

Downtown Revitalization Plan

for the City of Boonville



Prepared for:

City of Boonville

Boonville City Hall

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CITY COUNCIL
RESOLUTION 2011 - 2² - †

RESOLUTION ADOPTING DOWNTOWN PLAN

WHEREAS, the City of Boonville, Indiana has caused to be prepared a Downtown Plan establishing goals and objectives for downtown improvements as amended from time to time; and,

WHEREAS, the City of Boonville has hired Bernardin Lochmueller & Associates to assist in the preparation of the Downtown Plan, describe and define issues related to downtown Boonville, advise the City of options regarding the Downtown Plan and make recommendations with respect to the Downtown Plan and future needs related to the Downtown Plan; and,

WHEREAS, the City of Boonville has received Federal Community Development Block Grant Dollars from the Indiana Office of Community and Rural Affairs to fund the study and preparation of a Downtown Plan and has contributed \$5,500.00 as local match for this project; and,

WHEREAS, the City of Boonville has thoroughly reviewed the process and completed study done by Bernardin Lochmueller & Associates and is satisfied with the services performed, the information contained therein, and methodology applied; and,

WHEREAS, said Downtown Plan has been produced for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency in the process of development; and,

WHEREAS, the citizens of the Boonville have been given the opportunity for participation in the Plan's development through community surveys and public meetings; and,

WHEREAS, the Boonville City Council has reviewed and recommended approval of said Downtown Plan; and,


WHEREAS, one or more public hearings have been published in accordance with Indiana Code and conducted for the purpose of obtaining additional public comment concerning the Plan's content; and,

WHEREAS, the City of Boonville has received sufficient copies of the Downtown Plan and will keep them on file in the City Hall for future reference.

NOW, THEREFORE, be it resolved by the City Council of the City of Boonville, that the City Council of the City of Boonville, Indiana approves and adopts the attached Downtown Plan, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The City of Boonville will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will amend the Downtown Plan if necessary, to incorporate comments and feedback from the Indiana Office of Community and Rural Affairs.

Passed and adopted this 3rd day of March, 2011.

ATTEST:


Nancy Shull
Clerk-Treasurer

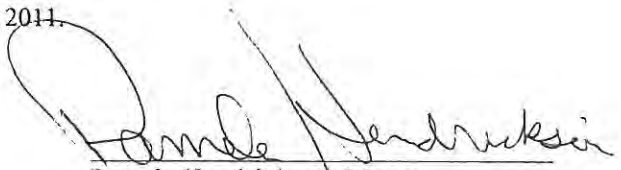

Pamela Hendrickson, Mayor
Presiding Officer, Council

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Chapter 1

Introduction

Purpose

Initiating the Plan

Process

Study Area

History

A. PURPOSE

Boonville began as an isolated small town, but grew to become the county seat of Warrick County. Unlike many of the other small cities in Southwest Indiana, Boonville's economy has remained steady in the last few decades. Downtown Boonville has remained an active center for the city throughout the years, mostly due to the increased traffic on SR 61 and SR 62, the Warrick County Courthouse, and recently with the addition of the Warrick County Judicial Center. In previous decades, retail dominated the Courthouse Square area, but today the Square consists of professional offices, specialty stores, and vacant store fronts.

Although downtown Boonville has not experienced the same degree of economic downturn as other smaller cities across the country, it still has issues that need to be considered. The increased traffic along SR 61 and SR 62, while it does bring activity to the city center during the daytime, has become a hindrance to pedestrians. One issue is that the demand for parking for Courthouse and the Judicial Center workers out numbers the supply. Many of the buildings desperately need façade improvements while a few need to be demolished. A lack of gathering space downtown and a lack of coordination between business owners, city officials, and non-profit organizations limit and sometimes prohibit the city from creating new festivals and special events, attracting people to downtown or selling the city as a destination.

The Downtown Boonville Revitalization Plan is designed to create a healthy downtown, turning the city center into a symbol of its rich history and community pride. The plan is designed to foster the development of new amenities, partnerships and policies that will rejuvenate downtown Boonville by the plan year of 2040.



Boonville City Hall

B. INITIATING THE PLAN

Boonville is one of several small communities in Indiana that need financial assistance to initiate a downtown revitalization plan. The Indiana Office of Community and Rural Affairs (OCRA) administer federal funds for these communities to help them complete a variety of projects. One of these funding sources is the Community Development Block Grant (CDBG) Program provided by the U.S. Department of Housing and Urban Development (HUD). CDBG funds are assigned to three smaller funds, including the Community Focus Fund (CFF).

OCRA uses CFF money to provide grants to small communities and counties with a population of less than 50,000. These funds can be used for a wide range of community improvement projects. The goal of the CFF program is to encourage communities with eligible populations (those communities with a 51 percent or greater population that is low- and moderate-income) to focus on long-term community development.

C. PROCESS

The Downtown Revitalization Plan is an 8 month process that determines potential revitalization efforts for downtown Boonville. The plan consists of five steps including:

1. introduction to the process and gathering of historical information;
2. collecting inventory and analyzing existing demographic, market and physical conditions;
3. brainstorming sessions with community members to create goals and objectives;
4. alternative project designs for the downtown; and
5. the final preferred projects, including implementation, funding and phasing strategies.

The plan is based on two public workshops that include a L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis brainstorming activity and a review of downtown alternative projects to determine the proposed final projects.

The process also includes a steering committee made up of community leaders, who helped guide the creation of the plan. They met three times in addition to meeting for the community workshops. The three additional meetings included a kickoff meeting to introduce the planning process and have an initial discussion of issues and final goals; a review session of the alternatives, goals, objectives and the input from the community

Boonville Downtown Revitalization Plan

workshop; and a meeting to discuss implementation, funding, phasing and maintenance of the proposed projects. The completed final revitalization plan is adopted by the Boonville City Council.

D. STUDY AREA

Boonville is located in Warrick County, Indiana approximately 19 miles northeast of Evansville. A study area has been defined for the Boonville Downtown Revitalization Plan, covering approximately 27 blocks with a total of roughly 121 acres. The study area includes all areas between Main Street and Locust Street (otherwise known as SR 62) and a few select streets that contain qualities that support the downtown area. See Figure 1 for the location of the study area.

E. HISTORY

1. Community

Boonville was originally platted in 1818 by Chester Elliott. The original plat consisted of 25 blocks, which were landlocked by a dense forest. By the middle nineteenth century, the Wabash and Erie Canal and the first railroads bypassed Boonville, connecting northern cities to the ports in Newburgh and Evansville. During this period of time, the city's population remained unchanged while the southern riverfront cities prospered. Boonville did not experience a commercial boom until 1873 when the Lake Erie, Evansville and Southern Railroad bisected the town. Within the first years of the railroads arrival, Boonville superseded Newburgh and became the commercial and population center of Warrick County.

2. Historic Districts and Sites

The Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana jointly conduct historic structure inventories throughout the state. This inventory identifies historic districts, buildings, structures, sites and objects for inclusion in state-wide historic preservation and documents properties potentially eligible for the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. The Gibson County/Warrick County Interim Report prepared by the Historic Landmarks Foundation identifies two historical districts, the Walnut Street Historic District and the Courthouse Square Historic District, and 53 historic sites scattered throughout Boonville. Of these historic properties considered for historic preservation, only the Warrick

County Courthouse and the Old County Jail are included on the National Register of Historic Places list. See Figure 2 for the location of Boonville's historic sites and structures.

The Gibson County/Warrick County Interim Report places properties into four designation categories:

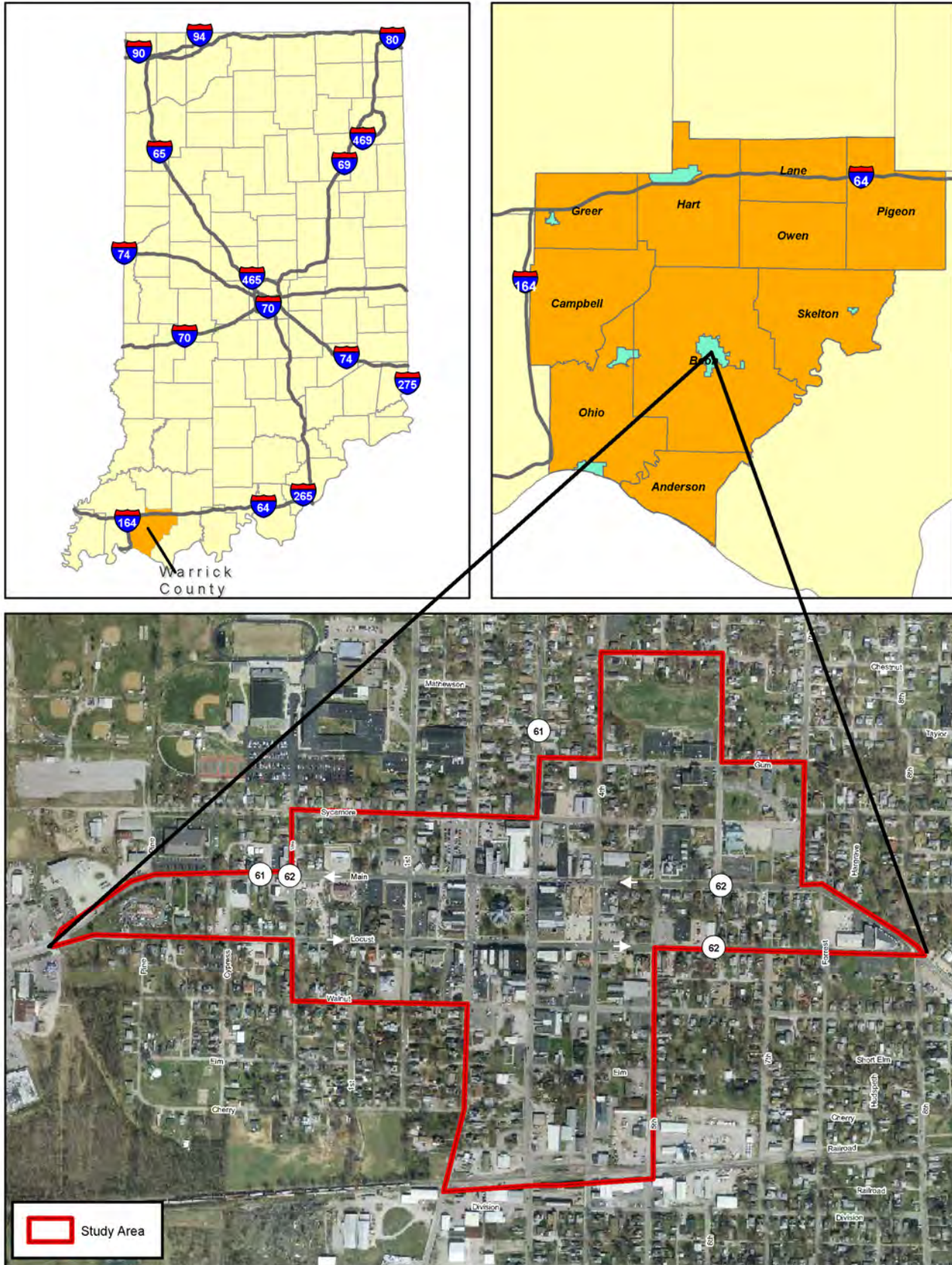
- Outstanding (O) – recommended as a potential nomination for the National Register of Historic Places.
- Notable (N) – recommended as a potential nomination for the Indiana Register of Historic Sites and Structures (lacks national significance).
- Contributing (C) – contributes to the density, continuity and/or uniqueness for the whole county or historic district, but the present condition does not appear to meet National or State designation criteria. These properties may be considered for a county or local historic register program.
- Non-Contributing (NC) – sites in historic districts that create a negative impact.

The Courthouse Square Historic District, located between Sycamore Street, Walnut Street, 1st Street and 4th Street, is a collection of early twentieth century commercial buildings resulting from the arrival of the railroad and the commercial boom that ensued. There are 82 buildings within this historic district; 12 structures are listed as Notable and five structures are listed as Outstanding.



Greek Revival/Italianate House located along Main Street.

Figure 1: Location of Study Area Map



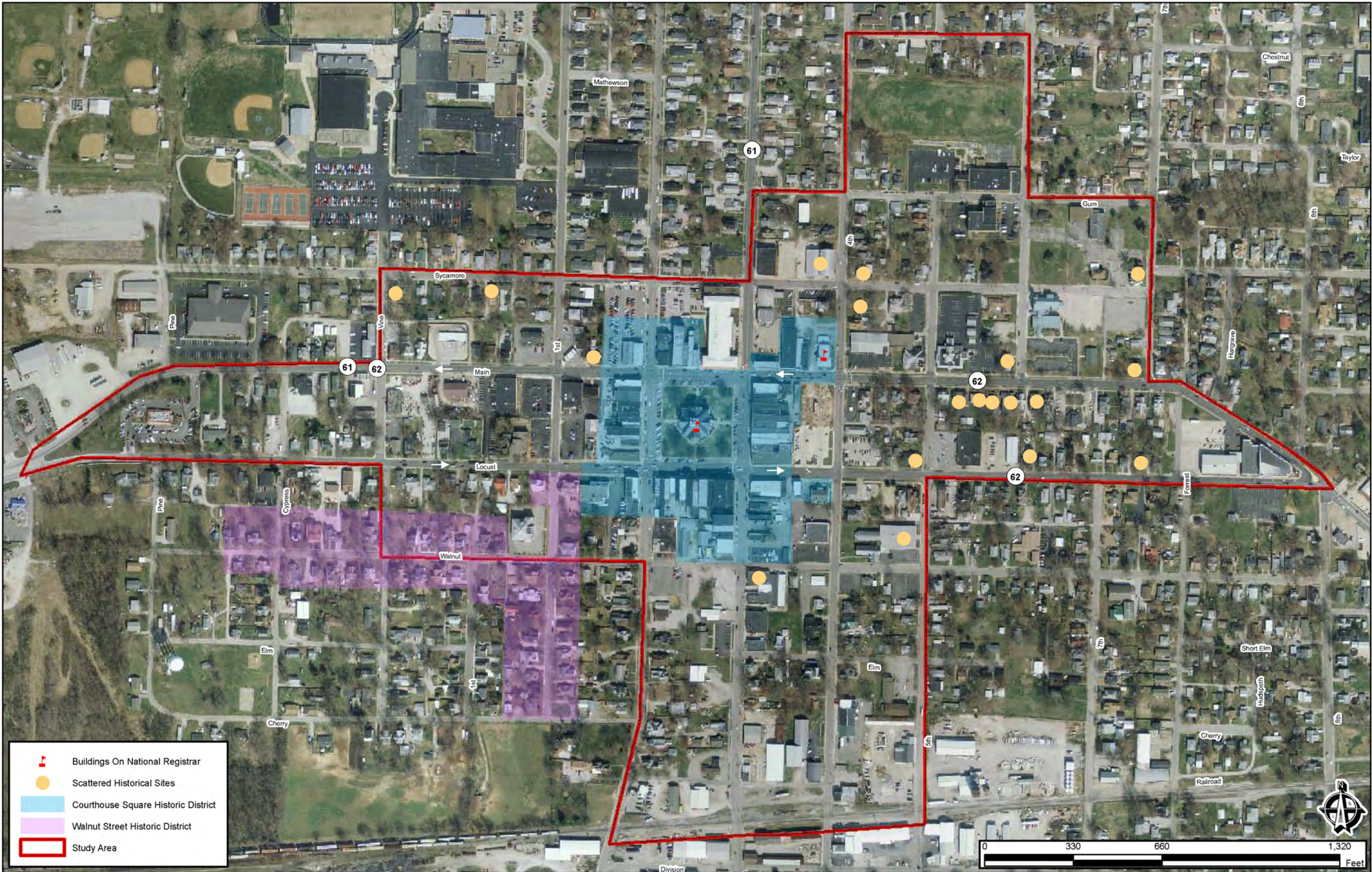
Boonville Downtown Revitalization Plan

The Walnut Street Historic District is located primarily on Walnut Street between Pine Street and 2nd Street. There are 49 buildings within this historic district; four structures are listed as Notable and five structures are listed as Outstanding.

The Boonville Scattered Historic Sites are comprised of other historic buildings in Boonville that are not located within the two Historic Districts. There are 19 scattered sites located within the downtown study area; two of which are classified as Outstanding.

The identification of properties as historic is primarily for informational purposes and makes these properties available for federal and state programs and tax incentives for historic preservation. Unless these properties are placed on a local, State or National Register of historic properties, there are no restrictions on the use, rehabilitation, reconstruction or demolition of such properties above the zoning and building code requirements applicable to all properties in the jurisdiction. However, the National Environmental Policy Act and the National Historic Preservation Act generally protect these structures from the adverse impacts of improvement projects involving federal or state funds.

Figure 2: Historic Structures and Districts



Chapter 2

Public Involvement

Blog

Attitude Survey

Media Coverage

Community Workshops

Steering Committee Meetings



Public involvement is essential to the success of a revitalization plan.

Public participation during the planning process is essential in guiding the development of a collective vision for the future of the community. During the exchange of information and ideas, planners obtain insight into what elements of the city are unique, how past and current policies have shaped the landscape, and how to solve some of the challenges the city faces. Several forms of public participation were made available to gain ideas and opinions from Boonville residents: an informational blog, community workshops, an attitude survey, steering committee meetings and a public hearing.

A. BLOG

The Boonville Downtown Revitalization Blog was created to encourage communication between Mayor Pam Hendrickson, planners at Bernardin, Lochmueller & Associates and VPS Architecture, and residents of Boonville. The website was used to announce public participation events, provide links to the attitude survey and other plan-related information, as well as provide results generated by the community visioning workshops and survey. The website also contained a section for residents to interact with the planners, voice their opinions and make recommendations.

B. ATTITUDE SURVEY

The attitude survey was posted on the Boonville Revitalization Blog on August 11, 2010. A paper version of the attitude survey was also available at City Hall. The attitude survey was created to capture the sentiment of residents towards various existing and

proposed elements in the downtown area. The survey also provided insight into what role the downtown area plays in Boonville's economy.

Of the 37 surveys collected, 54 percent were filled out by women. The majority of the surveys were completed by residents between the age of 35 to 44 (43 percent). Only 11 percent of participants stated that they lived in downtown Boonville, while 54 percent of respondents lived outside of Boonville.

Overall, respondents express their general satisfaction with attractiveness, cleanliness and safety of the downtown area. The survey revealed that respondents felt the addition of new sidewalks (65%), street furniture (76%), and more retail options (76%) were extremely important to the revitalization of downtown Boonville. Although over half of the respondents felt adding a gathering area/park, streetlights and parking were important, there was a strong indication that not all respondents agreed with it being necessary. See Appendix A for a copy of the survey and the survey results.

C. MEDIA COVERAGE

The Boonville Standard Newspaper assisted in the revitalization planning process by continually providing updates on the progress of the plan as well as providing articles on community workshops. Members of the Boonville Standard attended every community workshop and steering committee meeting. Channel 14 WFIE and Channel 25 WEHT covered some of the Community Workshops on their evening and nightly news, showing some of the issues surrounding the downtown area and providing a glimpse of recommendations developed during the steering committee meetings. See Appendix B for copies of articles about the Revitalization Plan.

D. COMMUNITY WORKSHOPS

Community workshops are the most effective public involvement component used during the community planning process. Workshops are typically used as the primary method for residents to discuss their opinions of the current state and future of their city with city officials and planners. During the downtown revitalization planning process, Boonville held two community workshops with the help of planners from Bernardin, Lochmueller & Associates and VPS Architecture, including the Visioning Workshop and the Alternatives Workshop.

CW 1 – Visioning Workshop - Tuesday, June 29th, 2010

Visioning workshops are held to guide the project decision making process by determining the current state of downtown Boonville, community values, and the city's goals. During this four-hour workshop, the group of 29 residents participated in a L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis exercise. Participants were asked four questions during the L.A.N.D. analysis process:

1. If an individual or family was thinking about moving to the Boonville area, what would you share about this community and downtown area to make this their home? (This question identifies assets.)
2. People are often guilty of doing everything possible to avoid dealing with their weaknesses even though we know it is best to identify your weaknesses and try to improve them. With this said, what do you see as areas of weakness that need attention? (This question identifies needs.)
3. Thinking outside of the box, what opportunities are possible for this community, if it is able to capitalize on its strengths in order to address its weaknesses? (This question identifies dreams.)
4. What would prevent us from meeting the identified needs and dreams for downtown Boonville? (This question identifies liabilities.)

Through these questions, the workshop developed a list for each L.A.N.D. category. An excerpt of the list created during the workshop is included below: (See appendix C for the full list of L.A.N.D. analysis results.)

Liabilities

- Money
- State/INDOT
- Apathy
- Antiquated ordinances that prohibit growth
- Denial of problems

Assets

- Safe city, low crime rate
- Charming downtown
- Great school system
- Close proximity to many metropolitan areas (Louisville, St. Louis, Nashville, Indianapolis)
- Beautiful Courthouse

Needs

- Improve the appearance of downtown
- Improve parking around the interior of the Square
- Grow business opportunities
- Improve sidewalks and build bike paths that link important features of the city
- Be more aware and promote heritage and history

Dreams

- Parking garage
- Outdoor cinema
- Pocket park utilizing existing and future vacant lots
- Consider HUB zones/TIF districts
- Improve signage/ period signage



Twenty nine residents participated in the visioning workshop, ensuring that their ideas to improve downtown Boonville were taken into consideration during the development of the plan.

Each list created during the L.A.N.D. analysis played an important role in the development of the revitalization plan. Many elements in the Existing Conditions Chapter (Chapter 3) were created from the list of Assets. The Assets list also assisted in the development of the Vision Statement (as seen in Chapter 4). The Recommendations Chapter (Chapter 6) was developed with the use of the Needs, Dreams, and Liabilities lists. Understanding the liabilities of the city was instrumental in understanding how to overcome these barriers in order to create a reasonable list of short-term and long-term projects. Needs and dreams identified during the visioning workshop provided necessary information for the creation of goals and objectives.

CW 2 – Alternatives Workshop - Tuesday, July 27th, 2010

The first half of the workshop was dedicated to reviewing goals and objectives developed by the planning team. The 10 community members in attendance spent time discussing the draft goals and objectives to ensure that they were attainable and would help the community reach their overall vision for downtown.

