



## **Committee Meeting #1 Summary**

March 20, 2024

## Overview

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The TSWDG project team facilitated the first committee meeting for the SR 109 Corridor Improvement Plan on March 19, 2024. The meeting was held in the Murphey Building in downtown New Castle. There were five committee members and two staff members from TSWDG.

Attendees:

- Penny York
- Tom Green
- Brian Ring
- Roger Hammer
- Renee McVey
- Hailey Roark – TSWDG
- Katie Clark – TSWDG

## Discussion

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The TSWDG project team kicked off the meeting with introductions and an overview of the project. The project overview included a brief explanation of the scope of work and the process to complete the plan. The majority of the meeting was dedicated to a guided discussion. TSWDG provided the committee members with a packet of worksheets that provided information but also asked high-level questions. A summary of the discussion is provided below.



### **General Comments**

- The group decided that Mondays/Tuesdays during the lunch hour was the best time to meet.
- This process needs to define a process for how to make decisions.
- The hospital's 80-acre master plan is intended to be a long-term (10-15 years) vision. It is intended to be a campus with wellness amenities such as walking trails and water features. The hospital itself wouldn't provide housing but there is a desire for residential development nearby.

### **Who are we planning for?**

- The committee discussed how there are two groups of partners. First, is the group of people or partners that need to be involved in the planning process. Second, is the group of people or partners that could help implement the plan.
- People to involve – Toms, Truck Stop, Hospital and any other supporting agencies/industry, Utility providers, INDOT, and county commissioners.
- Implementation Partners – IEDC, INDOT, Chamber of Commerce, Knightstown Redevelopment Commission, Henry County Redevelopment Commission.
- The committee made mention of inviting the property owners who are adjacent to the corridor to public meetings to ensure that their feedback is heard.

### **What are we planning for?**

- The committee seemed to agree with the types of recommendations listed in the presentation materials.
- The committee mentioned being interested in identifying development/ market trends to guide the process.
- The process should determine where the new housing development would good including single family, multi-family and senior living facilities. The proposed infrastructure project will accommodate 1,200 new homes.



- County is interested in using Tax Abatement, TIF, Housing TIF, and performance-based incentives to facilitate growth but we will have to get the people who approve/vote to be on board.
- County feels the redevelopment board is ready to be an active/supportive partner in implementing this plan.
- County gets calls from interested parties for putting service/retail establishments at the interchange.
- The County has an existing TIF but isn't sure of the exact location.
- Knightstown prefers TIF over tax abatement.
- There is interest in exploring how trails and bikeways can be incorporated.
- Utility improvements will allow for up to 12,000 new units.
- INDOT plays an important role in this process. We should be coordinating our plans and seeing what types of improvements they are open too.

### **Where is our study area?**

- The committee is interested in using the county line as the west boundary, Greensboro Parkway to the east, Knightstown to the south, and the utility improvement termination as the north boundary. The utility improvement ends just north of the interstate.
- This corridor is a gateway into Knightstown. How can we approach it so the rest of the county sees the benefits and doesn't feel like the county is favoring Knightstown?

### **How can we improve?**

- *Knightstown Goals*
  - Knightstown is interested in “creating place” – they are known for their outdoors, “old time” rest stop along 40, and the Hoosier Gym. What's going to attract people off of I-70? The county has seen the struggles faced by New Castle. What can we do differently for Knightstown?



- Knightstown has always been a bedroom community but is ready to transition to a live/work community. This corridor plays a role in that vision.
  - Overall, the committee sees this process as a way to strengthen the relationship between Knightstown and the County.
- Current Zoning and Land Use Controls
  - The county's zoning is pretty flexible – which can be good and bad.
  - The county is facing challenges around their density requirements. This is something that needs to be updated but previous administration hasn't been in favor.
  - The county and Knightstown are interested in diversifying housing options.
  - We need to review the soil analysis to understand which areas should be preserved as Agriculture.
- Anticipated Perceptions from Knightstown
  - Residents will need to be brought along – it is a divided crowd on whether they will support this effort.
  - Information isn't out there yet but they will become interested once its promoted.
  - We need to consider the long-term impacts on businesses in Knightstown. Will future development hurt existing businesses in town?