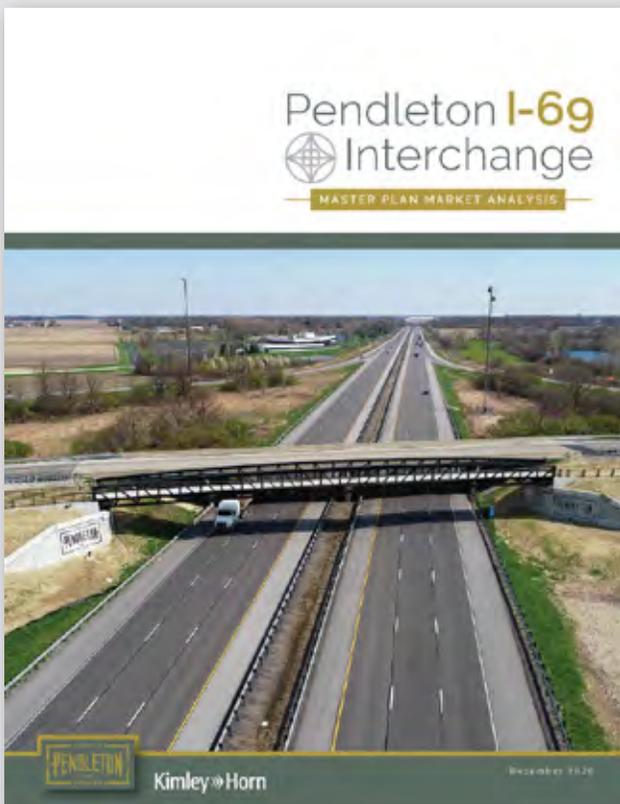


Representative Redevelopment District - Noblesville, Indiana

PROMOTE THE I-69 INTERCHANGE MASTER PLAN

Upon Comprehensive Plan adoption of the Interchange Master Plan, it would behoove Town leadership to move quickly to launch a promotional effort to distribute the plan to local, regional, and national developers who demonstrate capacity to deliver a quality product within the market types proposed. Effective promotional activities should include:

- Town website landing page link to the Pendleton I-69 Interchange Master Plan
- Social media posts regarding plan completion with a link to the report
- Town sponsored Open Houses to review plan elements with developers
- Speaking engagements with target audiences such as:
 - Urban Land Institute, Indianapolis Chapter
 - Indianapolis Society of Marketing Professionals
 - American Institute of Architects, Indianapolis Chapter
- Establishing a TechPoint membership to promote Pendleton's Advanced Manufacturing and Technology District





CREATE THE PLAN DEVELOPMENT ADVISORY TEAM

This master plan covers an area of 2,350 acres and anticipates a complete buildout time frame between fifteen to twenty five years. Given the expanse of land involved, the land acquisition efforts required, the amount of infrastructure needs to accomplish the plan, and the coordination and collaboration needed to build regional stormwater management facilities, the Town of Pendleton will need a talented team of professionals to advise Town leadership. Experienced advisement would be prudent across these plan development needs:

- Highest and best use scenario evaluations for proposed developments seeking approval
- Tax increment financing allocation area expansions
- Utility and infrastructure improvements and cost sharing agreements
- Public private partnerships
- Roadway and trail connectivity

It is recommended that a non-partial advisement team will prove to be most valuable to Town leadership, one that commits to avoiding conflicts of interest in ongoing development activities.

DURING ADOPTION OF THE I-69 INTERCHANGE MASTER PLAN, TOWN LEADERSHIP ADDED THIS DIRECTIVE TO GUIDE PLAN DEVELOPMENT:

The Town's Administration and Plan Development Advisory Team shall withhold all development activities in the Future Keystone Development District until town population has grown to 20,000. This approach provides the Town with the requisite time needed to strengthen Historic Downtown Pendleton with civic investments prior to greenlighting commercial/retail developments within the Future Keystone Development District.