The second half of the meeting was used to discuss the downtown alternatives created by the planning team. Based on the L.A.N.D. exercise from the first community workshop, the planning team identified key projects and alternatives for the downtown area, including a new pocket park that could be used for festivals and movies in the park, the creation of additional parking spaces around the Square, and wayfinding signs and an informational kiosk that will allow the downtown area to be more tourist- and shopper-friendly. These alternatives were presented to the community for input and discussion. Several changes and suggestions were made by the attendees.

E. STEERING COMMITTEE MEETINGS

The steering committee's role in the Boonville Downtown Revitalization Plan was to give guidance and monitor the planning process. The committee met with planners from Bernardin, Lochmueller & Associates and VPS Architecture for three two-hour sessions. Twelve members were appointed to the steering committee by Mayor Pam Hendrickson. These members were chosen due to their demonstrated commitment to improve Boonville.

SC 1 – Kickoff Meeting - Friday, June 4th, 2010

The kickoff meeting was held with the steering committee to begin the downtown revitalization planning process. The first meeting gave the committee members an opportunity to voice concerns and opinions about the current conditions of downtown Boonville and to identify appropriate boundaries for the revitalization plan's study area. Following the discussion, planners from Bernardin, Lochmueller and Associates and VPS Architecture encouraged committee members to join them for a walking tour of downtown. The walking tour helped identify important issues regarding traffic safety, parking, delivery access for businesses, and existing dilapidated and vacant buildings. The tour also assisted

in the generation of some initial ideas to improve the function and physical appearance of downtown.



The project team and steering committee members toured downtown together in an effort to identify strengths and weaknesses of the study area.

SC 2 – Alternatives Workshop - Friday, August 13th, 2010

During the second steering committee meeting, the committee reviewed the results of the Community Visioning workshop and assisted in finalizing the downtown's goals and objectives that were developed during the second community workshop. The steering committee also worked together to form a vision statement that represented the future of downtown Boonville. Establishing a vision statement is essential to the development of the revitalization plan because it displays the values Boonville upholds, the intent to preserve the city's rich heritage, and rationale to enhance the city center for future growth.

The Downtown Boonville Vision Statement is as follows:

“Downtown Boonville will continue to be a great place to live, work, play, and visit, by focusing on the heritage, charm, and small town feel that the downtown has to offer. Downtown Boonville will become a historically rich destination with a mix of unique and family-owned businesses, diverse activities, festivals and events, and recreational opportunities.”

Following the development of the visioning statement, the committee proceeded to review potential projects created during the second community workshop,

ensuring that the projects supported the identified goals and objectives. During this phase, some projects were edited or removed.

SC 3 – Implementation Workshop - Friday, September 24th, 2010

The implementation workshop allowed steering committee members an opportunity to review the finalized list of projects and begin the process of identifying possible funding sources. Each project was assigned to a category on a phasing time schedule, either short-term, mid-term or long-term. The last exercise members participated in called for the development of a list of individuals or groups that would be interested in overseeing the completion of projects. This list was made strictly to be used as a reference resource for the mayor and will not be included in this plan.

Chapter 3

Existing Conditions

Demographics

Market Conditions

Physical Aspects

Before Boonville residents can create a vision for their future, the city's past and present must be studied and understood. The history of a community helps to understand how it got to where it is today. Looking at where it is today helps to understand what is needed to reach future goals. This is why it is essential to understand the existing conditions of a community. The demographic characteristics, market conditions, existing land use, vacancies, and building and sidewalk conditions help identify the city's most critical needs.

A. DEMOGRAPHICS

1. Population Characteristics

In 1990, Boonville had a population of 6,724 people. By 2000, the population had increased by 110 people to a total of 6,834. However, the 2009 Census Estimate shows a total population of 6,838, meaning there has only been a slight population increase of four people in nine years. Eight percent (546 persons) of Boonville's total population lived within the downtown study area in the year 2000.

2. HOUSING CHARACTERISTICS

a. Housing Units

There were 2,843 housing units in Boonville in 1990. Between 1990 and 2000, only 98 units were gained, increasing the total of housing units to 2,941. Approximately ten percent (294) of the housing units were located within the downtown study area.

b. Occupied vs. Vacant Housing

In 2000, 2,701 of Boonville's housing units were occupied (92 percent), leaving 240 units vacant (8 percent). In the downtown study area, 260 units (88 percent) were occupied, meaning 34 units (12 percent) were vacant.

c. Renter- vs. Owner-Occupied Housing

In 2000, 1,990 housing units were owner-occupied in Boonville, which was 74 percent. The remaining 711 (26 percent) of the housing units were occupied by renters. In the downtown study area, 131 units (50 percent) were owner-occupied. One hundred and twenty nine units (50 percent) were renter-occupied.



Many of the buildings in downtown contain vacant upper floors that would best be used as additional housing units or office space.

B. MARKET CONDITIONS

Knowing what people buy and where they make the majority of their purchases is important to understand the economy of a community. Although Boonville may attract people from Chandler, Newburgh, and the surrounding area, survey results showed that more people in Boonville do the majority of their shopping in Evansville than in Boonville. More options on the east side of Evansville, which is less than 30 minutes away, lead more people to do their shopping and socializing there rather than their in own community. Of those people taking the survey, 70 percent did their grocery shopping and other small purchases in Boonville but outside of downtown. This shows that daily needs are available for Boonville residents, but either on the edge of town or outside of the city limits.

Data from Claritas, Inc. was used to determine the gaps and surpluses in the Boonville economy. Claritas, Inc. uses the Consumer Expenditure Survey from the U.S. Bureau of Labor Statistics to determine demand and the Census of Retail Trade from the U.S. Census to determine supply. The available data gives estimates for retail sales (supply) and consumer expenditures (demand). This data was obtained for downtown Boonville (0.25 mile radius from the city center), the City of Boonville (one mile radius from the city center) and the Boonville trade area (five mile radius from the city center). The table in Appendix D shows the supply and demand for these three areas based on the data



Restaurants located within the Square provide more night-life opportunities.

from Claritas, Inc., including the percent of what the local businesses supply in each merchandise category. For example, in the groceries and other foods category, the supply in the Boonville trade area is estimated to be \$12,612,621, while the demand is \$38,105,033. Therefore, local businesses in the Boonville trade area are only supplying 33 percent of the demand. (Note: The supply and demand data are used for planning purposes only. A more detailed market analysis should be completed before determining whether a specific business would be able to succeed in Boonville.)

Overall, people in the Boonville trade area demanded an estimated \$220,191,071 in retail purchases in 2010, but local businesses only supplied \$93,621,276 in retail sales. Therefore, only 43 percent of the demand is supplied by local businesses.

The data does however reveal some positive information for the downtown area. The groceries and other foods category is supplying 178 percent of the demand from downtown residents. This means that people from outside of the downtown area come to the IGA or Posey's Market to do their shopping. Overall, the downtown

area supplies 112 percent of the demand for all retail purchases. This shows that downtown businesses do attract people who live outside of downtown. Because many retail categories in the city and trade area supply less than 50 percent of the demand, new businesses downtown that create a variety of shopping options should attract even more people downtown. This also shows that the supply, especially of groceries, could support additional residential units downtown.

C. PHYSICAL ASPECTS

1. Land Use

The term Land Use is defined as the manner in which a parcel of land is used or occupied. The land use of the city should be balanced; the city should have an adequate number of parcels devoted to residential land use to justify the amount of parcels dedicated to commercial and industrial land use. Similarly, land uses should be compatible to adjacent parcels; residential land uses should not be adjacent to heavy industrial properties, but are compatible with green space and commercial properties. The level of compatibility and balance between land uses can positively or negatively alter the physical, sociological, economic, and health of a community. See Figure 3 for Existing Land Uses in the downtown study area.

a. Residential

The residential land use category includes single-family detached dwellings, mobile homes and multiple-family attached dwellings. Thirty two percent of the downtown study area (or 39.3 acres) is designated as residential land. Of these 39.3 acres, only 3.1 acres is designated as multi-family. There are four mobile homes located within the study area using approximately 0.6 acre of land. Approximately 1.2 acres of residential land is vacant.

b. Commercial

The commercial land use category includes three types of use:

- Professional offices (doctors, dentists, optometrists, insurance agents, tax accountants, banks, real estate agents, engineers, surveyors),
- Retail (retail stores including grocery stores, hardware stores, drug stores, gasoline stations, department or discount stores, appliance stores, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment sales) and

Figure 3: Existing Land Use

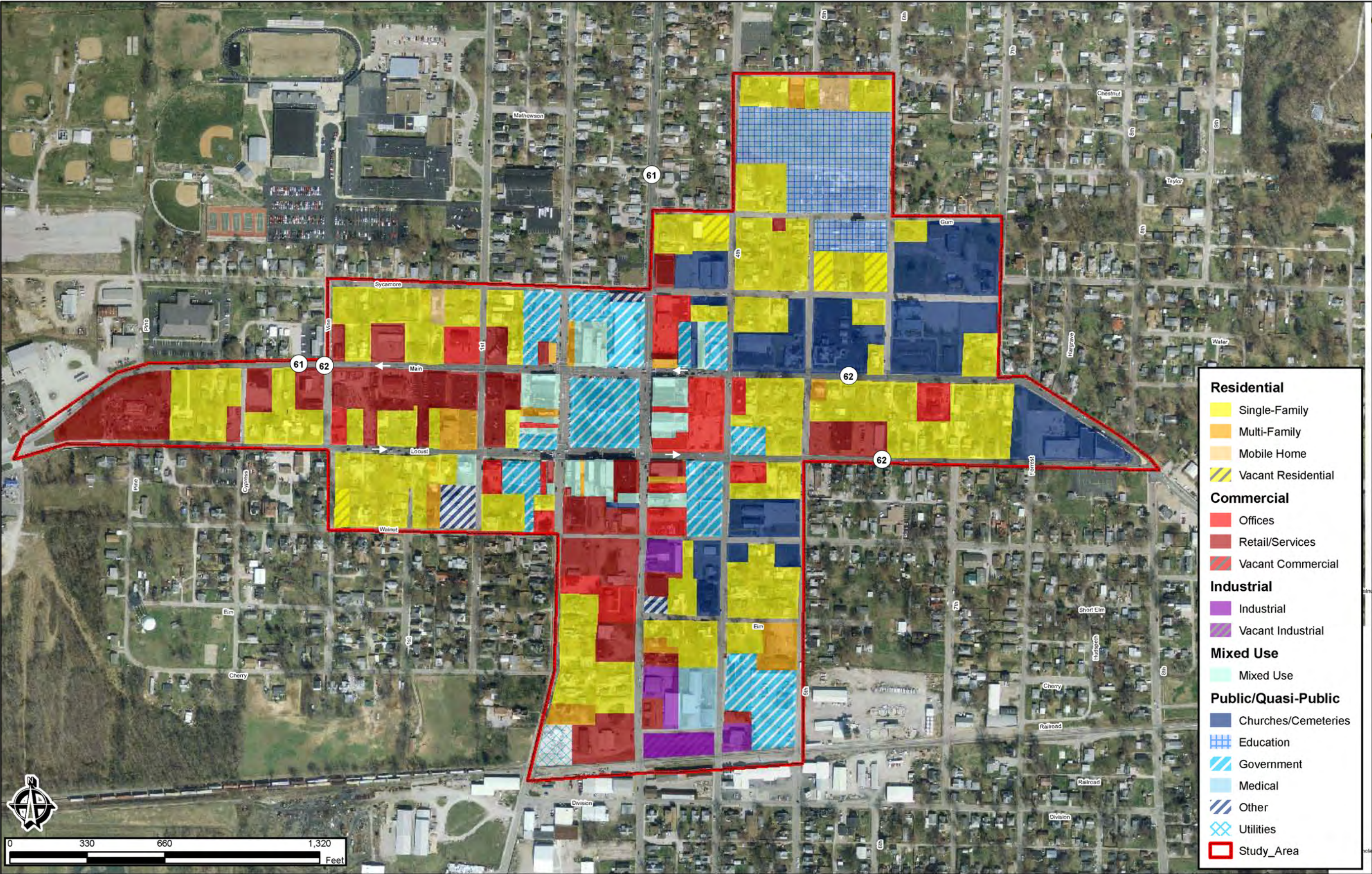
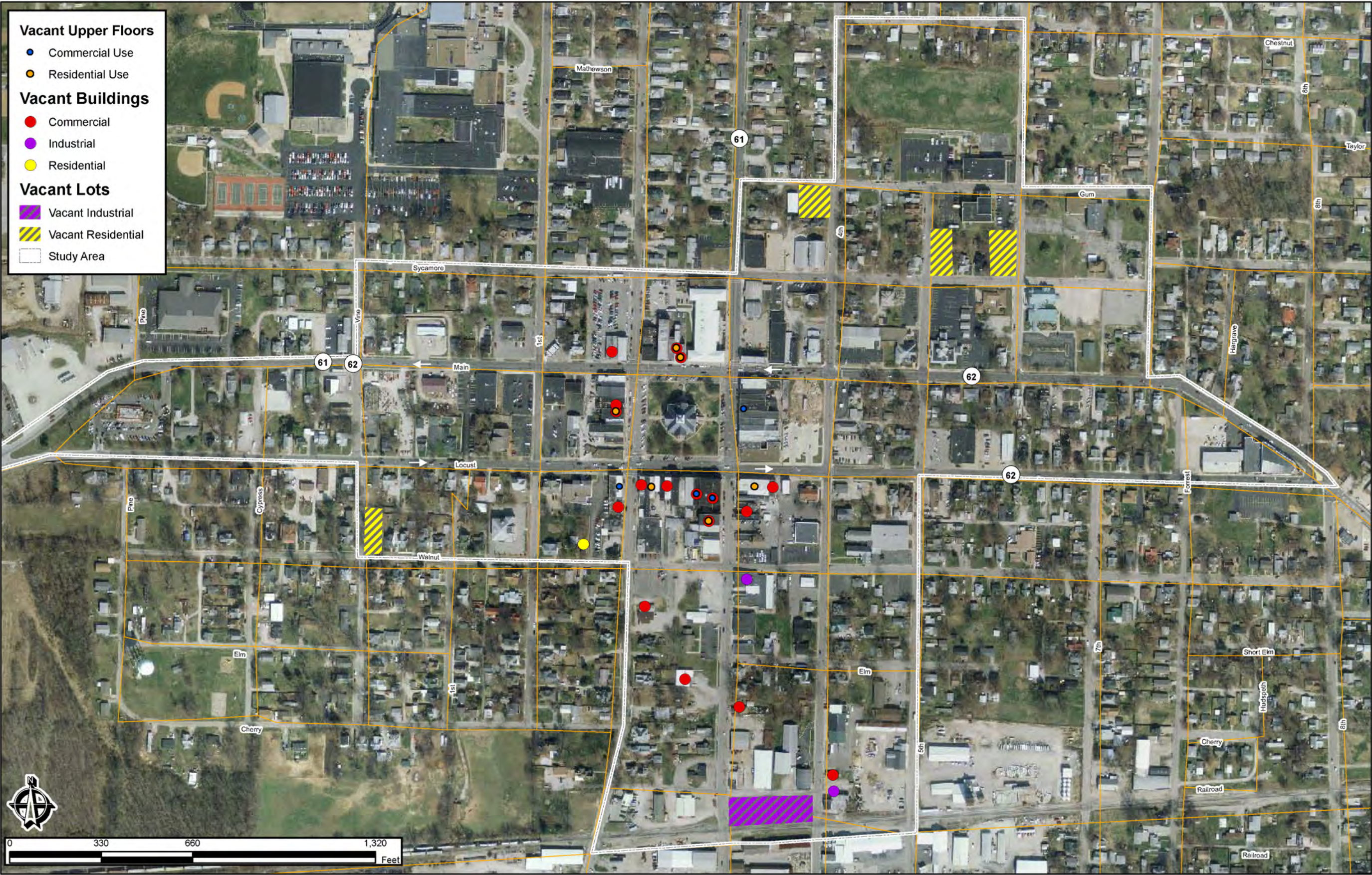


Figure 4: Occupied and Vacant Buildings



- Services (hair and nail salons, barbershops, gyms, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment repairs).

In the downtown study area, 22.1 acres of land are currently being used as commercial. Approximately 6.2 acres of the 22.1 acres are used for professional offices while 15.9 acres are used for retail and services. There are no vacant commercial lots in Boonville.

c. Industrial

The industrial land use category includes light industrial uses, heavy industrial uses, and the recycling center. Uses that involve the manufacturing of products from secondary parts and can be contained within a structure are generally considered light industrial uses. Thus, light industrial uses include warehousing, wholesaling and manufacturing from parts supplied to the site.

Heavy industrial uses involve the manufacturing and processing of products from raw materials or the extraction and processing of raw materials. Heavy industrial uses involve the outdoor storage of raw materials and products. Currently, there are no heavy industrial properties located within the downtown study area.

Industrial land use makes up approximately 1.8 percent (2.2 acres) of land in the downtown study area. Of the 2.2 acres of industrial land in downtown Boonville, 0.7 acre is considered vacant industrial land.

d. Public/Quasi-Public

The other land use category includes public and not-for-profit community facilities that serve the community, including churches, schools, medical facilities, recreational facilities, governmental uses and other institutional facilities, as well as utilities. There are 33 acres of public/quasi-public land in the downtown study area. Of the 33 acres, churches/cemeteries make up 14.4 acres while government buildings make up 9.6 acres.

e. Mixed-Use

Mixed land use is defined as land used for multiple purposes. In the case of Boonville, the majority of the mixed land use consists of a combination of retail/services and professional offices or a residential and commercial. The majority of these are located on the Square where second and third floors have a different use than the first floor. Approximately 3.6 acres of land in downtown Boonville is considered to be mixed land use.

2. Occupied and Vacant Buildings

During the land use survey of the downtown area, completed in the spring of 2010, there were 285 buildings located within the study area. This included 164 residential buildings, 90 commercial buildings, five industrial buildings and 26 public/quasi-public buildings. The land use study revealed that seven percent of buildings were completely vacant while 3.5 percent of buildings had vacant floors. Vacant buildings in the downtown area include 17 vacant commercial buildings, one vacant house, and two vacant industrial buildings. Most vacant floors, taken from a visual inspection from the sidewalk, included six floors that appear to be for residential use and four for commercial uses. A few of the vacant buildings are in such poor condition that reusing them might not be an option. See Figure 4 for a map of occupied and vacant buildings.

3. Existing Zoning



The loss of the Prime Foods company to the suburbs has resulted in a large vacant facility and surface parking lot in the downtown area.

Downtown Boonville is divided into multiple zoning districts, as shown in Figure 5.

The five following categories of districts can be found within and/or around the downtown area:

- **R-1 Residential District** - established to include areas for single family residences.
- **R-2 Residential District** - established to include areas for single-family, two-family and multi-family residences.
- **C-1 Commercial District** - established to include areas that are in close proximity to residential uses and provide convenient retail and personal service needs with a minimum impact on the surrounding residential areas.

Boonville Downtown Revitalization Plan

- **C-2 Commercial District** - areas for business and service establishments that provide for the everyday shopping needs of the community.
- **L-1 Light Industrial District** - areas established for uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products but excluding basic industrial processing. In addition, the uses permitted in an L-1 district are neither offensive nor injurious to the surrounding areas by reason of emission or creation of noise, vibrations, smoke, dust or other particulate matter, toxic or noxious materials, odors, fire or explosive hazard or glare or heat.

4. Building Conditions

a. Commercial and Industrial Building Conditions

A windshield survey of the commercial and industrial buildings in the downtown study area was completed to get a better understanding of the building conditions. The entranceway, doors, windows, paint/façade condition, interior, and roof were analyzed for each building. The survey was done from the street and sidewalk, so the interiors of the buildings were only observed through the windows. If a building was occupied, then the interior was considered to be in excellent condition; if the building was vacant, the interior was rated on how much work appeared to be needed before it could be occupied.



Building conditions surrounding the Courthouse Square can set the atmosphere of Boonville.

The commercial building rating system ranked each category from 1 through 4 (excellent through poor) as follows:

- **Entranceway**

- 1 - *Easy access and no obstructions*
- 2 - *Slightly cracked pavement, but access is still relatively easy*
- 3 - *Pavement is cracked enough to affect access*
- 4 - *Cracked or uneven pavement, or steps up into the doorway*

- **Doors**

- 1 - *New or well-kept original doors that do not have chips in material or broken glass*
- 2 - *Minor repairs needed, such as new paint*
- 3 - *Several repairs needed, such as new paint, dents removed or new glass panels*
- 4 - *Does not seal all the way and needs major repairs*

- **Windows**

- 1 - *All new or original windows that are not broken or boarded up*
- 2 - *Minor repairs are needed and the windows are the original size*
- 3 - *The glass is cracked or hazy, windows are smaller than what they originally were and "filler" material (like siding) has been placed between the window and the structure*
- 4 - *Broken out or boarded up*

- **Paint/façade condition**

- 1 - *The original brick/material is still exposed and repairs have recently been made*
- 2 - *Minor repairs are needed to paint or facade material*
- 3 - *Several repairs needed to paint or facade material*
- 4 - *Missing siding or bricks or holes in exterior walls*

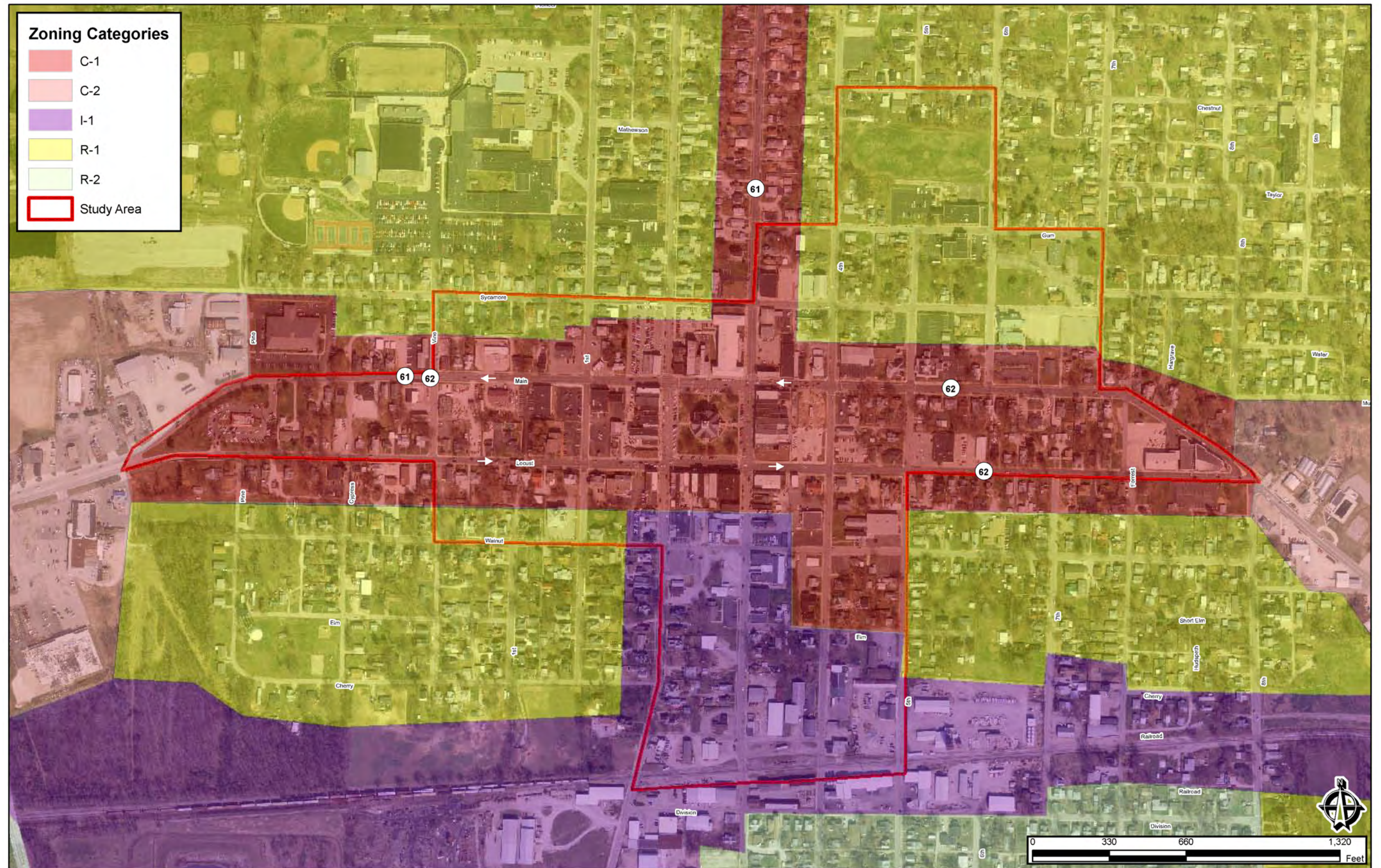


Figure 5: Zoning

Figure 6: Building Ratings



- **Interior**

- 1 - *Currently being used or is ready to be used*
- 2 - *Ready to use with minor repairs*
- 3 - *Needs quite a bit of work to be ready for use*
- 4 - *Missing walls, sagged ceiling, needs to be cleaned out*

- **Roof**

- 1 - *New and no repairs needed*
- 2 - *Minor repairs needed*
- 3 - *Numerous repairs needed, missing shingles*
- 4 - *Holes, dips or missing sections*

After the windshield survey was complete and each category had received its numerical ranking, the numbers were averaged to determine the overall ranking of the building. In general, the lower the overall ranking, the better the condition of that building. This rating system allows for each building to receive a ranking even if all of the categories cannot be determined (i.e., the roof may or may not be included, depending on its visibility from the street).

Of the commercial and industrial buildings rated in the downtown study area, the majority of properties were rated to be in excellent condition. Although these properties were listed in excellent condition, many of these buildings had at least one category that needed a minor repair. Twelve buildings received a fair condition rating, meaning two or three areas needed minor repairs. Finally, two buildings were considered to be in poor condition, meaning that major repairs were needed. These buildings are the ones that may be beyond repair at this point and consideration should be made to tear them down. Figure 6 shows the final building ratings.

b. Housing Conditions

The status of housing conditions in the downtown study area was inventoried in the Spring of 2010. A rating system was created to rate houses based on exterior appearance only. The rating system ranked houses from A through E as follows:

- A – Extremely well-kept house with no maintenance needs.
- B – Well-kept house with minor maintenance needs. Paint and minor repairs to the roof, siding, gutters, windows and doors are needed.

- C – House with minor maintenance needs. Deteriorated paint and shingles are visible and numerous minor repairs to the roof, gutters, siding, windows and doors are needed.
- D – House with major maintenance needs. Major repairs to the roof, gutters, siding, windows and doors are needed, but such repairs appear to be possible and the structure is still livable.
- E – House with major maintenance needs and appeared to be unlivable. The combination of major repairs and/or observable structural defects, including components of the roof, siding, windows, or doors missing. These houses appear dilapidated to the point that it would be economically unfeasible to fix and are clearly unlivable (burned out or boarded up structures are included in this category).

Several key factors helped to determine the rating of each house. The condition of the roof was one of the most important factors. A house with an older roof that needed new shingles was rated a B, depending on the severity; however, if the roof also had small dips, the house was rated a C. If there were major dips in the roof, the house was rated a D. The house was rated E if there were visible holes in the roof. The condition of the windows was also important. Houses with older windows that needed painting were rated a C, while houses with boarded up windows received an E rating. The condition of the yard was also considered in the rating. Overgrown lawns, unkept flowerbeds and landscaping, furniture or appliances in the yard, and junk cars brought down the rating of the house.



The majority of houses located in the downtown study area are well-kept.

In general, most houses located in the downtown Boonville study area are well maintained with very few receiving low ratings. Only six houses received a rating of C and five homes received a rating of D. There were no E rated houses identified. Figure 7 shows the houses that are rated C or D.

5. Sidewalk Conditions

The condition of the sidewalks plays an integral role in the collective ambiance of the city. Broken sidewalks are not only difficult to walk on, but can also be a subtractive element to the appearance of surrounding buildings. In general, sidewalks located around the Courthouse Square area are in good to excellent condition. Other sidewalks located within the study area are in a wide range of conditions, from non-existent to excellent. Some property owners have made an effort to rejuvenate their sidewalks on their own, however most sidewalks that are in poor condition or are non-existent are located west of the Courthouse area along Locust Street, Main Street, Sycamore Street and Walnut Street.



Sidewalk conditions in the downtown area range from new to impassable.

6. Streetscape

The windshield survey also included creating an inventory of the existing street furniture in downtown Boonville. These elements included objects such as street lighting, benches and planters. These were not ranked like the building conditions and sidewalks.

The streets surrounding the Square contain more street furniture than anywhere else in the city. This area displays multiple planters, monuments, and a few benches. South of the Square, along South 3rd Street, businesses have placed decorative lighting along their parking lots. The former Prime Foods building has placed a clock at the corner of Walnut Street and South 3rd Street.

Lighting in the study area is ample; however, the fixtures are not attractive and do not promote the image that Boonville is striving to obtain. There is a lack of garbage cans in the study area; however, the city does a good job of keeping sidewalks and streets free of litter.

7. Traffic Conditions

There are two main thoroughfares that travel through downtown Boonville, State Road 61 and State Road 62. The two state roads are also known as Main Street and Locust Street. Locust Street accommodates vehicles traveling eastward while Main Street accommodates vehicles traveling westward.

In general, most streets located within the downtown area have modest traffic volumes; however, the two state roads, carry approximately 10,000 passenger vehicles and 500 to 1,000 commercial vehicles a day through the downtown area.

The higher traffic volumes on Main Street and Locust Street can be viewed as beneficial or detrimental to the downtown businesses. Residents have voiced their fears regarding the safety of pedestrians crossing streets within the Courthouse Square area. Residents using the angled parking around the Square are also subject to safety issues when attempting to back out of their parking space into SR 61 and SR 62 traffic.

Although the traffic may be deemed a nuisance, the increased traffic is an important element in the image of an active downtown. The traffic allows businesses to increase their visibility in the community, enabling them to entice new customers who are simply passing by en route to another destinations.

Figure 7: Streetscape

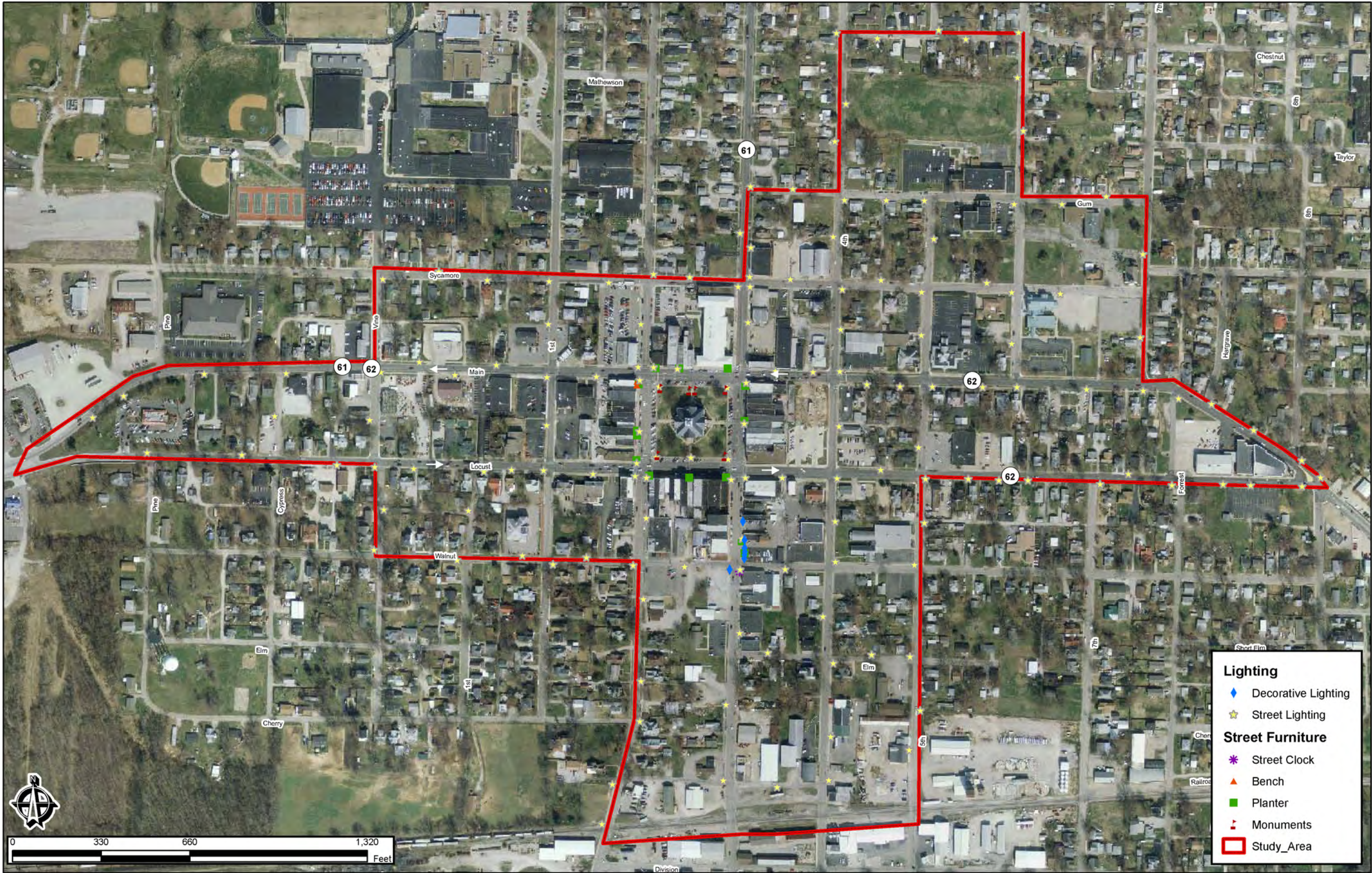
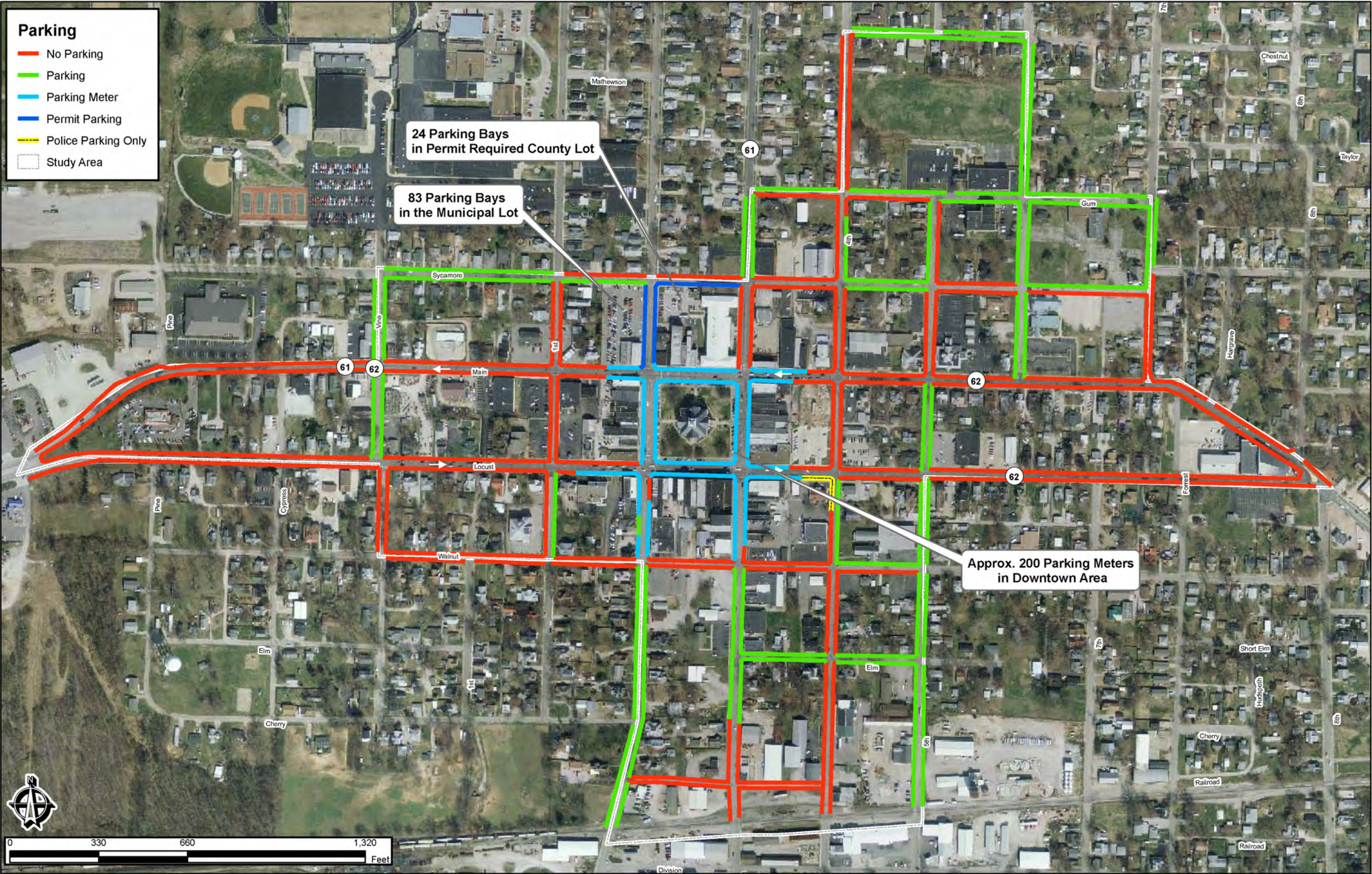


Figure 8: Parking



The eventual creation of the SR 61 Bypass around the downtown area is expected to decrease the number of commercial vehicles using Locust Street and Main Street.



Higher traffic volumes in the downtown area do attract more customers for local businesses, but may also cause some safety concerns.

8. Parking

The municipal parking lot located on the corner of Main Street and 2nd Street is the largest parking lot downtown. This lot contains 83 parking spaces for Courthouse employees as well as public use. An additional 23 permit-only parking spaces are available behind the Courthouse Annex Building. There are approximately 200 metered parking spaces surrounding the Square and adjacent streets. Metered parking spaces are intended for short-term parking at local businesses. See Figure 8 for parking locations.

Chapter 4

Goals and Objectives

Community
Amenities
The Square
The Corridor
Recreation and Tourism

A. VISION STATEMENT

Based on public input through the attitude survey and L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis during the Visioning Workshop, multiple vision statement examples were created by the Planning team. During the second Steering Committee meeting the Vision was refined. The Vision Statement for the future of Downtown Boonville is:

“Downtown Boonville will continue to be a great place to live, work, play, and visit, by focusing on the heritage, charm, and small town feel that the downtown has to offer. Downtown Boonville will become a historically rich destination with a mix of unique and family-owned businesses, diverse activities, festivals and events, and recreational opportunities.”



Community workshops provide an opportunity for residents to participate in local decision making.

B. GOALS AND OBJECTIVES

1. Community

A feeling of community is dependent upon those things that bring people together and make people proud of what their downtown has to offer. Cultural and social opportunities, including parks, festivals, concerts, and special events, are vital in creating community feel. Volunteer groups, non-profits, and business owners can work together to get people involved in creating that feel.

a. Goal

Create a positive feeling of community in Boonville where all organizations and individuals are willing to work together for the betterment of the downtown.

b. Objectives

- Consider hiring a full-time or part-time grant writer that focuses on winning grants for downtown projects.
- Coordinate efforts between the city and local organizations, such as local churches, the Kiwanis Club, Lions Club, etc. to complete projects downtown.
- Ensure coordination of planned improvements by the city, school corporation, parks department, and social organizations so that all groups are aware of planned projects from other groups.

- Increase awareness of downtown activities, businesses, special events, and city decisions through the city website, Warrick County Chamber of Commerce, email, Facebook and Twitter notifications, the Boonville Standard paper and website, WBWL AM 1540, and other local media.
- Increase interaction between the city, county and schools to get students more involved in local government.
- Get the youth involved in keeping the downtown area clean, especially along Main Street and Locust Street. Youth organizations, such as the Boy Scouts and Girl Scouts, could create awards and recognition opportunities for volunteers who work to clean up the streets, while schools could create an alternative to detention or Saturday school.
- Promote organizations such as Hope Central and encourage other social service organizations to create centers in downtown Boonville.
- Encourage the organization of a downtown neighborhood watch program.

2. Amenities

Amenities are those things that fulfill the wants and needs of people in a community. Grocery stores, specialty shops, banks, restaurants, and coffee shops are just a few of the places where citizens can get what they want and need. When a downtown offers these amenities, residents will spend more time and money downtown than in other communities.

Boonville Downtown Revitalization Plan



Seasonal banners and period lighting can enhance the aesthetics of downtown Boonville.



Planters can also function as seating.



An informational kiosk can display information regarding local attractions and events.

a. Goal

Create a dynamic downtown where both residents and visitors have multiple opportunities for working, living, shopping, and entertainment.

b. Objectives

- Add a Wi-Fi network that is available to all businesses downtown, which would help draw people to the existing restaurants, as well as encourage others to open restaurants and coffee shops downtown.
- Consider creating a HUB Zone or TIF district downtown to help pay for improvements downtown.
- Continue to develop the tax incentives program to help bring new small businesses and lofts to downtown Boonville.
- Encourage business owners to develop lofts on the second and third floors of buildings.

3. The Square

The Square is the focal point of the City of Boonville and all of Warrick County. It is important to set it apart from everything else in the area, through a unified look and feel for the Courthouse and surrounding buildings.

a. Goal

Create a sense of place around the Courthouse that distinguishes the Square as the focal point of the city and a destination for people from Warrick County and surrounding counties.

b. Objectives

- Make improvements to the appearance of the Square by:
 - reconstructing sidewalks,
 - improving curb and gutters,
 - burying utility lines,
 - replacing existing street lights with period (historical) lighting,
 - adding planters with seating in front of businesses,
 - adding seasonal banners on street lights, and
 - encouraging businesses to make façade improvements.

- Make the Square more pedestrian friendly by:
 - adding an informational kiosk in front of City Hall with a calendar of events, parking maps, etc.,
 - adding benches on the Courthouse lawn and in front of businesses,
 - adding bicycle racks,
 - adding drinking fountains with faucets, and
 - improving and adding period signage.
- Add informational signs on the Square that list businesses, annual events, and parking locations.
- Seasonally decorate the Courthouse and match the decorations with seasonal banners on street lights.
- Initiate a “beautiful downtown” awards program sponsored by the city and/or a downtown business owners association, which provides an annual award for businesses downtown with attractive facades, planters, benches, tables, etc. This will encourage business owners to beautify their buildings.
- Consider moving the Farmer’s Market from the Boonville-Warrick County Public Library parking lot to the Courthouse Lawn and/or 2nd Street between Main Street and Locust Street or Locust Street and Walnut Street.
- Consider adding signs to parking meters listing free parking at meters from 4:00 PM to 8:00 AM and all day on Saturdays, Sundays, and holidays.
- Consider replacing parking meters on the Square with parking meter boxes where drivers can pay for parking at a central location with cash or credit cards.
- Add a parking map to a new kiosk in front of City Hall that identifies public parking areas and meter prices downtown. Also consider creating a brochure with this information.
- Add a sound system on the Square that could be used for special events and seasonal music.
- Add a public restroom on the Square, either on the exterior of the Courthouse or other public building that is accessible in the evenings and weekends.
- Encourage businesses on the Square to work together to create a recurring shopping night where shops stay open until 10:00 PM or later once a month or once every few months. This would be especially beneficial during the Christmas shopping season.



Decorative bike racks placed around the Square can encourage the use of alternative modes of transportation.



Informational signs identify the location of local businesses and attractions.



Public restroom facilities can be an asset to a community that wants to accommodate festivals and events.



Decorative crosswalks not only define appropriate crossing areas but can also be used as a traffic calming measure.



Wayfinding signs assist tourists and residents to find their destination with ease.



The addition of bike lanes encourage healthier lifestyles and provide an alternative to traditional modes of transportation.

4. The Corridor

The Corridor links the east and west ends of downtown Boonville and creates gateways to downtown at each end of the one-way streets of Main and Locust.

a. Goal

Create a gateway to the downtown and a link to the Square for neighborhoods to the east and west.

b. Objectives

- Make improvements to the appearance of the Corridor by:
 - reconstructing sidewalks,
 - improving curb and gutters,
 - replacing existing street lights with period lighting,
 - adding seasonal banners on street lights, and
 - adding benches periodically near intersections.
- Add gateways at each end of Locust Street where it connects to Main Street to become a two-way street.
- Add wayfinding signs on Main Street and Locust Street that point people in the direction of the Courthouse, Judicial Center, City Hall, City Lake Park, Breckenridge Park, Scales Lake, the School Corporation Offices, Loge Elementary, Oakdale Elementary, Boonville Middle School and Boonville High School.

5. Recreation and Tourism

Recreational opportunities are becoming more and more important in communities, as people of all ages see the importance of getting outside and spending time with others. This can include a playground, walking trail, or simply a sitting park for people to gather. Tourism is also important to attract people from outside of the city and show what Boonville has to offer.

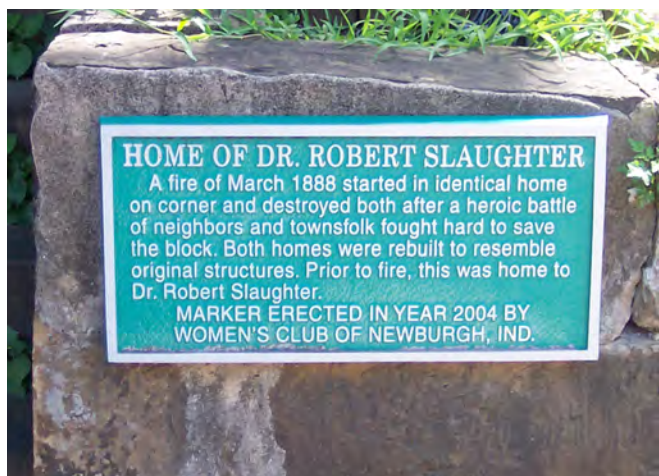
a. Goal

Create a downtown that has multiple options for recreation and is a gathering place where people can come together.

b. Objectives

- Create a promotional brochure and/or video (DVD, YouTube) for downtown Boonville that promotes recreational opportunities, annual events, and businesses, paid for through business advertising.

- Connect downtown to recreational areas in the city, especially City Lake Park and Breckenridge Park with designated trails, sidewalks, and bike paths. Also consider trails/bike paths connecting Scales Lake and the city's schools.
- Add a small downtown park for people to gather and for small events. This could be in the form of a small sitting park, such as a pocket park at the southeast corner of Locust Street and 2nd Street after removing the existing dilapidated structures.
- Add rain gardens downtown to help control water runoff. This could be included in a downtown park, as part of sidewalk reconstruction, or as a community garden.
- Consider adding other pocket parks on vacant lots in the future.
- Create a Community Development Corporation (CDC), similar to Historic Newburgh Incorporated, to complete projects associated with the Downtown Revitalization Plan, advance tourism in Boonville, organize annual events, and promote the history and historic structures of downtown.
- Consider adding an innkeeper's tax to help fund projects and events of the CDC.
- Add historical markers on structures and specific locations throughout downtown Boonville and promote the city's history through a downtown walking tour, brochure, and/or website.
- Consider adding cultural activities, including an arts and/or music festival, as an annual event downtown or by adding a cultural arts center.
- Consider adding more festivals and parades on 2nd Street and the Courthouse lawn, especially during the fall and around Christmas time.
- Add a skate park in or near downtown to provide a gathering place for kids. One possible location is at the vacant gas station near the city pool.
- Add a Friday night "Movies in the Park" series during the summer months, utilizing the existing bleachers at the Warrick County School Corporation offices.
- Encourage investors to bring a small cinema and/or bowling alley into the downtown area.
- Promote Studio Bee and help advertise this youth community center near the city pool.
- Create a fun arts competition between businesses or schools in Boonville to decorate parts of downtown during specific times of the year, such as decorating parking meters around Christmas.



Historical markers promote the city's history and can be a catalyst to increase tourism.



"Movies in the Park" events provide entertainment and offer an avenue to bring the community together.



Skate parks offer recreational and entertainment opportunities for the city's youth.

Chapter 5

Alternatives

Defining Downtown

Street Details

Green Space

Parking Around the Square

Bike Routes

Skate Park

During the community visioning workshops, Boonville residents and business owners came up with a list of projects that they would like to see happen in their downtown. The list was refined through Steering Committee meetings and the most important projects were chosen for the development of alternatives. These include:

- Define the downtown area by placing signage at the identified gateways,
- Focus on sidewalks and streetscaping elements,
- Improve pedestrian crossings,
- Connect businesses and recreation areas by using paths and bike trails,
- Create a community park with sitting area,
- Provide the youth with recreation opportunities such as a skate park, basketball court and playground,
- Increase the number of parking spaces around the Square, and
- Make downtown more user-friendly with the addition of signage.

A. DEFINING DOWNTOWN BOONVILLE

Boonville's downtown area encompasses approximately 121 acres (27 blocks). Committee members stressed the importance of "defining" historical downtown, thus making it more appealing to SR 61 and SR 62 travelers, encouraging them to stop rather than simply pass through.

To signify to state road drivers that they are now entering into the downtown area, planners felt large decorative signs should be placed at the two main east-west gateways where Locust Street and Main Street merge. Although SR 61 enters into downtown from the north and carries a considerable amount of traffic, a proper location for a large sign could not be determined.

1. Gateway Sign Sites

Potential sites for the east and west gate are discussed below as well as potential sign designs. Figure 9 shows the alternative locations for the gateway signs.

a. Gateway Site Alternative One

The first alternative site for the east side gateway sign is located on the north side of the Main Street Baptist Church adjacent to the parking lot. This large grassy area is visible from the road and already hosts various temporary signs for events and festivals. This site has enough land available to hold a large sign along with additional landscaping.

b. Gateway Site Alternative Two

The second alternative is located on the small concrete island where Locust Street and Main Street merge east of downtown. Currently, this island is painted a bright yellow. Although this site is directly in the incoming driver's line of sight, placing a sign in this area can cause safety concerns. The current lip of the island is less than two inches high from the road surface. The height of the island makes it easy for motorist to drive over the top of the island. Behind the island, there is a lane that allows motorist who are traveling east along Locust Street to switch on to Main Street to travel west. Placing a sign on this island will limit the ability of drivers in the turning lane to see oncoming traffic.

c. Gateway Site Alternative Three

Alternative site three is found on the west side of downtown in an area east of the McDonald's parking lot at the midpoint of the hill. By placing the sign at the midpoint of the hill, the sign will be more prominent; however, it will most likely be visually competing with the McDonald's sign.

This parcel of land is located within Indiana Department of Transportation (INDOT) Right-of-Way. To place a sign in this location, permission from INDOT will be required.

d. Gateway Site Alternative Four

Alternative site four is located on the south side of Locust Street directly across from alternative site three. Similar to alternative site three, this site is on a hill sloping down towards the east, which will allow maximum visibility of the gateway sign. This parcel of land is owned by a private individual who already allows temporary signs to be placed on the parcel. Due to the location and layout of this parcel, development or construction behind the desired location for the sign is unlikely to occur.

Figure 2: Potential Gateway Sign Sites



Alternative Three



Alternative One



Alternative Four



Alternative Two

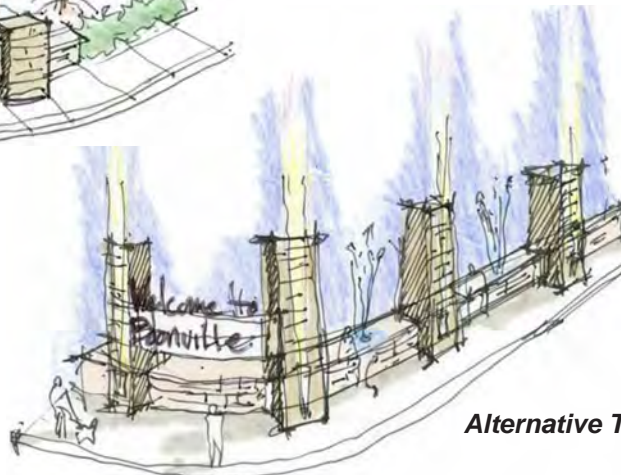
Figure 3: Potential Gateway Sign Designs



Alternative One



Alternative Two



Alternative Three

2. Gateway Sign Designs

Various sign design ideas were discussed during the second Steering Committee meeting. Planners hope to use identical gateway signs for both east and west gateways. Sidewalks are shown in the renderings; however, the hilly terrain at the west gateway may not be able to accommodate them without the construction of retaining walls. See Figure 10 for potential designs for the gateway signs.

a. Sign Design Alternative One

Sign design alternative one consists of a simple design that includes the use of two short brick columns that support the sign. Planners hope to incorporate a sidewalk into the site plan along with additional seating and landscaping.

b. Sign Design Alternative Two

Similar to sign design alternative one, alternative two is essentially the same design; however, the pillars and sign are constructed to a much larger size. The larger size increases the visibility of the sign reducing the potential of the sign being “lost” in its surroundings.

c. Sign Design Alternative Three

Sign design alternative three is much larger in scale and more decorative than the other two alternatives. Multiple brick or stone pillars are illuminated with uplights. The sign will be mounted between two of the pillars while there will be seating between the others. As with the other alternatives, a sidewalk and additional landscaping are encouraged to be used in the signs design.

B. Street Details

The sidewalks, handicap accessible ramps, street lighting, banners and street furniture downtown could all use some attention. The existing sidewalks and ramps make getting around downtown difficult for some people, especially those in wheelchairs. The street lights are not at a human scale and, along with the banners and some of the street furniture, are outdated. Consideration should be given to making improvements to these elements downtown, especially along Main Street.



Here is an example of the current lighting fixtures found throughout Boonville.



Period lighting can enhance the historical façades seen around the Square and surrounding residential areas.



Illuminated bollards like these provide additional lighting as well as discourage pedestrians from crossing the road in undesignated areas.

1. Lighting

One of the most reasonably priced ways for a city to begin revitalization efforts is through updating lighting fixtures. Currently, stark traditional municipal lights are located along the main thoroughfares. The addition of period lighting will enhance the historical façades seen around the Courthouse Square and surrounding residential areas. Examples of different styles of period lighting can be seen to the right. Illuminated bollards can be used to line the sidewalks directly around the Courthouse Square. This can provide additional low light while deterring pedestrians from crossing the road in undesignated areas.

Contingent on the type of lighting element used, seasonal banners affixed to light poles may also help define the downtown and aid in creating a cohesive atmosphere. Lighting examples can be seen on the previous page.

2. Sidewalks and Crosswalks

Sidewalks and crosswalks not only function as a surface to walk on, but can also give pedestrians a sense of safety. In some instances, sidewalks and crosswalks can also be considered as a decorative feature. This can be done by using different materials that have color, pattern or texture variations. The contrast of materials used in crosswalk construction will make the walkway more visible to motorists, alerting them to the potential presence of pedestrians. Decorative crosswalks may also deter pedestrians from crossing the street in undesignated areas. In general, sidewalks within the Courthouse Square area are in good condition; however sidewalk conditions outside of the Square range from good to impassable.

SR 61 and SR 62 bring a considerable amount of traffic into the downtown area. To further promote a pedestrian-friendly environment, bumpouts could be added. Bumpouts are where curbs are extended out at an intersection to improve the corner access. By providing bumpouts, cars have to park farther away from the intersection. Therefore, pedestrians standing at crosswalks are not hidden behind parked cars, making it easier for vehicles at stop signs or stop lights to see them. The added sidewalk space also provides room to organize seating, landscaping, lighting and signage kiosks.



Wayfinding signs will make Boonville more visitor-friendly.

3. Wayfinding Signs and Informational Kiosks

To create a more visitor-friendly atmosphere, wayfinding signs and informational kiosks can be placed throughout the downtown area. The signage will direct travelers to important destinations like local schools, parks, historical sites, etc.

Wayfinding signs could be placed in highly visible locations along major corridors. Wayfinding signs can come in various sizes and designs. The city should purchase signs that reflect the “Historical Boonville” atmosphere.

Informational kiosks could be placed in a location that receives heavy foot traffic. The city may consider placing two within the Courthouse Square area on opposing street corners.

C. Green Space

1. Courthouse Square Park

Courthouse Square Park is planned to be a pocket park located at the corner of 2nd Street and Locust Street. Two dilapidated buildings will be removed providing approximately 4,847 square feet of space. The park could be designed to be multi-functional and allow for enough space for residents to enjoy their lunch break and also provide space for events and gatherings such as “Movies in the Park” nights or a small arts and crafts fair.

2. 3rd Street Park

The 3rd Street Park will be located at the corner of 3rd Street and Walnut Street at the former American Produce Building's parking lot. This empty parcel is approximately one-fourth of an acre in size. Unlike the Courthouse Square Park, this park will be designed for family fun and should include kid-friendly elements like water features, playground equipment and a shelter. During Steering Committee meetings, it was decided that this park should be named Glenn Kramer Park.

D. Parking Around the Square

In an effort to address issues with parking within the Courthouse Square area, planners have developed alternatives that can increase the number of spaces near popular downtown locations and reduce parking conflicts with traffic along SR 61 and SR 62.

1. Reconfiguration of the Courthouse Square

a. Alternative One

Alternative One maintains the current configuration of parking around the Square; however, the parking spaces around the Square will be lengthened. The current configuration provides short parking stalls, causing the back end of vehicles to be parked in the way of oncoming traffic. This reconfiguration will allow the current corner monuments on the Courthouse lawn to remain in place and will have little impact on the amount of current green space. No new spaces will be created in this alternative.

b. Alternative Two

Alternative Two will invert the parking, eliminating the need for motorists to back out of parking spaces and into oncoming traffic along SR 61 and SR 62. The need to add an entrance and exit into the inverted parking area will cause the number of parking spaces to be reduced slightly. The space requirements for this alternative will also reduce the amount of green space around the Courthouse. Corner monuments may need to be removed temporarily during the construction phase.

c. Alternative Three

Alternative Three contains the same configuration discussed in alternative two; however, additional angled parking stalls will be added on the east side of 2nd Street, between Main Street and Locust Street. The addition of the angled parking along 2nd Street will require the removal of the parallel parking spaces along the west side of 2nd Street. This configuration will add approximately 18 parking spaces and will require 2nd Street to become a one-way street.

d. Alternative Four

Alternative Four would turn the current angled parking adjacent to the Courthouse into parallel parking spaces. This would increase a drivers ability to view oncoming traffic when leaving their parking space. This configuration would reduce the number of parking spaces along the Square.

2. Parking Garage

The municipal lot located at the corner of 2nd Street and Main Street is at capacity during normal government office hours. Increasing parking at this lot will reduce the need to provide parking for government employees directly adjacent to the Courthouse. With the limited space that is available, the development of a parking garage may be the only option to create more parking spaces at this location. Recently, the WATS (Warrick Area Transit System) expanded their service into Boonville. It may be beneficial to use this garage as an intermodal center by incorporating bicycle racks and a shelter for bus passengers.

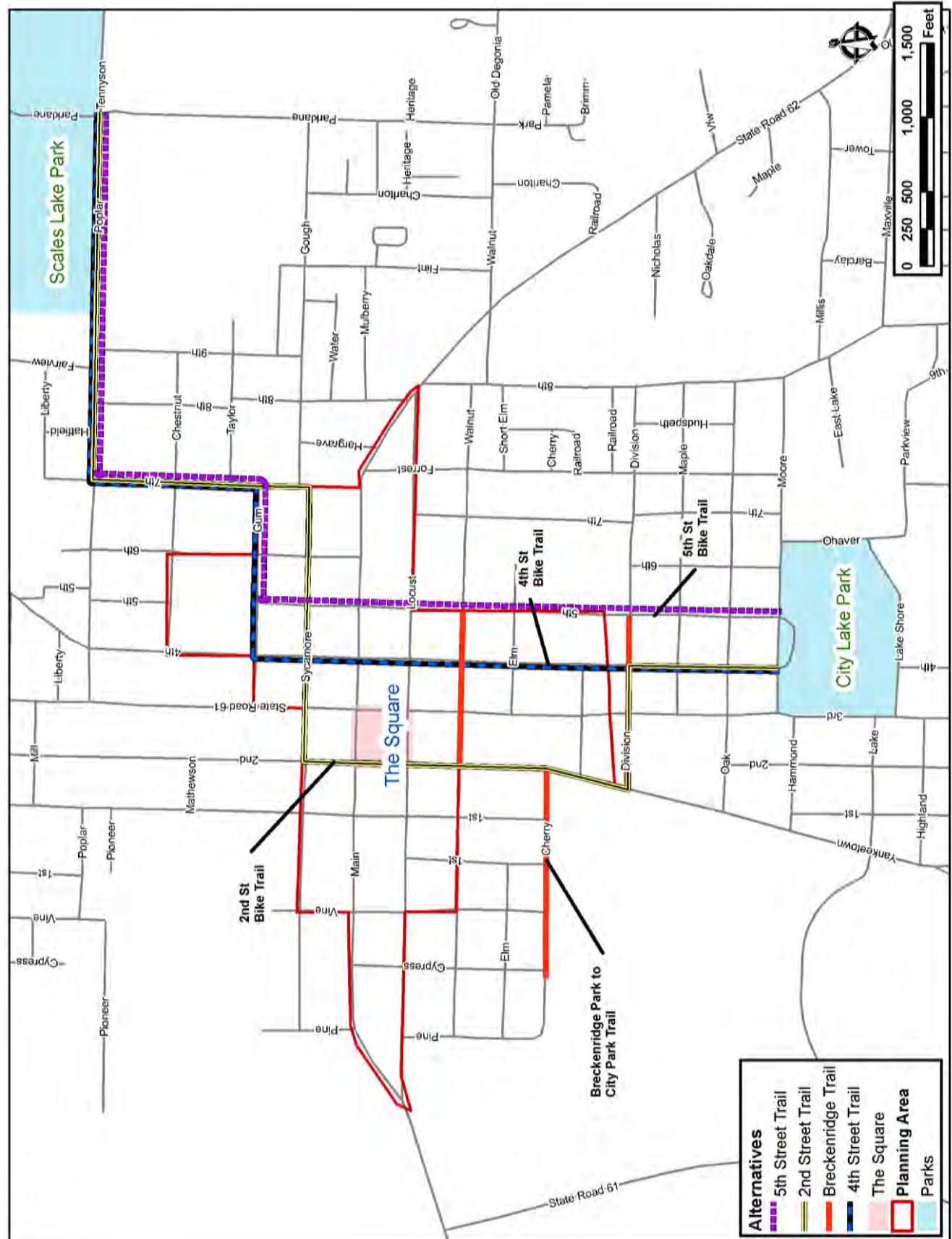
E. Bike Routes

1. Scales Lake to City Lake Route

The development of bike routes linking Scales Lake Park, Breckenridge Park, and City Lake Park to downtown can be a very important asset to downtown Boonville. Each alternative, discussed in subsequent sections, provides access to different neighborhoods, businesses, and downtown.

The preferred route option should provide direct access to the center of downtown, increasing the ability of residents to access local shops and restaurants in the area.

Figure 4: Potential Trail Routes



a. Bike Route Alternative One: 2nd Street Bike Route (1.86 miles)

The 2nd Street route improves the connectivity between four neighborhoods, the Courthouse Square, IGA grocery store, Scales Lake Park and City Lake Park. One of the neighborhoods, located near Breckenridge Park, contains more low-income residents than the other three neighborhoods that the bike lane connects to. In general, low-income neighborhoods tend to have a limited ability to get to employment centers, food sources, and retail areas. This route will increase mobility potential for this neighborhood as well as the other three neighborhoods.

In order to connect to these important amenities, the route snakes through the downtown area. This also means that the trail is longer than the other two alternatives.

The 2nd Street bike route will bisect the busy Courthouse Square area and the industrial area found along 2nd Street and Division Street. Although this will provide pedestrians and bicyclists better access to stores and government buildings, this trail will also encounter the most vehicle traffic out of the three alternatives. This is the only route that contains pedestrian crossing signals at both of the two busy streets of Locust and Main.

Roads along 2nd Street are much wider than 5th Street, which will provide more space for bike lanes or the widening of sidewalks. Creating a bike lane along Division Street may be very difficult with the narrow roadway.

Each alternative route crosses the railroad tracks; however 2nd Street is the only street that contains flashing light signals. Crossing gates could be considered to increase safety at the railroad crossing.

b. Bike Route Alternative Two: 4th Street Bike Route (1.56 miles)

The 4th Street bike route travels a more direct route from City Lake Park to Scales Lake Park than the 2nd Street route. This route primarily follows the length of 4th Street, passing by a few neighborhoods, the Fire Department, the Police Station and three churches. The route passes within a block of the Courthouse Square area, which will still improve access to the city center, but will reduce the amount of traffic that pedestrians and bicyclists will encounter. Locust Street lacks a signalized pedestrian walkway; however, Main Street has a pedestrian crossing signal.

4th Street is narrower than 2nd Street, therefore parking spaces will be replaced by a bike lane on each side of the street in this alternative.

Currently, crossbuck signs are located at the road-rail intersection on 4th Street. Crossing gates could be considered to increase safety at the railroad crossing.

c. Bike Route Alternative Three: 5th Street Bike Route (1.5 miles)

The 5th Street bike route is the shortest of the three alternatives. This route provides the best direct route between City Lake Park and Scales Lake Park out of the three alternatives and is also located in an area that receives minimal amounts of traffic. The route creates necessary connections to a few neighborhoods, Posey's Market and a number of churches. This route provides the least amount of access to the Courthouse Square area; however the trail is situated within a short two block walking distance.

Although this road contains less traffic than the two other alternatives, pedestrians and bicyclists may find it difficult to cross the two non-signalized intersections at Main and Locust Streets. The entrance and exit to the Posey Market may also cause concern; therefore, the trail may be best located on the west side of 4th Street.

Similar to the 4th Street route, only a crossbuck sign is located near the rail line to warn motorists that a railroad is present. Crossing gates could be considered to increase safety at the railroad crossing.

The route is also the least scenic of the three routes; however this route directly connects to some low-income areas that would greatly benefit from the trail.

5th Street is a narrow street that is frequently clogged with parking during church service times. This makes removing parking for the use of bike lanes unlikely. Any bike route constructed on 5th Street between Locust Street and Elm would most likely need to be done by extending the width of the existing sidewalks.

2. Breckenridge Park Route

The Breckenridge Park bike route is an attempt to directly connect Breckenridge Park and the surrounding neighborhood to the Scales Lake to City Lake Route. As discussed previously, this area contains a significant number of low income families that tend to have limited ability to get to employment centers, food sources, and retail areas. Breckenridge Park is also an under-utilized

city park, mainly due to the lack of access and the need for park amenity upgrades. This route will increase the mobility potential for residents of this neighborhood as well as the ability for residents to frequent this park. To make the park successful, the city should consider simultaneously improving playground equipment and adding an adequate shelter.

F. Skate Park

A skate park was mentioned as a dream during the L.A.N.D. analysis exercise. A skate park will provide more entertainment and recreational opportunities for the youth of the city. Two alternative locations in the downtown study area were discussed as potential sites: the vacant gas station at the corner of Main Street and Vine Street and the corner of Sycamore Street and 6th Street. During the Steering Committee's meeting on alternatives, it was decided that the best location for a skate park in Boonville would be next to Richard's Pool, just outside of the downtown study area.

The cost to construct the park varies greatly due to the size of the desired park, materials used (birch, Skatelite, concrete, and/or steel), purpose (allowing BMX bikes and inline skates require different surfaces to ensure durability) and lighting.

Chapter 6

Recommendations

CDC

Promotion of Downtown

4th Street Bike Route

Gateways

Courthouse Square Park

Glenn Kramer Park

Courthouse Square Reconfiguration

2nd Street Reconfiguration

The Square

The Historic Corridor

A. RECOMMENDATIONS

A number of potential projects were identified and developed through the analysis of existing inventory and conditions, data collected from the attitude survey and resident input provided during the community workshops and steering committee meetings. The identified projects were reviewed to determine potential costs, funding sources, and community buy-in. Finally, projects were evaluated at the final Steering Committee Meeting to establish a list of project priorities and who would be responsible for initiating each project. This meeting led to a list of the major projects that will help revitalize downtown Boonville:

1. Creation of a Boonville CDC
2. Promotion of Downtown
3. 4th Street Bike Route
4. Gateways
5. Courthouse Square Park
6. Glenn Kramer Park
7. Courthouse Square Reconfiguration
8. 2nd Street Reconfiguration
9. The Square
10. The Corridor

Additional projects are also included at the end of this chapter. These projects are either located outside of the downtown study area or were determined to be less of a priority than the ten detailed projects. However, all of these projects, plus objectives listed in the Goals and Objectives Chapter, are important in the revitalization of downtown Boonville.

The project status of the recommended 10 major projects should be reviewed on a regular basis (at least once per year) to determine the progress of the Plan. Due to fluctuations in the economy, changes in leadership, and the potential for unexpected results, the entire Plan should be thoroughly reviewed and updated every five to ten years.

Figure 12 shows the physical locations of the recommended projects. A larger map can be found in Appendix E along with additional images of the proposed projects.

1. Boonville CDC

Priority	Phasing
• #1	• Short-Term - 0-5 years
Total Estimated Cost:	Responsibility
• \$ minimal	• Mayor's Office
Funding Sources	• Steering Committee
• Donations	
• Membership Dues	
• Fund raising Events	

a. Project Details

A group of dedicated and highly motivated individuals are vital in completing and implementing any community plan. That is why the formation of a Boonville Community Development Corporation (CDC) is the most crucial project of these recommendations. A CDC can help organize cooperation between city officials, business owners, and citizen volunteers and facilitate the completion of the recommended projects.

A CDC is a type of non-profit organization that is incorporated to promote and support community development. A CDC can be involved in economic development, educational programs, community organizing, and real estate development. CDCs raise funds through special events, dues paid by members of the organization, and/or donations from business owners. The CDC can be made up of any interested individual, but primarily involve local business owners,



Example of a CDC logo

Boonville Downtown Revitalization Plan Recommendations

Recommendations

- Courthouse Square Park
- Courthouse Square Reconfiguration
- 2nd Street Reconfiguration
- 4th Street Bike Trail
- Glenn Kramer Park
- Gateway
- Deluxe Prismsphere
- Prismsphere
- Prismsphere with Street Sign
- Prismsphere with Banner
- Milwaukee Lanterns
- Milwaukee Lanterns with Street Sign
- Milwaukee Lanterns with Banner
- Planning Area

0 250 500 1,000 1,500 2,000 Feet

city officials, and other non-profit organizations that have a stake in the community. See Appendix F for more information about CDCs.

Historic Newburgh Incorporated (HNI) is a good example of an existing CDC in Warrick County. The Boonville CDC should be set up similar to HNI, which helps bring activities to downtown Newburgh, holds special events, and implements projects. A Boonville CDC could help organize festivals and special events, increase awareness of downtown activities, and help find funding to implement the recommendations in this Plan.

b. Total Estimated Cost

The costs to start a CDC are minimal. Registering the non-profit organization through the Secretary of State is \$25. Other costs would include hiring an attorney to write the articles of incorporation and by-laws, as well as assist in making sure that all necessary forms and documentation are completed.

The CDC would, at the time of start-up, be made up of volunteers. Therefore, there would be no costs for salary. Some fund raising activities or events may require some money to get started. Looking for donations would be the ideal place to start.

c. Funding Sources

There are multiple possibilities for funding a CDC. Donations from downtown businesses are very important and would help get the CDC started. Many businesses will make donations to show stewardship to the community.

The CDC could be set up so that it has members that pay dues to be a part of the CDC. These annual dues could be used to help fund projects.

As the CDC grows and expands, fund-raising opportunities will expand. The CDC can host festivals and other special events that not only help raise money for the CDC, but could also help other organizations and groups in Boonville raise money or awareness for a cause.

d. Phasing

This is the highest priority project and should be at least started before any other project begins. A group of volunteers willing to be a part of the CDC should meet to get ideas started. If this group has an opportunity to complete one of the other projects before the CDC is officially created, they should take advantage of the opportunity.

e. Responsibility

An employee of the Mayor's office or any other city employee may want to take the lead in gathering a group of dedicated individuals to start the CDC. Any other motivated downtown business owner or resident may also want to help get this group gathered. The Steering Committee that helped during the planning process of this Revitalization Plan would be a good place to start. Businesses that are a part of the Boonville Merchants Association may want to get involved as well. As this group gathers, a Board of Directors will need to be chosen. This group will then be responsible for ensuring the success of the CDC.

2. Promotion of Downtown

Priority	Phasing
• #2	• Short-Term - 0-5 years
Total Estimated Cost:	Responsibility
• \$ varies	• Mayor's Office
Funding Sources	• Boonville CDC
• City funds	• Boonville Standard
• CDC fund raising	
• Volunteers	

a. Project Details

Without promotion, the best things to see and do could go unnoticed. A city needs to sell itself if it wants the community and downtown to grow. Selling a community to those that work downtown, work for the city, or to a volunteer is easy. A city must sell itself to the residents who never shop or attend events in their own town, the residents of neighboring communities who are unaware of what there is to do and see, and to people from miles away who are looking for a place to visit.

Selling downtown is an even bigger task. Convincing people to make the trip downtown instead of a strip mall on the edge of town or in another city can be difficult. Convincing some people that the Farmer's Market or another event is worthwhile is not easy.

There are several different options when it comes to creating promotional materials for the city and downtown. First, a newspaper article about an event is an easy and cheap way to get the word out. Working



together, the city, CDC, and Boonville Standard could promote festivals, the Farmer's Market, and special events. A front page article always catches the attention of a newspaper reader.

A brochure is another way to promote the downtown. A brochure could either be general and include history, historic sites, and destinations like City Lake Park and the Richard's Pool. The brochure could also be an annual update of special events and festivals that occur on a yearly basis. Ideally, the brochure would show both, providing reasons for people to come downtown all year long and on specific dates during the year.

The Internet is a great way to get information to people. For some, this is their only source of news. A website that promotes the CDC would also promote the downtown activities that they support. This website could be set up as a blog or a separate blog page could be created that would not only help keep people informed, but also provide an opportunity for input.



A video showing what downtown Boonville has to offer and why people should visit may also be a useful promotional tool. Videos can be placed on a website and on YouTube and be seen by anyone over the Internet. The Michigan State Housing Development Authority created a video to promote the Michigan Main Street Program. With the success of the video, the Authority decided to create a national version that can be used by any community. The pictures on the left are excerpts from the video. A full version can be seen on the Boonville Downtown Revitalization Blog (downtownboonville.wordpress.com) or the National Trust for Historic Preservation Website (www.preservationnation.org). This video could be used by the city or CDC as a way to inform people of the importance of coming downtown. A video specific to downtown Boonville should also be created. Some companies provide assistance in creating promotional videos. It may be possible that a downtown business owner, resident, or even a student may wish to create the video for free.



Promotional videos can be a great tool to showcase the city's many amenities, enticing residents and tourists to explore all that downtown Boonville has to offer.

Other Internet tools for promotion are social networking sites. Particularly, Facebook and Twitter are free sites that can be used to promote what the city or the CDC is doing. A Facebook page can be created and promoted. As residents become fans, they are updated as the Facebook page is updated. Similarly, residents can sign on to the city or CDC Twitter page and get updated every time the city or CDC adds to the page.

Finally, another way to promote not just the entire downtown, but individual areas, parks, or buildings is to create a cell phone guided tour. Some communities use

this to increase tourism. Signs are placed at specific locations with a phone number and location number. When an individual reaches a site with a sign, they can call the local phone number on their cell phone and enter the location number. A recording then provides the caller with historic information and interesting facts about the site. A brochure accommodating this will show what is included in this tour. The Gibson County Visitors and Tourism Bureau created a tour for their county. Visit the Visitors and Tourism Bureau (www.gibsoncountyin.org) to see this example.

b. Total Estimated Cost

Costs for these promotional items can vary from free, if someone is willing to volunteer to create a Facebook or Twitter page, to several hundred dollars if a detailed video or numerous brochures are created. Starting small would mean that promotion could start immediately. As the CDC grows and more people are taking advantage of other promotional materials, more detailed materials could be created.

c. Funding Sources

Funding for the creation of promotional materials may come from a variety of sources. First, the city could use funds to begin the process. Creating a brochure could be the first step. Funds raised by the proposed CDC could also be used to pay for the creation of brochures, videos, a website, etc. Volunteers may also be willing to donate time to help create some of the promotional material.

d. Phasing

Although this is the second priority project, the Mayor's office may want to begin the task of creating promotional material before creation of the CDC is underway. By creating a Facebook page or brochure, excitement about the plans for downtown could grow and help get more people interested in volunteering for the CDC.

The distribution of this Downtown Revitalization Plan will also help get people interested in downtown. Maintaining the project blog and providing copies of the plan to downtown businesses will keep those people involved with the planning process interested in continuing to take part in the effort.

e. Responsibility

The Mayor's office should take the lead on beginning a promotional campaign for downtown Boonville. As the CDC begins to get organized, it could do more of the promoting of downtown. The Boonville Standard Newspaper could also be a reliable resource for promotion. The city and CDC should continue to work with the Boonville Standard to get the word out about special events, festivals, and new projects coming to downtown Boonville.

3. 4th Street Bike Route

Priority	Phasing
• #3	• Short-Term - 0-5 years
Total Estimated Cost:	Responsibility
• \$51,820	• Mayor's Office
Funding Sources	• Parks Department
• STRS Grant	• Public Works Department
• CMAQ Grant	• City Engineer
• Recreational Trails Grant	
• Donations	

a. Project Details

The 4th Street Bike Route is planned to connect City Lake Park and Scales Lake Park, and pass through downtown one block from the Courthouse. The route would start on 4th Street at Moore Street, just north of City Lake Park. The route would follow 4th Street through downtown to Gum Street. It would then follow Gum Street from 4th Street to 7th Street, and then 7th Street from Gum Street to Poplar Street. The route would then follow Poplar Street from 7th Street and end at the entrance to Scales Lake Park on Poplar. The total length of the route would be approximately 1.56 miles or 8,250 feet. Figures 11 and 12 shows the location of the trail.

The width of these streets is typically 28 feet. Currently, parking is allowed on each side of these streets, which creates a narrow driving lane when cars are parked on both sides of the street. By removing the parking, a three-foot-wide bike lane could be added to each side of the road. A reflective white stripe, bicycle pavement markings, "ONLY" pavement markings, and bicycle

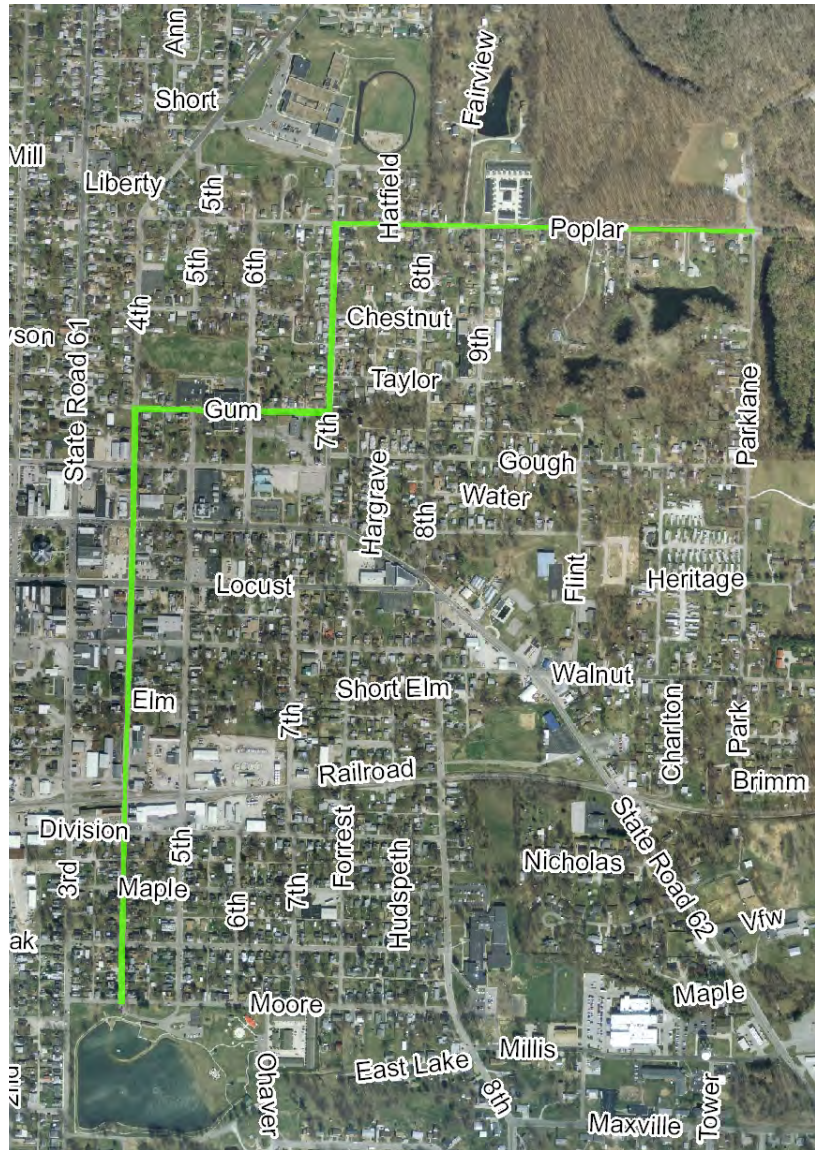
Boonville Downtown Revitalization Plan

road signs could be added along the route to identify the trail. Poplar Street is less than 28 feet wide. Therefore, only bicycle/"Share the Road" signs can be placed along this road.

b. Total Estimated Cost

The total estimated cost of 1.1 miles (5,800 linear feet) of road striping and signage for the bike lane on 4th Street, Gum Street, and 7th Street and 0.45 mile (2,380 linear feet) of signage along Poplar Street is approximately \$51,820. A breakdown of the costs is below.

- "ONLY" Pavement Marking = \$7,800
 - \$100 each
 - 78 total (one per 150 feet or two per block per side)
- 4" Thermoplastic White Stripe = \$5,220
 - \$0.45 per linear foot
 - 11,600 total linear feet (5,800 feet total with one stripe on each side of the road)
- Bicycle Pavement Marking = \$23,400
 - \$300 each
 - 78 total (one per 150 feet or two per block per side)
- Reflective Bicycle Signs = \$15,400
 - \$140 each
 - 110 total (one per 150 feet or two per block per side)



This map shows the 4th Street Bike Route. This route connects Scales Lake Park, Loge Elementary School, Downtown Boonville and City Lake Park.

c. Funding Sources

There are several different funding sources that could be applied to a bike trail. Bike trails are important as recreational opportunities, but also as an alternative form of transportation. For this reason, both recreational and transportation grants are available.

The Safe Routes to School (SRTS) program provides grants for projects that provide safe walking and biking opportunities for students. In Boonville, schools are located within the city and near neighborhoods. This means that more kids have an opportunity to walk or ride their bike to school. SRTS funds can be used to improve sidewalks and create bike trails that provide a safer and healthier way for kids to get to school.

Because the 4th Street Bike Trail is within two miles of both elementary schools and the middle school it is eligible for this funding. Up to \$250,000 is available for an infrastructure project and up to \$75,000 is available for a non-infrastructure project.

This project would also be eligible for the Congestion Mitigation and Air Quality Improvement (CMAQ) program. CMAQ was set up to provide grants to projects that improve air quality or reduce congestion. Bike trails provide an alternative form of transportation that does not produce any air emissions. The Evansville Metropolitan Planning Organization can provide more information regarding CMAQ funding.



The proposed 4th Street Bike Route will be one of many projects that reflect the city's desire to provide healthier lifestyle opportunities.

The Recreational Trails Program (RTP) provides funding for the development and maintenance of recreational trails and trail-related facilities for non-motorized and motorized recreational trail uses. The funding is provided by the Federal Highway Administration (FHWA) and is administered for the State of Indiana by the Indiana Department of Natural Resources. The Indiana RTP will provide 80% matching reimbursement assistance up to a maximum of \$150,000.

In addition to grants, the city could look for local funding options. Fund raising activities from the CDC could be used toward the creation of this bike trail. The city may also look into donations from local businesses or bicycle/recreational organizations. Signs or promotional material about the trail could then include these businesses or organizations as supporters of the trail.

d. Phasing

When a plan is complete, it is always important to get something started and create momentum. Residents will be excited about the plan if they see projects underway within a year or two. That is why it is important to find a project that would make an impact, but is realistic to complete in a short period of time.

The 4th Street Bike Trail is one of the least expensive projects that will show progress after completion of the plan. While the creation of a CDC and distribution of promotional materials is important in helping get projects started and attracting people to downtown Boonville, these do not provide a physical project that residents can see. Not only will the bike trail be an asset

for the downtown area, but it will benefit the entire city by connecting the two largest recreational areas.

Additionally, this could spur other trails and sidewalk improvements. For example, the schools in the area may look into Safe Routes to School grants or other funding options to improve connections between the schools and this trail.

e. Responsibility

The Mayor's office and Parks Department should work together to get this project underway and find the appropriate funding source. They will have to work closely with the Public Works Department and the City Engineer as the trail is on existing roadway where parking will be removed.

4. Gateways

Priority

- #4

Total Estimated Cost:

- \$ minimal

Funding Sources

- City Funds
- Donations
- Volunteers (i.e. Eagle Scouts)

Phasing

- Short Term - 0-5 years

Responsibility

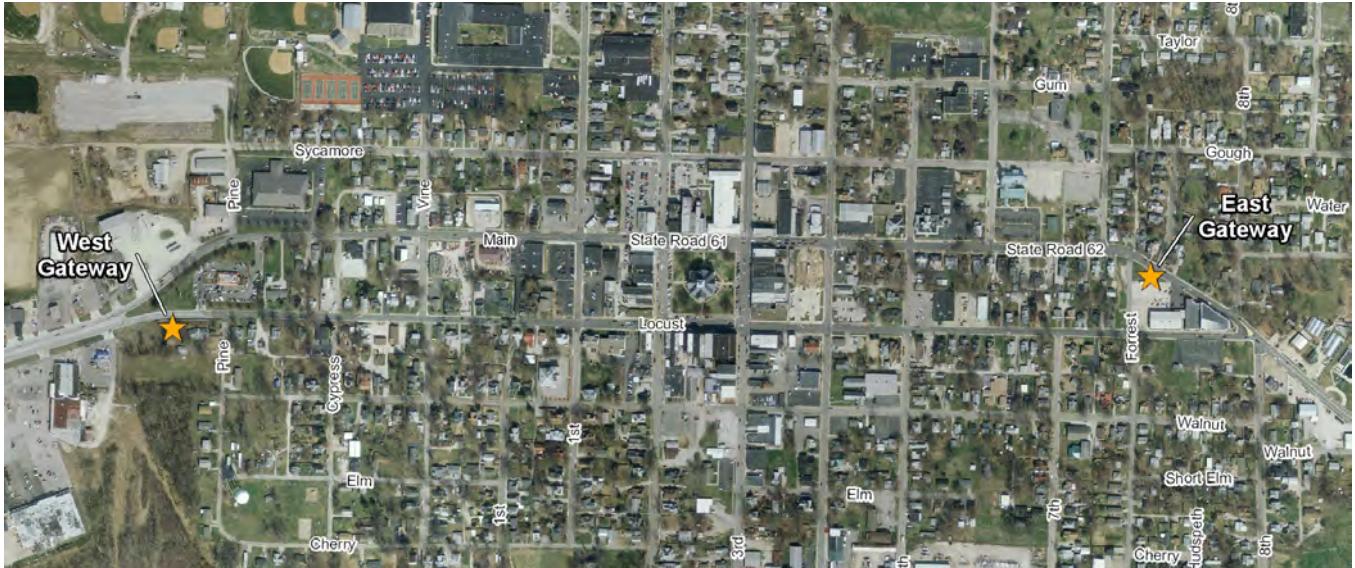
- Mayor's Office



a. Project Details

There is no defined boundary that separates downtown from the rest of Boonville. Two historic districts downtown define boundaries for the Courthouse Square commercial area and Walnut Street residential area. Creating gateways gives people a sense of place different from the rest of the city. These gateways could help define the downtown area.

Boonville Downtown Revitalization Plan



This map shows the intended locations of the two gateway signs that will define the east and west boundaries of downtown Boonville.

A gateway should be added to each end of the Main Street and Locust Street one-way pairs. These gateways should be monument-style signs with brick columns, a brick base, a wooden or wood-plastic composite sign, and low growing plants. An example of the sign reading "Welcome to Historic Boonville" is shown in the pictures on the right and on the previous page. The map above shows the preferred locations of the two signs.

The gateways will be placed on personal property. The city will have to work with an individual homeowner and a church to get an easement to place the signs on the property. A leadership service project by a member of the Boy Scouts could help keep the costs down and provide a Scout an opportunity to help his community.

b. Total Estimated Cost

The total cost is dependant upon two things: the willingness of a volunteer to create the signs and the willingness of the property owners to give up an easement on a portion of their lot.

The west end gateway would be placed on personal property and the east end gateway would be placed on the property of Main Street Baptist Church. The city would have to get an easement on a part of this property to place the sign as well as a path to get to the sign from public right-of-way for maintenance. The city will have to work with the property owner to determine the best location of the sign on their property and work out a cost for the easement. The property owners may wish to donate the easement area for a tax deduction.



The photo above shows the approximate location of the east gateway sign and the photo below identifies the approximate location of the west gateway sign.



c. Funding Sources

Funding is dependent upon the actual costs associated with the easement. If the signs themselves are constructed as part of a volunteer service project, the cost of the signs could be paid for through fund raising or donations.

If the easement is donated to the city, there would be no cost for this project. However, if the property owners would like some compensation for the permanent easement on their property, the city would have to use some city funds or look for businesses who may like to make donations for the sign.

The city could consider allowing advertising on a portion of the signs by downtown businesses. The money raised from this advertising could then be used for maintenance of the sign and to pay for flowers, plants, or other decorations on the sign. If there is not a Boy Scout or other volunteer interested in working on this project, the advertising could be used to help pay for the completion of the project.

d. Phasing

Because this project has a very minimal cost, if any, this should be one of the first projects started. The actual time period will depend on the ease of getting an easement from the property owners, the availability and willingness of a Boy Scout or other volunteer to work on this project, and if any funding is needed. Just like the 4th Street Bike Trail, this project is a quick way to show progress and build momentum. This Downtown Revitalization Plan includes projects that provide people with a reason to come downtown and give them things to do, as well as improve the look and feel of downtown. The bike trail is the first project to be completed that will give people something to do, and the gateways show that aesthetics are part of the revitalization.

e. Responsibility

Someone from the Mayor's office will need to get this project started. The first step is to ensure that the proposed locations of the gateways are appropriate. A meeting with the property owners will be needed to determine if they are willing to provide an easement to the city and have the signs placed on their property. After securing the locations of the signs, a meeting with possible volunteers will need to take place to see if a project would be a possibility in the near future.

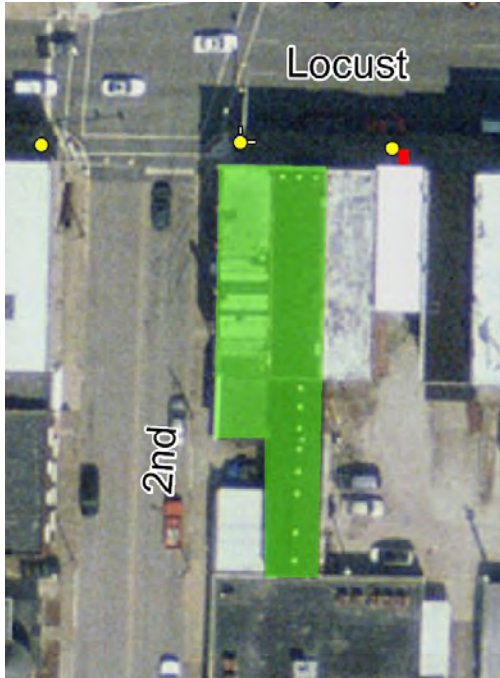
5. Courthouse Square Park

Priority	Phasing
• #5	• Mid-Term - 0-10 years
Total Estimated Cost:	Responsibility
• \$230,650	• Mayor's Office
Funding Sources	• Parks Department
• CDBG CFF Grant	• Master Gardener's Club
• TE Grant	
• City Funds	
• Donations	

a. Project Details

There are several overall objectives to revitalizing downtown, including improving the appearance, making it safer, and providing a place that people want to visit. Courthouse Square Park is one project that helps achieve multiple objectives. The existing buildings on the southeast corner of Locust Street and 2nd Street are currently in a dilapidated state and are being held up by braces that extend into the sidewalk on 2nd Street. The Courthouse Square Park project involves removing two of these dilapidated structures and adding a pocket park with green space, seating, and a place to display artwork or movies. Safety is improved by removing the unsafe buildings and allowing people to walk along the sidewalk on 2nd Street, which is currently fenced in. Replacing the buildings with a small park will improve the appearance of this corner and provide a place for residents to gather and relax.

Courthouse Square Park is proposed to include permanent concrete planters with both annual and perennial flowers that provide color all year, as well as small trees that will not become too large for the space. The planters may also include a space for the Master Gardener's Club to use as a demonstration garden with special plants and vegetables. These planters should have large edges that provide a variety of seating options. A small meandering path should be placed within the park with benches along each side. The exterior walls of the buildings next to the park could be used to display artwork by local artists and/or students or even as a screen for "Movies in the Park." The exterior of the park should have fencing that separates the park from the sidewalk with entrances at each end of the path.



The proposed Courthouse Square Park is located at the corner of 2nd and Locust. To make way for this new addition, the removal of two dilapidated buildings will be required.

b. Total Estimated Cost

The total estimated cost of Courthouse Square Park is approximately \$230,650. This cost includes the demolition and cleanup of the two buildings that currently exist on the site, the creation of the park, and costs associated with architectural, engineering, and surveying work. Some of these costs could be reduced if elements of the park are not included or phased in over time. For example, the cost of planters includes a large area for seating and plants on the sides of the park that are opposite of the street. The scale of these planters could be reduced or removed completely. Other cost savings could come through donations of landscaping material, donation of time by local organizations, and creation of benches by local organizations. The total estimated costs of each element of the Courthouse Square Park are listed below.

- Demolition of Buildings = \$150,000
- Concrete Planters = \$20,000
- Benches = \$4,500
- Path = \$6,500
- Landscaping = \$3,000
- Trash Receptacles = \$650
- Architecture/Engineering/Surveying/Inspection = \$40,000

c. Funding Sources

There are two major funding options for the Courthouse Square Park project, both of which are federal grants. The Community Focus Fund (CFF) grant, funded with federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD), is the best option for funding this project. It provides up to \$500,000 for downtown revitalization. This program requires a 10 percent match by the City of Boonville to receive the grant.

The Transportation Enhancement (TE) grant from the Federal Highway Administration (FHWA) is another option for funding this project. The TE grant provides up to \$1,000,000 to help expand transportation choices and enhance the transportation experience. Projects funded through the TE grant must relate to surface transportation and must qualify under one or more of 12 eligible categories. This project would be located on Locust Street, which is also SR 62. The project could fit under the eligible activity of landscaping and scenic beautification since a dilapidated structure along the highway would be replaced by a small park.

The Parks Department could also look at other funding options to pay for this project, including the use of some of the Parks Department funds from the City's budget, donations, or fund raisers. Fund raising could include selling bricks for the path with a message from the organization or individual who made the donation.



The Courthouse Square Park is designed to provide additional space for sitting and enjoying lunch and “Movies in the Park” night.

Similarly, inscriptions could be placed on planters and benches to show who made a donation for a particular item in the park. The amount of the donation would determine the size of the inscription and where it is placed.

d. Phasing

Courthouse Square Park is the fifth priority project and is on the mid-term (less than 10 years) list of projects. While the creation of a CDC, distribution of promotional materials, addition of the 4th Street Bike Trail, and construction of gateway signs will all show progress in downtown revitalization, demolition of buildings and the creation of something larger and more visible than these

other projects will show a dedication to the revitalization efforts.

e. Responsibility

The Mayor's office and Parks Department should work together to get this project started and find the best type of funding. They will have to work with the county assessor's office to determine the ownership of the property and whether there are any tax liens against the parcel. The Parks Department would be responsible for maintenance of the park after completion. The Master Gardener's Club could take on the responsibility of planting and maintaining the vegetation.

6. Glenn Kramer Park

Priority <ul style="list-style-type: none">• #6	Phasing <ul style="list-style-type: none">• Mid-Term - 0-10 years
Total Estimated Cost: <ul style="list-style-type: none">• \$239,650	Responsibility <ul style="list-style-type: none">• Mayor's Office
Funding Sources <ul style="list-style-type: none">• CDBG CFF Grant• City Funds	<ul style="list-style-type: none">• Parks Department

a. Project Details

Glenn Kramer Park would be built on an underutilized piece of property one block south of the Square and would turn the property into a destination for all residents of Boonville. Located at the southwest corner of Walnut Street and 3rd Street, Glenn Kramer Park would be one block west of the proposed 4th Street Bike Trail connecting City Lake Park to Scales Lake. The park would include a mix of active and passive recreation elements. A playground would provide a place for kids to spend time on weekends and during the summer. A fountain in the park could double as a decorative accent as well as a small splash park for kids. A few picnic tables, large concrete planters with seating, benches, and a meandering path would also provide passive space for families to gather or downtown workers to take a lunch break. Street lights should be placed in the park that reflect the design of street lights proposed for the Courthouse Square and Corridor along Main Street and Locust Street in the future. Decorative fencing, similar



Glenn Kramer Park is located at the corner of Walnut Street and Third Street.



Adding a more kid-friendly park into the downtown area will encourage more families to shop around the Square.

to that used along Courthouse Square Park, should be used to separate the park from adjoining property and sidewalks.

b. Total Estimated Cost

The total estimated cost of Glenn Kramer Park is approximately \$239,650. This cost includes all elements of the park and costs associated with architectural, engineering, and surveying work. Some of these costs could be reduced if elements of the park are not included or phased in over time. For example, the costs include 15 benches. The number of benches could be reduced in the initial construction of the park and added as use of the park increases. Donations and/or construction of the benches and picnic tables by local organizations could also reduce costs. The total estimated costs of each element of Glenn Kramer Park are listed below.

- Fountain = \$18,000
- Playground = \$80,000
- Benches = \$18,000
- Path and Seating Areas = \$45,000
- Lights = \$7,000
- Fencing = \$25,000
- Picnic Tables = \$3,000
- Landscaping = \$3,000
- Trash Receptacles = \$650
- Architecture/Engineering/Surveying/Inspection = \$40,000



Glenn Kramer Park includes a playground, fountain, path, benches, and picnic tables.

c. Funding Sources

There are multiple funding options for the Glenn Kramer Park project. The most probable source is the Community Focus Fund (CFF) grant, which provides up to \$500,000 for downtown revitalization. This program requires a 10 percent match by the City of Boonville to receive the grant. The CFF grant is also a potential funding source for the Courthouse Square Park project. If the grant is used for the Courthouse Square Park, other sources will need to be found for Glenn Kramer Park. The same \$500,000 grant could be used for both projects together depending on the total cost of the two parks and other available sources of funding.

The Parks Department could also look at the use of some of the Parks Department funds from the City's budget, donations, or fund raisers to pay for this project. Similar to the Courthouse Square Park project, inscriptions could be placed on the planters, benches, playground equipment, lighting, or the brick pavers to show who made a donation for a particular item in the park. The actual land for the park could be donated to the City and used as a tax deduction.

d. Phasing

Glenn Kramer Park is the sixth priority project on the mid-term (less than 10 years) list of projects. While the Courthouse Square Park project is a higher priority due to its location and removal of dilapidated buildings, Glenn Kramer Park is also very important to the overall revitalization of downtown Boonville. This park will draw both children and adults, is a larger gathering space than Courthouse Square Park, and could be used for special events.

e. Responsibility

The Mayor's office and Parks Department should work together to get this project started and find the most appropriate funding. Coordination with the property owner to acquire the property would be needed. The Parks Department would be responsible for maintaining the park after completion.

7. Courthouse Square Reconfiguration

Priority	Phasing
• #7	• Long-Term - 10+ years
Total Estimated Cost:	Responsibility
• \$372,000 to \$487,000	• Mayor's Office
Funding Sources	• County Commissioners
• CDBG CFF Grant	• Public Works
• TE Grant	• Street Department

a. Project Details

The Courthouse Square Reconfiguration project will help improve pedestrian safety, decrease the potential for vehicle accidents, reduce traffic congestion, and improve parking around the Courthouse. This project includes inverting the parking spaces around the Courthouse so that cars do not have to back out of spaces onto the busy streets surrounding the Courthouse, but can back out onto a new, one-way drive. Currently, the distance between the sidewalks on the exterior of the Square and the circular sidewalk around the Courthouse is 45 to 50 feet. To create a sidewalk that is six to 10 feet wide, angled parking spaces that are 18 feet deep, and a one-way drive that is 16 feet wide, between 16 and 20 feet of the Courthouse lawn would need to be removed.



This illustration shows what the Square could look like after completion of the Courthouse Square and 2nd Street reconfiguration projects.

During construction of the parking around the Courthouse, the existing utility lines should be buried and the existing cobra style streetlights should be replaced by period lighting. New five-light PrismaSphere lights, similar to those found historically on the Square, should be placed at each of the four corners of the Courthouse lawn. These lights should be at a pedestrian scale of 12 to 15 feet. Single-light PrismaSphere lights should be placed at intervals of 50 feet between the lights on the corner. These should also be at a pedestrian scale of 12 to 15 feet. This will result in six lights on each side of the Courthouse Square. (See Appendix E for examples of PrismaSphere lights produced by Holophane®.)

b. Total Estimated Cost

The total estimated cost of the Courthouse Square Reconfiguration is between \$372,000 and \$487,000. This cost includes demolition of the existing sidewalks and parking spaces, as well as a portion of the Courthouse lawn; construction of the new parking area and sidewalks; new street lights; and costs associated with architectural, engineering, and surveying work. The total estimated costs of each element of the Courthouse Square Reconfiguration are listed below.

- Demolition = \$60,000 - \$75,000
- Construction = \$250,000 - \$350,000
- Lights = \$62,000

c. Funding Sources

The Community Focus Fund (CFF) grant and Transportation Enhancement (TE) grant are both potential funding sources for the Courthouse Square Reconfiguration project. As mentioned for other projects, the CFF grant is for up to \$500,000 for downtown revitalization and the TE grant is for up to \$1,000,000 for surface transportation projects. Because the Courthouse Square is surrounded on three sides by a state highway, the TE grant could be used for this project because it includes sidewalk reconstruction, beautification, and improves safety.

CFF and TE grants are funding options for several other projects, so consideration should be given to which projects have optional funding sources and which projects require one of these two grants. These grants can be applied for as often as a community wishes, but it can become more difficult to receive these grants if one has already been granted to the city. If submissions are spread out over time, the grants may be easier to obtain. If CFF or TE grants are used for a short-term project and a long-term project, like the Courthouse Square Reconfiguration, these grants may be easier to receive than if two short-term or two long-term projects request the same grant in consecutive years. Grant applications could include multiple projects, such as completing this project and the 2nd Street Reconfiguration project (next on the priority list) using the same grant money.

d. Phasing

The Courthouse Square Reconfiguration is the seventh priority project on the long-term (10 or more years) list of projects. While this project is important because of its improvements in safety around the Square, the overall cost and scale of the project puts it lower on the priority list. The first six projects all provide a means to attract people to downtown, while this project increases safety and improves aesthetics. As the first six projects create more activity and draw more people downtown, the Courthouse Square Reconfiguration will become more and more important.

e. Responsibility

The Mayor's office and the Warrick County commissioners will have to work together to get this project started. Because the project may have an effect on water lines, sewer lines, storm drains, and a city street (2nd Street) these two entities will have to work with the Boonville Board of Public Works and Street Department. Coordination with the Indiana Department of Transportation (INDOT) will also be needed because the project includes sidewalks along state roads on three sides.

8. 2nd Street Reconfiguration

Priority	Phasing
• #8	• Long-Term - 10+ years
Total Estimated Cost:	Responsibility
• \$78,000 to \$108,000	• Mayor's Office
Funding Sources	• Public Works
• CDBG CFF Grant	• Street Department
• TE Grant	

a. Project Details

The 2nd Street Reconfiguration project will create a more pedestrian-friendly area on one side of the Courthouse Square. The project includes converting 2nd Street into a one-way street, adding angled parking in the existing northbound lane, and removing the existing parallel parking on the west side of the street to expand the sidewalk and create green space. Converting the existing northbound lane to parallel parking could not be completed until the Courthouse Square Reconfiguration project is finished and the angled parking exits onto the proposed Courthouse drive rather than onto 2nd Street. Removal of the existing parallel parking to expand the sidewalk and the conversion of 2nd Street to a one-way road could be completed before the Courthouse Square Reconfiguration. This would provide more space for vehicles to get in and out of the existing parking configuration on the Square along 2nd Street. A study of the existing traffic along this section of 2nd Street will need to be completed to determine if a northbound or southbound one-way street is more appropriate.

b. Total Estimated Cost

The total estimated cost of the 2nd Street Reconfiguration is between \$78,000 and \$108,000. This cost includes demolition of the existing parallel parking, construction of a new sidewalk, new street lights, line painting for new angled parking, and costs associated with architectural, engineering, and surveying work. The total estimated costs of each element of the 2nd Street Reconfiguration are listed below.

- Demolition = \$10,000 - \$15,000
- Construction = \$50,000 - \$75,000
- Lights = \$18,000

c. Funding Sources

The Community Focus Fund (CFF) grant would be the most appropriate funding source for the 2nd Street Reconfiguration. As mentioned for other projects, the CFF grant is for up to \$500,000 for downtown revitalization. However, it may be beneficial to complete the 2nd Street Reconfiguration and Courthouse Square Reconfiguration at the same time and apply for the TE grant that could be up to \$1,000,000.

d. Phasing

The 2nd Street Reconfiguration is the eighth priority project and is on the long-term (10 or more years) list of projects. The city may wish to complete a portion of this project in less than 10 years, including conversion to a one-way street and expansion of the sidewalk. However, this project cannot be completed with new angled parking until the Courthouse Square Reconfiguration project is finished.

e. Responsibility

The Mayor's office should take the lead on getting this project started, determining the appropriate funding, and deciding on whether to finish a portion of the project mid-term or complete the entire project at the same time as the Courthouse Square Reconfiguration. The Mayor's office will have to work with the Street Department because of the conversion of the street into a one-way street, and with the Department of Public Works due to the effects the conversion may have on water lines, sewer lines, and storm drains. There should also be coordination with INDOT since State Road 62 is on each end of this street.

9. The Square

Priority <ul style="list-style-type: none">• #9	Phasing <ul style="list-style-type: none">• Long-Term - 10+ years
Total Estimated Cost: <ul style="list-style-type: none">• \$180,500	Responsibility <ul style="list-style-type: none">• Mayor's Office• Public Works• Street Department
Funding Sources <ul style="list-style-type: none">• CDBG CFF Grant• TE Grant• City Funds• Donations	

a. Project Details

The Square project includes multiple aspects that will convert the existing automobile scale of the Courthouse Square into a more pedestrian-scale destination. Making improvements to the aesthetics surrounding the Square is the primary purpose of this project. The project includes sidewalk reconstruction on the outside of the Square, new period lighting, and burying of utility lines. Six single-light PrismaSphere lights should be placed on each side of the Square with 50 feet between each light and one on each of the four outside corners of the Square. The lights should be at a pedestrian scale of 12 to 15 feet tall, the same as those lights added in the Courthouse Square Reconfiguration. On each corner, the light poles should include decorative street signs. The light poles next to those with street signs should include seasonal banners that promote activities downtown. The two poles in the middle of each block will not include signs or banners. (See Appendix E for examples of PrismaSphere lights produced by Holophane®.)

Planters, bike racks, trash receptacles, and a kiosk should also be added to the sidewalks. Two to three concrete planters, with ledges large enough to provide seating, should be added to each of the four sides of the Square. One or two bike racks should be placed on each side to encourage biking to downtown. These should be constructed of wood or a recycled plastic material. If possible, the bike racks should resemble the hitching posts that were historically located on the Square. Three trash receptacles should be placed on each side, with one on each end of the sidewalk and one in the middle. These receptacles should also be constructed of wood or recycled plastic and have a historic look. A four-sided kiosk with lockable Plexiglass doors should be placed in front of City Hall. The kiosk should include meeting notices for the City of Boonville and Warrick County, a downtown parking map, a downtown merchant's map, and any other notices or information regarding downtown activities.

b. Total Estimated Cost

The total estimated cost of improvements to the Courthouse Square is approximately \$180,500. This cost includes sidewalk reconstruction on three sides of the Square (sidewalk reconstruction on 2nd Street and around the Courthouse are part of the 2nd Street and Courthouse Square Reconfiguration projects); new street lights on three sides (the reconfiguration projects include adding new street lights); a kiosk in front of City Hall; new planters, bike racks, and trash receptacles on four sides (including 2nd Street); and costs associated

with architectural, engineering, and surveying work. Some costs could be reduced by phasing in or reducing the number of planters, bike racks, and trash receptacles placed around the Square. The total estimated costs of each element of The Square project are listed below.

- Sidewalk Reconstruction = \$72,000
- Lights = \$54,000
- Planters = \$6,600
- Bike Racks = \$7,600
- Trash Receptacles = \$3,900
- Kiosk = \$6,400
- Architecture/Engineering/Surveying/Inspection = \$30,000

c. Funding Sources

There are multiple sources of funding that can be used to make changes to the Square. Both the \$500,000 Community Focus Fund (CFF) grant and the \$1,000,000 Transportation Enhancement (TE) grant could be used to complete this project. However, these funds are more than likely going to be used for higher priority projects. This project could be included with other projects listed previously. For example, new street lights and sidewalk reconstruction could be completed at the same time as the Courthouse Square and 2nd Street reconfiguration projects.

Planters, bike racks, trash receptacles, and the kiosk will be a very small portion of the cost of this project when compared to new sidewalks and street lights. Donations or actual creation of these items by volunteers or local organizations would greatly reduce the overall cost of this project. The city may wish to use city funds to add pieces of this project over time.

d. Phasing

The Square is the ninth priority project and is on the long-term (10 or more years) list of projects. However, if the city can find volunteers or local donations, portions of this project could be completed sooner.

e. Responsibility

The Mayor's office should take the lead on getting this project started and determining the appropriate funding. Members of the Mayor's office should discuss options with local organizations, which could help complete

portions of this project in the short-term. The Street Department and Board of Public Works should also be involved. Because the Square includes SR 62 and SR 61, there should also be coordination with INDOT to ensure that current state policies regarding street lighting and street furniture are being followed.

10. The Historic Corridor

Priority	Phasing
• #10	• Long-Term - 10+ years
Total Estimated Cost:	Responsibility
• \$470,000 (\$19,600 per block)	• Mayor's Office
Funding Sources	• Public Works
• CDBG CFF Grant	• Street Department
• TE Grant	

a. Project Details

The Historic Corridor project, similar to the Square project, is primarily to improve appearance. The one-way pairs of Main Street and Locust Street are the main thoroughfares in Boonville and pass through the center of downtown. This project will set downtown apart from the rest of the city. Milwaukee Lantern street lights should be added on each side of Main Street and Locust Street. These street lights resemble historical lighting that once existed around downtown. Lights should be placed 100 feet apart or six lights per block (three on each side of the street) and at a street scale of 20 to 30 feet. The existing cobra lights will stay in place to provide adequate lighting for the state roads. Decorative street signs should be added to one of the four light poles at each intersection. The middle of each block should include a light pole with banner arms for seasonal banners. (See Appendix E for examples of Milwaukee Lantern lights produced by Holophane®.)

Two trash receptacles should be placed on each block (one on each side of the street) at intersections. These trash receptacles should be the same as those in the Square project, made of wood or recycled plastic material.

While there are no recommendations to replace sidewalks throughout the entire Historic Corridor, the City should look into setting up a program to repair sidewalks along Locust and Main Streets. Most property owners are unaware that sidewalk improvements are

their responsibility. The City should create a program where City funds help pay for a portion of the sidewalk repairs and/or have the Department of Public Works make the improvements for the homeowner. This may make residents more aware of their responsibilities for sidewalk improvements and may get more people involved in making repairs.

b. Total Estimated Cost

The total estimated cost of improvements to the Historic Corridor is approximately \$470,000 or \$19,600 per block. This cost includes new street lights, some with street signs and banners; new trash receptacles; and costs associated with architectural, engineering, and surveying work. There are a total of 12 blocks along the Corridor, excluding the Courthouse Square. Because the Corridor includes both Main Street and Locust Street, there are a total of 24 blocks that are a part of this project (both sides of Main Street and Locust Street). The total estimated costs of each element of The Historic Corridor project are listed below. This project should be phased over time starting from the center of the Corridor to limit costs, unless a grant is awarded for the entire project.

- Lights = \$384,400
- Trash Receptacles = \$7,800
- Architecture/Engineering/Surveying/Inspection = \$78,400

These costs do not include any sidewalk reconstruction as part of the project. A program to assist homeowners along the Corridor make sidewalk improvements could be set up by the city. Some sidewalks along the Corridor are not in need of any repairs, but others need repaired as soon as possible.

c. Funding Sources

There are multiple sources of funding that can be used to make changes to the Corridor. Both the \$500,000 Community Focus Fund (CFF) grant and the \$1,000,000 Transportation Enhancement (TE) grant could be used to complete this project. However, these funds are more than likely going to be used for higher priority projects. Trash receptacles could be constructed by volunteer groups and street lights could be purchased by donations from local organizations. The funding sources for this project are dependent upon those sources used for higher priority projects.

d. Phasing

The Square is the tenth priority project and is on the long-term (10 or more years) list of projects. However, if the city can find volunteers or local donations, portions of this project could be completed sooner.

e. Responsibility

The Mayor's office should take the lead on getting this project started and determining the appropriate funding. Members of the Mayor's office should discuss options with local organizations, which could help complete portions of this project in the short-term. The Street Department and Board of Public Works should also be involved. Because the Historic Corridor includes SR 62, there should also be coordination with INDOT to ensure that current state policies regarding street lighting and street furniture are being followed.

B. Other Potential Projects

Throughout the planning process, numerous suggestions and ideas were discussed for projects. During the L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis at the first community workshop, 29 needs and 44 dreams were listed by participants. (L.A.N.D. analysis data can be found in Appendix C.) Other ideas were considered and discussed at steering committee meetings and other community workshops. The 10 projects listed in detail previously in this chapter are those that received the most interest and will have the greatest impact on the revitalization of downtown Boonville. However, several other ideas that were discussed are also important in the revitalization efforts.

The following six projects were discussed and considered, but determined to be less of a priority than the 10 projects listed in detail. City officials should focus on completing the first 10 projects over the following projects; however, other organizations or private firms may find these projects important and worth the effort to complete. These projects and the goals and objectives listed in Chapter 4 should all be considered by city officials, business owners, and developers when any improvements are made downtown.

11. Skate Park

During the public involvement process, it was determined that a skate park may be beneficial for the City of Boonville. Alternative locations for the skate park were discussed during steering committee meetings. Ultimately, it was decided that a skate park should be

placed at the vacant gas station next to the city pool. The cost of constructing a skate park at this location is estimated to be \$100,000 to \$150,000. However, before construction could begin, removal and cleanup of the existing gas station and storage tanks would be required, adding to the cost. The U.S. Environmental Protection Agency (USEPA) had a brownfield grant available for cleanup of these types of sites in 2010. Future funding options can be found at www.epa.gov/brownfields or www.grants.gov.

12. Parking Garage

A parking garage downtown could alleviate congested parking areas around the Square and provide additional parking at the site of the city's existing parking lot at the corner of Main Street and 2nd Street. The existing lot has a little more than 80 parking spaces. Assuming the two existing buildings on the lot would be removed for a parking garage of approximately 200 total spaces and parking garage construction costs of \$12,000 to \$16,000 per space, the total cost would be roughly \$2.4 to \$3.2 million. Garages also have annual operational costs. The city may wish to look into this project down the road to alleviate parking problems, but should complete other, less costly projects first.

13. Movies in the Park

To utilize the new downtown amenities and attract people downtown, a "Movies in the Park" series should be created during the summer months. The series could take place at the proposed Courthouse Square Park or at the existing football field and bleachers at the Warrick County School Corporation offices. Because the field and bleachers are already in place, the city should work with the school corporation to determine if this space could be made available for these movies. Some research would have to go into finding what costs are associated with playing movies for public viewing.

14. Farmer's Market

Once changes are made to the Courthouse Square and 2nd Street, it may be beneficial to move the Farmer's Market from the library parking lot to a lot around the Courthouse. This will help draw people to the center of downtown as well as make the Market more visible to traffic passing through downtown.

15. Public Restroom

One of the initial ideas for the Courthouse Square Park project was to add a public restroom for people visiting and shopping downtown. However, using existing space, rather than constructing a new facility, was determined to be the best alternative. The city and county should work together to make restrooms available to the public at the County Courthouse. A men's and women's or unisex restroom connected to the Courthouse should be open to the public during operating hours of businesses on the Square and during festivals and special events.

16. Festivals and Special Events

Boonville currently has a very limited number of festivals and special events held downtown. Increasing the number of holiday parades, food festivals, and other special events will provide more opportunities to increase tourism dollars and create more foot traffic downtown. Downtown merchants should work together to create a big draw for people. This could be done by developing a special holiday shopping weekend where businesses stay open later at night than normal and have special sales. Some communities have had so much success with this idea that a late night shopping day or weekend is held every month.

17. More Shopping Choices

According to survey results, more survey respondents travel to Evansville than stay in Boonville for a variety of shopping. The survey included shopping for small purchases, large purchases, and specialty purchases. Almost 70 percent of the respondents shop for small purchases, such as groceries and hardware in Boonville, but 77 percent travel to Evansville for large purchases, such as furniture, and 53 percent travel to Evansville for specialty purchases, such as antiques, gifts, and crafts. The survey also shows that 76 percent of the respondents feel that more shopping downtown is extremely important. The city should encourage private development and any new businesses to locate downtown. The other projects that are anticipated to attract people downtown should also help attract new businesses.

Appendix A

Attitude Survey

Downtown Boonville Attitude Survey

Mayor Pam Hendrickson and the City of Boonville have begun a planning effort to revitalize downtown Boonville. The goal of the Downtown Revitalization Plan is to create a destination and a place that is inviting to everyone. By filling out this survey, you will help in prioritizing the most important needs for the downtown area.

Thank you for your participation in this effort to make downtown a destination for all residents of the city.



About you:

1. Where do you live?
 - ☐ Downtown Boonville
 - ☐ Boonville (outside of downtown)
 - ☐ Outside of Boonville
2. What is your age group?
 - ☐ Under 18 ☐ 35-44
 - ☐ 18-24 ☐ 45-64
 - ☐ 25-34 ☐ 65 and over
3. What is your gender?
 - ☐ Male ☐ Female

Your thoughts of Downtown:

4. How would you rate Downtown Boonville for:
 - a. Attractivness
 - ☐ Good ☐ Poor
 - ☐ Fair ☐ Don't know
 - b. Cleanliness
 - ☐ Good ☐ Poor
 - ☐ Fair ☐ Don't know
 - c. Safety
 - ☐ Good ☐ Poor
 - ☐ Fair ☐ Don't know

The needs of Downtown:

5. How important are the following improvements to Downtown Boonville?
 - a. New Sidewalks
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - b. New period street lights
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - c. More benches, planters and other street furniture
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - d. More shopping
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - e. Free parking
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - f. More restaurants
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - g. More festivals/special events
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed
 - h. A park/gathering area
 - ☐ Extremely important
 - ☐ Somewhat important
 - ☐ Not needed

Downtown Boonville Attitude Survey (continued)

Where do you shop, work and play (PLEASE CHECK ONLY 1 BOX PER LINE):

6. How often do you visit Downtown Boonville for:	3 or more days a week	1-2 days a week	Once per month	Once per year	Never
a. Small Purchases (groceries, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Specialty Purchases (antiques, gifts, flowers, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Services (bank, salon, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Eating out (lunch or dinner)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Socializing (coffee or drinks with friends)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Special Events or Festivals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Where do you normally go for :	Downtown Boonville	Boonville (outside of downtown)	Evansville	Newburgh	Other
a. Small Purchases (groceries, hardware, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Large Purchases (furniture, carpeting, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c. Specialty Purchases (antiques, gifts, crafts, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
d. Services (bank, salon, dry cleaning, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
e. Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
f. Eating out (lunch or dinner)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
g. Socializing (coffee or drinks with friends)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
h. Special Events or Festivals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

What do you think:

8. What else do you think is needed in Downtown Boonville? What other improvements should be made? Please fill in your comments below.

Please drop off completed surveys to Boonville City Hall (downtown Boonville), drop them off at one of the Community Workshops, or mail the completed survey to the following address: Boonville Downtown Plan Manager, c/o Bernardin, Lochmueller & Associates, 6200 Vogel Road, Evansville, Indiana 47715. If you prefer, you may also fill out the survey online at the project website: DowntownBoonville.wordpress.com.

Thank you for your input.

Boonville Downtown Revitalization Plan Survey Results

1. Where do you live?
 - 12.5% Downtown Boonville
 - 40.6% Boonville (outside of downtown)
 - 46.9% Outside of Boonville
2. What is your age group?
 - 0.0% Under 18
 - 3.1% 18-24
 - 10.8% 25-34
 - 30.8% 35-44
 - 46.2% 45-64
 - 9.2% 65 and over
3. What is your gender?
 - 46.8% Male
 - 53.2% Female
4. How would you rate Downtown Boonville for:
 - a. Attractiveness
 - 11.1% Good
 - 57.1% Fair
 - 30.2% Poor
 - 1.6% Don't know
 - b. Cleanliness
 - 30.2% Good
 - 54.0% Fair
 - 15.9% Poor
 - 0.0% Don't know
 - c. Safety
 - 39.7% Good
 - 41.3% Fair
 - 17.5% Poor
 - 1.6% Don't know
5. How important are the following improvements to Downtown Boonville?
 - a. New sidewalks
 - 69.8% Extremely important
 - 25.4% Somewhat important
 - 4.8% Not needed
 - b. New period street lights
 - 38.1% Extremely important
 - 46.0% Somewhat important
 - 15.9% Not needed
 - c. More benches, planters and other street furniture
 - 38.1% Extremely important
 - 47.6% Somewhat important
 - 14.3% Not needed
 - d. More shopping
 - 76.2% Extremely important
 - 22.2% Somewhat important
 - 1.6% Not needed
 - e. Free parking
 - 49.2% Extremely important
 - 38.1% Somewhat important
 - 12.7% Not needed
 - f. More restaurants
 - 46.9% Extremely important
 - 45.3% Somewhat important
 - 7.8% Not needed
 - g. More festivals/special events
 - 57.8% Extremely important
 - 34.4% Somewhat important
 - 7.8% Not needed

Boonville Downtown Revitalization Plan Survey Results (Continued)

- h. A park/gathering area
- 57.1% Extremely important
 - 30.2% Somewhat important
 - 12.7% Not needed
6. How often do you visit Downtown Boonville for:
- a. Small purchases (groceries, etc.)
- 22.2% 3 or more days a week
 - 25.4% 1-2 days a week
 - 25.4% Once per month
 - 12.7% Once per year
 - 14.3% Never
- b. Specialty purchases (antiques, gifts, flowers, etc.)
- 3.2% 3 or more days a week
 - 4.8% 1-2 days a week
 - 46.8% Once per month
 - 27.4% Once per year
 - 17.7% Never
- c. Services (bank, salon, etc.)
- 25.8% 3 or more days a week
 - 33.9% 1-2 days a week
 - 17.7% Once per month
 - 3.2% Once per year
 - 19.4% Never
- d. Work
- 41.9% 3 or more days a week
 - 3.2% 1-2 days a week
 - 12.9% Once per month
 - 1.6% Once per year
 - 40.3% Never
- e. Eating out (lunch or dinner)
- 14.3% 3 or more days a week
 - 28.6% 1-2 days a week
 - 44.4% Once per month
 - 6.3% Once per year
 - 6.3% Never
- f. Socializing (coffee or drinks with friends)
- 6.5% 3 or more days a week
 - 12.9% 1-2 days a week
 - 27.4% Once per month
 - 21.0% Once per year
 - 32.3% Never
- g. Special events or festivals
- 3.2% 3 or more days a week
 - 1.6% 1-2 days a week
 - 9.7% Once per month
 - 72.6% Once per year
 - 12.9% Never
7. Where do you normally go for:
- a. Small purchases (groceries, hardware, etc.)
- 18.0% Downtown Boonville
 - 69.8% Boonville (outside of downtown)
 - 4.9% Evansville
 - 6.6% Newburgh
 - 1.6% Other
- b. Large purchases (furniture, carpeting, etc.)
- 1.6% Downtown Boonville
 - 19.7% Boonville (outside of downtown)
 - 77.0% Evansville
 - 1.6% Newburgh
 - 0.0% Other

**Boonville Downtown Revitalization Plan
Survey Results (Continued)**

- | | |
|---|---|
| <p>c. Specialty purchases (antiques, gifts, crafts, etc.)</p> <ul style="list-style-type: none">16.9% Downtown Boonville15.3% Boonville (outside of downtown)52.5% Evansville10.2% Newburgh5.1% Other <p>d. Services (bank, salon, dry cleaning, etc.)</p> <ul style="list-style-type: none">60.7% Downtown Boonville23.0% Boonville (outside of downtown)6.6% Evansville6.6% Newburgh3.3% Other <p>e. Work</p> <ul style="list-style-type: none">32.8% Downtown Boonville27.6% Boonville (outside of downtown)22.4% Evansville5.2% Newburgh12.1% Other <p>f. Eating out (lunch or dinner)</p> <ul style="list-style-type: none">25.0% Downtown Boonville33.3% Boonville (outside of downtown)33.3% Evansville5.0% Newburgh3.3% Other <p>g. Socializing (coffee or drinks with friends)</p> <ul style="list-style-type: none">17.2% Downtown Boonville29.3% Boonville (outside of downtown)37.9% Evansville10.3% Newburgh5.2% Other | <p>h. Special events or festivals</p> <ul style="list-style-type: none">22.0% Downtown Boonville25.4% Boonville (outside of downtown)35.6% Evansville5.1% Newburgh11.9% Other |
|---|---|

Appendix B

Media Coverage

NOT JUST FOR KICKS

British help local kids build up their soccer skills | Page 9A



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Thursday, June 24, 2010 ♦ Your hometown news since 1875

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Boonville Standard



FOR FUN



Boonville Merchants Association's annual Boonville Downtown Square Flare was a real blast for those in attendance last weekend. Find out what's in store for this weekend in our Community Calendar.

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CONGRADS

Your turn to speak up

By **WENDY WARY**
Managing Editor
wwary@warricknews.com

Want to see some change in Boonville's downtown? If so, you aren't the only one. And it's your chance to be heard on the most pressing issues for the city's downtown.

A community "visioning" workshop will be held next Tuesday, June 29 from 1 to 4

p.m. in the Commissioner's Meeting Room on the third floor of the old courthouse.

The point of the workshop is to gather as many ideas as possible for changes or improvements to the downtown area in the next couple of decades.

Once the vision becomes more clear through public input, a second workshop will be scheduled to show the community some examples

of how those ideas might be worked into the city's future plans. A steering committee — made up of local business owners, city officials and community leaders — will also be involved in the process to ultimately complete the city's Downtown Revitalization Plan.

The workshops will be facilitated by the plan's project manager, Matthew Schriefer of Bernardin,

Lochmueller and Associates. He said the first workshop will focus on coming up with a LAND analysis, which stands for liabilities, assets, needs and dreams.

"We'll figure out what the community thinks the issues are downtown and what are the positive assets downtown and end that with what do we see downtown Boonville needing in the next 20 to 30 years," said Schriefer. "Any-

thing that they want to bring up is welcome. We're going to try to get everybody to think outside the box, too, a little bit."

Anyone who can't come to the workshop is invited to submit their ideas either online or through e-mail. The project has its own blog at downtownboonville.wordpress.com.

See DOWNTOWN

Page 3A

BRAVES FALL IN FINALS



Community

Page 3A

BOONVILLE STANDARD • www.warricknews.com

Thursday, June 24, 2010

Downtown: Workshop asks, 'What needs to be done?'

Continued from Page 1A
press.com, where people can stay updated on the project's progress or leave their own comments. E-mails may be sent to downtown-boonville@yahoo.com.

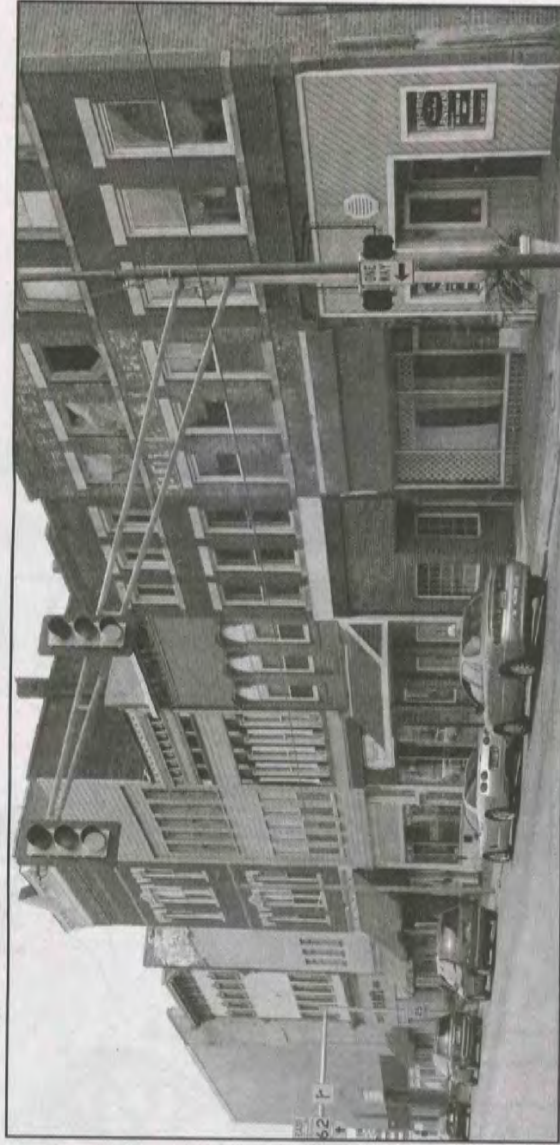
"The idea is to get the community to think very broad, so we need as many ideas out there as we can," said Schriefer.

The process to come up with a Downtown Revitalization Plan is being funded by a \$49,500 grant from the state's Office of Community and Rural Affairs. The city was awarded the grant earlier this year, and is working with Bernardin, Lochmueller and Associates and VPS Architecture of Evansville to help come up with the finalized plan.

Boonville Mayor Pam

Hendrickson said the city's main priorities are beautification and safety. Among the possible list of improvements is an extension of the parking around the inside of the square, sidewalk and curb improvements, storm drainage and utility issues, and beautification projects that might incorporate additional landscaping and the installation of benches.

"We want to create a downtown where people will feel comfortable coming to our downtown and visiting and helping our merchants and our property owners in our downtown," said Hendrickson. "It's a beautiful setting and we have had people come in to visit and they do comment and compliment us on the beauty of our downtown, so we certainly want to be able to keep it attractive."



WENDY WARY / Warrick Publishing
Community input is sought on how to improve Boonville's downtown in the first of three workshops, scheduled for next Tuesday, June 29 from 1 to 4 p.m.

Museum: Going bat-free

Continued from Page 1A
1,500 bats, they go somewhere." *Continued on page 1A*

Briefs

State Road 68 closes for road work

The Indiana Department

visit www.in.gov/indot.
Center Road on the south side of State Road 62 as work continues on the Major

Late taxpayers will

www.in.gov/indot.

Briefs

MAKING ALL-STATE

Two Tecumseh players earn baseball honors | Page 9A



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ADOPTABLE



Cocoa Bean is a full-blooded, 6-pound male Chihuahua. He is friendly, likes children and is looking for his forever home. Call 858-1132 for more information about Cocoa Bean or stop in today and see all the dogs and cats looking for homes. WHS currently has Boxers, Rat Terriers, Pugs and other purebreds available.

100 YEARS



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Boonville Standard

Good outweighs the bad

City's community workshop focuses on positives, improvements

By WENDY WARY
Managing Editor
wwary@warricknews.com

Boonville has a lot to offer. That's what came out of the first workshop for the Boonville Downtown Revitalization Plan.

The session, held June 29 at the Warrick County Courthouse, invited the public to discuss the community's

needs, assets, liabilities and dreams for the next three decades. It turns out that the community believes Boonville has far more assets than hindrances.

"Our biggest surprise, I think, was that unlike a lot of communities that we work in, there were more assets and good things that came out of the meeting than there were negative things that

came out of the meeting," said Matthew Schriefer of Bernardin, Lochmueller and Associates, project manager for the revitalization plan.

"It was, I thought, very positive," agreed Boonville Mayor Pam Hendrickson. "(There was) a lot of good input from those in attendance and no one hesitated. They did not thrive on negativity; it was like a cheerlead-

ing session. Everyone seemed excited about the possibilities."

Less than a dozen liabilities were listed. Included, however, were: the tax rate, disconnected neighbors, apathy, antiquated ordinances, lack of funds, and denial of crime problems, among others.

"The ambivalence that we've had, people want to

see that gone," said Hendrickson. "Of course, money was a concern, but the way I look at it (is) you get the plan in place and you do it a bite at a time."

Among the list of needs, the community determined the city should better advertise its assets. Promotion of

See REVITALIZATION

Page 3A

ROCKETS RED GLARE



Community

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BOONVILLE STANDARD • www.warricknews.com

Thursday, July 8, 2010

Revitalization: Input sought on city's downtown plan

Continued from Page 1A
the city's history, Abraham Lincoln's ties to the city, available recreation, and other potential tourism were all listed.

Further, the public said there needs to be enticements to help bring in new businesses and provide local jobs, improved mobility is needed — for vehicles, walkers, joggers, bikers, etc., and more needs to be done to clean up the city, both property-wise and in the case of litter.

Finally, the community brought dozens of ideas to the workshop on how the city could meet those needs. From infrastructure to social service programs to recreational facilities to the creation of new organizations, participants weren't afraid to dream big.

With all of the needs, assets, liabilities and dreams listed, now, the work really begins on shaping the Boonville Downtown Revitalization Plan.

Schriefer said the next

community workshop has already been scheduled — for Tuesday, July 27 from 1 to 3 p.m. at the Boonville-Warrick County Public Library.

During that workshop, people will be able to begin visualizing some of the ideas that came out of the first workshop and offer their input.

"We've got a few ideas that we want to go ahead and kind of sketch out for different areas downtown, in particular, but we'll also have some other ideas," said Schriefer. "I know one person mentioned a skate park, so we might have some different options for a skate park and a community garden and see how other communities have done (those)."

Anyone interested in getting involved can find out more about the plan online at the Downtown Boonville Blog.

downtownboonville.wordpress.com, or by sending an e-mail to downtown-boonville@yahoo.com.



Courtesy of downtownboonville.wordpress.com

People around the Boonville area gather at the first downtown Boonville community workshop, held June 29, to discuss the community's needs, assets, liabilities and dreams as part of the Boonville Downtown Revitalization Plan. A second workshop is planned for July 27 at the Boonville-Warrick County Public Library and will include sketches and examples of some of the ideas presented at the first session.

Olympics: Kroeger has determination

Continued from Page 1A
the most improved swimmer at the Boonville team banquet.

"He did real well," Snider

"I think he'll do real well," Snider said. "The (high school) team really helped him in terms of weight loss and dropping his times." Kroeger will leave for

letes flew out on Cessnas. Due to the downfall in the economy, not every athlete will be able to fly on a Cessna this year. Kroeger is one of the few athletes who will

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Need a vehicle??



Boonville Standard

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HOME FIRE



Firefighters suspect a Boonville blaze started with a power strip. A porch at the front of the home, where the fire originated, sustained the most damage.

»PAGE 8

BLOOMING



New owners say they intend to keep the former Flower Shop as an old-fashioned mom and pop business that thrives on the small town atmosphere.

»PAGE 5

SAFETY



Improvements help ensure students have a safer school year ahead.

»PAGE 9

DEATHS

William Carroll, 70
Chandler

Daniel Lampton, 40
Evansville

Sue Raibley, 70
Newburgh

Rodney Feldman, 79
Sun City Center, Fla.

Hazel Raley, 88
Chandler

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INSIDE

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Court News	8

Unlucky day, lucky guy

By **TIMOTHY W. YOUNG**
Newburgh Editor
tyoung@warricknews.com

Warrick County Sheriff Marvin Heilman has seen a lot of crashes in his years of working accidents. Blame it on Friday the 13th, but he's never been this close before. Heilman narrowly avoided serious injury after a pickup truck slammed into the back

of his department's sports utility vehicle shortly before 9 a.m. on Friday, Aug. 13, just in front of the Boonville Post Office on S.R. 62.

A green Chevrolet Silverado driven by Steve R. Brauser, 50, hit another vehicle, a utility pole and the rear of Heilman's SUV. Heilman was returning to his vehicle at the time.

On the scene, Heilman said he had to jump out of

the way to avoid both cars involved in the accident. The impact snapped the utility pole in half and sent it toppling over Brauser's truck and cut electricity to several nearby buildings, including the Boonville Standard.

Power wasn't fully restored until close to 4 p.m. "I was almost killed," said Heilman. "If we would have been angled differently... he would have just nailed me

against the back of the SUV." It's unknown what caused Brauser to lose control of his truck. A witness on the scene said that he was driving erratically as he entered Boonville.

Both Heilman's vehicle and the other vehicle involved suffered approximately \$4,000 each. Brauser's truck was a total loss.

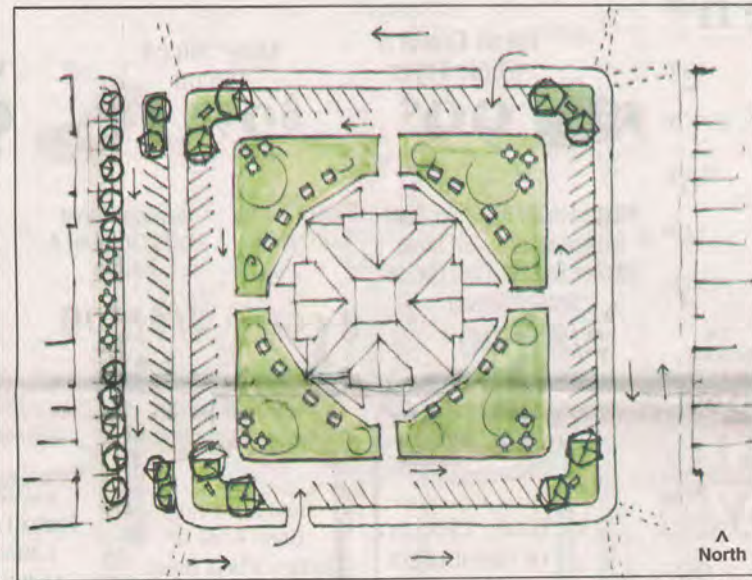
On any other day, Heil-

man wouldn't have been this location.

With one of his deputies off on medical leave, Heilman took it upon himself to run some of the daily errands, one of which is making a stop by the post office.

"Everyone needs to be careful every time they get their door or get near me traffic," he said. "I turn to be pretty lucky."

SQUARING AWAY PARKING ISSUES



Courtesy VPS Architecture

This is one of several concept drawings of how to make the Warrick County Courthouse Square safer that the City of Boonville is looking at for inclusion in its Downtown Revitalization Plan. Inverting the parking on the inside of the square and changing Second Street to a one-way road are two ideas local officials and the community have supported during recent discussions.

Devising a revitalization plan

By **WENDY WARY**
Managing Editor
wwary@warricknews.com

You spoke; they listened.

Taking the community's suggestions for improving Boonville's downtown area, city consultants have come up with several goals, dozens of objectives, and a few concept drawings that will go into the Boonville Downtown Revitalization Plan.

Bernardin, Lochmueller and Associates, the firm contracted to design the plan, held two community workshops over the past two months to gather ideas from the public to determine what needs should be addressed and how the community would like to see those needs met.

What has come out of those sessions is several pages of actions the city could take to spruce up the downtown area, create an inviting

ambiance, and offer enhancements to benefit visitors and residents alike.

Overall, the plan will call for local organizations, businesses, clubs, city and county officials and individuals to work together for the betterment of the downtown area. By pooling financial and volunteer resources, the city has a better chance of seeing the final plan — which is still in the works — completed.

One of the biggest proposed changes that will likely be included in the finalized plan will be the reworking of traffic and parking around the city square.

With three of the four roads surrounding the square currently state-controlled, there's not much the city can change traffic-wise. But, the city can still make changes to the fourth roadway — Second Street. And, in working with the county, who owns the courthouse square property, local

officials could ultimately make major changes to the inside of the square.

A popular proposal, which is likely to make its way into the plan, is to invert the parking on the inside of the square. Instead of pulling into — and backing out of — angled parking from the street, motorists would use a turn lane to access one of two entry/exit points for a parking area surrounding the square.

Both local officials and the public voiced their support for the proposal because it addresses a key issue — safety. Since the angled parking around the inside of the square was created when Model T's were popular, the spaces are often too short to accommodate today's super-sized sport utility and extended cab vehicles.

Another popular change is to con-

See REVITALIZATION

Page 18

Too many kids

Bus service guessing game

By **TIMOTHY W. YOUNG**
Newburgh Editor
tyoung@warricknews.com

The start of a new school year always brings a few puzzles for school officials to clear. The most recent is a possible overcrowding issue on a school bus.

Two students from Chandler complained to their parents on Monday saying they had to sit on the floor bus #83 on the way to Boonville Middle School then on each other's lap because there weren't enough seats.

Warrick County school buses sit three students per seat.

"We aren't going to allow kids to sit on the floor," Superintendent Brad Schuder said.

Guy Gentry, director of transportation for the school corporation, said the bus was packed on the first day.

"I got the phone call from a parent upset that their kid was sitting on the floor," said Gentry. "Not only is it unsafe, it's against the law. My kids know better than that."

Gentry said the kids were sitting in the seats when bus pulled away, according to the bus driver. Eventually driver noticed one of the sitting on the floor and corrected them, said Gentry.

"There were a couple incidents where kids were on the floor, but as soon as driver saw it, she made them get back in their seat," he said. "We've been monitoring since."

Three other buses per kids in the Chandler area Gentry said that if there overcrowding issue there adjustments to routes can be made.

Gentry said that less

Revitalization: Community weighs in

Continued from Page 1

vert Second Street on the square to a one-way road, allowing for angled parking along the east side of the street.

That would provide additional parking and offer extra space to extend the sidewalk along the west side, which would also allow room for trees and shrubbery to be planted.

Benches, historic lighting and signage, bicycle racks, information kiosks, trash receptacles, enhanced crosswalks, water fountains, new sidewalks, and water features are all possible enhancements that have been suggested to improve the downtown area.

Beyond downtown, however, the plan will also address pedestrian and bicy-

cle paths to easily connect people to Scales Lake and City Lake parks. The creation of a dedicated bike path along existing roadways and the installation of new sidewalks along the same route will likely be included in the final plan as a way to provide safe, alternative ways to experience the natural beauty of the area.

Finally, the plan will include ideas for the creation of new programs, agencies or non-profit organizations that might help with fundraising, support and implementation of the plan's suggestions. Grants, special fundraising events and festivals, and community donations are all possible sources of funding to help make the plan a reality.

Matthew Schriefer of

Bernardin, Lochmueller and Associates, project manager for the revitalization plan, said he's working to consolidate ideas from the public and direction from the city's steering committee to come up with a draft document that will be presented to the public, likely at the end of September.

There will be a third and final community workshop at that time, when the public will be invited to review the draft document and provide any further insight, opinions and suggestions.

Following that step, Schriefer said he will present the final plan for a public hearing and adoption to the Boonville City Council.

Anyone interested in seeing some of the ideas and concepts up for consideration may visit the Downtown Boonville Blog, a Web site blog set up specifically for the project, at downtown-boonville.wordpress.com. Participate by taking a community survey, leave feedback, or find more details on what's been happening with the project so far.

Nominations sought

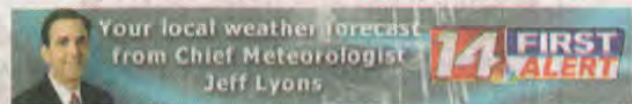
The Indiana Historical Society is currently seeking nominations for its annual awards.

Each year, the IHS recognizes outstanding individuals whose efforts have enriched the lives of others by conveying awareness and appreciation of Indiana's history.

Nominations are currently being accepted for the following awards: Caleb Mills Indiana History Teacher of the Year; Dorothy Riker Hoosier Historian Award; Eli Lilly

Lifetime Achievement Award; Hubert Hawkins History Award; Willard C. Heiss Family History/Genealogy Award; Outstanding Historical Organization Award; and Indiana History Outstanding Event or Project Award.

Nominations must be received by Aug. 23. Award winners will be honored on Monday, Dec. 6. Please visit www.indianahistory.org or call (317) 232-1888 for a nomination form.



LAST 7-DAYS		SUNRISE & SUNSET	
Tuesday 8/10	99/76/0.03	Wednesday	6:07 a.m./7:39 p.m.
Wednesday 8/11	99/78/0.00	Thursday	6:08 a.m./7:37 p.m.
Thursday 8/12	101/74/trace	Friday	6:09 a.m./7:36 p.m.
Friday 8/13	99/73/0.00	Saturday	6:10 a.m./7:35 p.m.
Saturday 8/14	99/76/trace	Sunday	6:11 a.m./7:33 p.m.
Sunday 8/15	97/75/0.00	Monday	6:12 a.m./7:32 p.m.
Monday 8/16	91/68/0.00	Tuesday	6:13 a.m./7:31 p.m.

UV INDEX		MOONRISE & MOONSET	
Very high	8	Wednesday	3:47 p.m./12:23 a.m.
Extreme	12	Thursday	4:36 p.m./1:16 a.m.
High	10	Friday	5:17 p.m./2:14 a.m.
Very high	9	Saturday	5:53 p.m./3:13 a.m.
High	8	Sunday	6:24 p.m./4:12 a.m.
Moderate	6	Monday	6:52 p.m./5:12 a.m.
Low	2	Tuesday	7:17 p.m./6:09 a.m.

River Stages	
Site	Level Change Flood Stg.
Ohio River	
Evansville	14.17 ft. 0.36 42.0
White River	
Petersburg	2.90 ft. -0.08 16.0
Wehseh River	
Mt. Carmel	4.29 ft. -0.12 19.0
Paloka River	
Princeton	3.02 ft. -0.04 16.0

Weather History	
On this day in 1968, severe thunderstorms rolled across New Jersey. Winds gusted to 92 mph at Wrightstown, while a circus tent blew down in Lavallette.	

WEDNESDAY	
18	Partly sunny, slight chance of thunderstorms High: 88° Low: 68°

THURSDAY	
19	Sunny High: 92° Low: 67°

FRIDAY	
20	Partly sunny, chance of thunderstorms High: 91° Low: 71°

SATURDAY	
21	Chance of thunderstorms early High: 96° Low: 73°

SUNDAY	
22	Mostly sunny High: 92° Low: 71°

MONDAY	
23	Sunny High: 91° Low: 69°

TUESDAY	
24	Sunny High: 94° Low: 69°

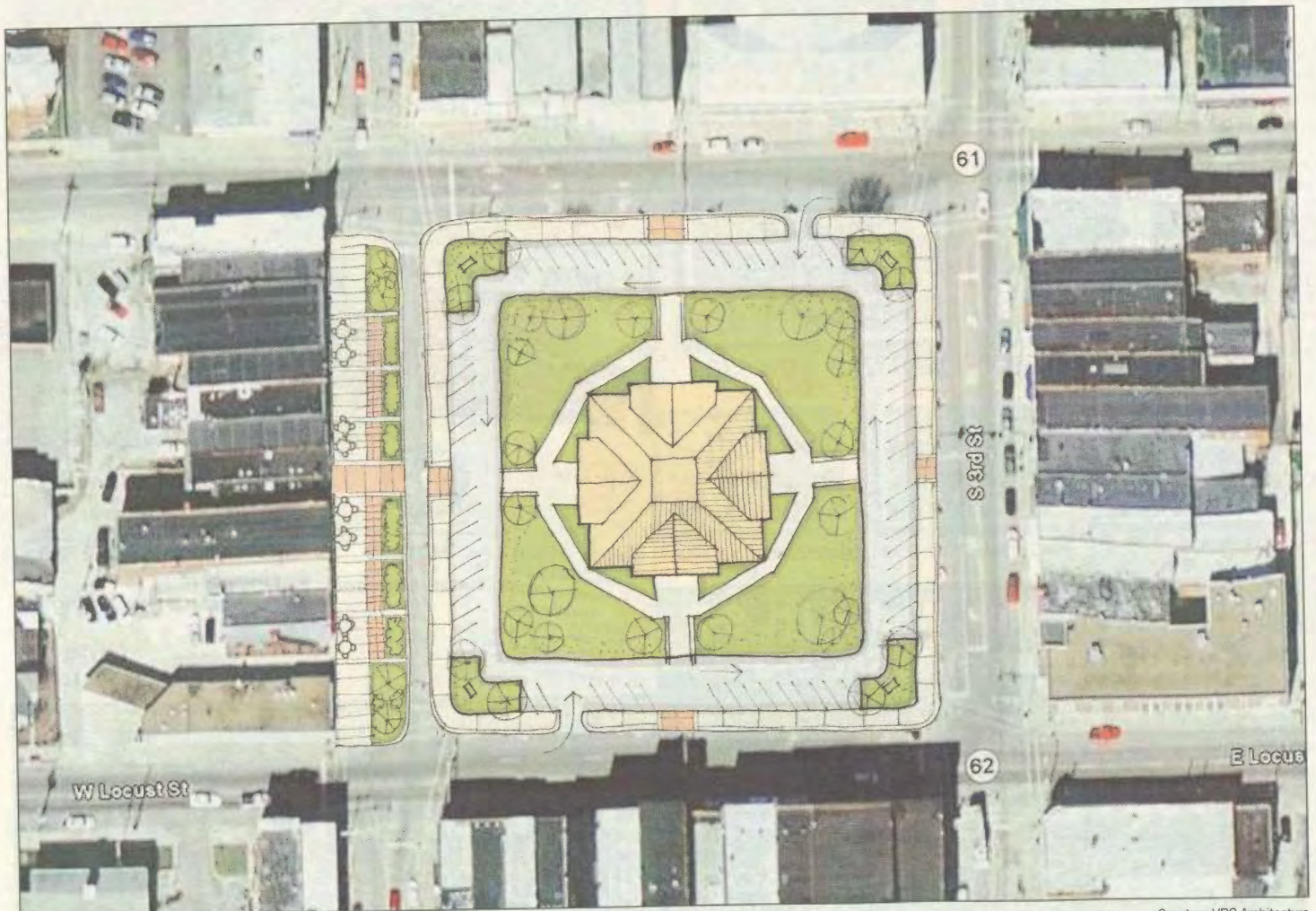


Making plans for the future



NATHAN BLACKFORD / Courier & Press

The Warrick County Courthouse was built in 1904. Parking around it has not changed much in the 107 years since then.



Courtesy VPS Architecture

The plan for Boonville's courthouse square would turn Second Street into a one-way road, and would create new parking areas around the courthouse itself.



Courtesy VPS Architecture

The so-called "pocket park" at the corner of South Second and Locust streets would provide green space for those who live or work nearby.

Boonville gets ready for a major facelift

NATHAN BLACKFORD
WARRICK EDITOR / (812) 464-7614
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Boonville officials are working to change both the appearance and the branding of the city's downtown district. A new downtown revitalization plan, officially presented last month, calls for some of the biggest changes to the courthouse square since the courthouse itself was constructed in 1904.

The plan calls for projects to be spread out over the next decade and beyond, including new bike routes, signs, parks, parking lots and

more. It is all designed to bring more visitors and business into the downtown.

"We think this is vitally important," said Boonville Mayor Pam Hendrickson. "This is something we don't want to let go of."

A committee consisting of elected officials from both the city and Warrick County, along with local merchants, property owners and city residents, developed the plan. The final draft was prepared by engineering firm Bernardin, Lochmueller and Associates (BLA).

"We are trying to get the focus back on downtown Boonville," said BLA project



NATHAN BLACKFORD / Courier & Press

Boonville officials hope to purchase this condemned building at the corner of Second and Locust streets, then raze it and put a small park in its place.

Boonville Downtown Revitalization Plan

8

EVANSVILLE COURIER & PRESS | WARRICK | FRIDAY, MARCH 11, 2011



Courtesy VPS Architecture

The park on South Second Street is planned for completion in the next 10 years.

manager Matt Schriefer. "A lot of people leave Boonville to do their shopping or go to special events. We are trying to figure out ways to get people to come back downtown, especially the ones that live in Boonville."

The revitalization plan lays out 10 specific ideas, divided into short-term, mid-term, and long-term projects. The short-term projects would be completed in less than five years, mid-term in 10 years, and long-term 10-plus years.

"The plan is a starting point and it is the best way for Boonville to go searching for any type of grant," said Schriefer. "They will have a big advantage over other communities for grant funding. Some of the more low-key projects might be able to be paid for locally. But the larger projects, the longer-term projects, they will definitely need grants to get those done."

One of the long-term needs is to change the parking around the courthouse on the city square. For now, there is parking on all four sides of the courthouse, but those spaces haven't been changed for decades and are too small for many modern vehicles.

"One of our current issues is the parking area that we have on the interior of the square," said Hendrickson. "Right now the

extended cab trucks are too long for those parking spaces, and therefore that leaves parts of those trucks out in the street. So we batted around several ideas and looked at other communities."

"They came up with some really novel ideas," said Warrick Commissioner Tim Mosbey, who served as the chairman of the study committee. "There were some neat designs. I love the drawings, to change the parking. What we have now was designed for horse and buggies and Model Ts. It hasn't been changed since."

The final design would take out about 20 feet of the lawn around the courthouse, create a one-way drive in that area, and invert the parking spaces to face the surrounding streets. New lighting fixtures, designed to look like fixtures from the early 1900s, would also be added. Existing utility lines would be buried underground.

"We got a lot of good feedback (about the parking changes) during our meetings," said Schriefer. "I know that is an expensive project, but hopefully the city can find the funding to get that done."

The cost of the courthouse square re-configuration is estimated between \$372,000 and \$487,000. That cost puts the project at a



NATHAN BLACKFORD / Courier & Press

The revitalization plan calls for the cracked sidewalks along Second Street to be replaced by a wider, more pedestrian-friendly area.



Courtesy VPS Architecture

Glenn Kramer Park would incorporate a playground and a splash area for children along with a walking trail and period lighting.

They came up with some really novel ideas. There were some neat designs. I love the drawings, to change the parking. What we have now was designed for horse and buggies and Model Ts. It hasn't been changed since."

— Tim Mosbey, Warrick Commissioner

lower priority, with a time frame of 10 or more years.

Another long-term plan would go hand-in-hand with the square reconfiguration. That idea would make Second Street a one-way road between Main and Locust streets. That would create a pedestrian-friendly area on the west side of the square.

One of the first things Boonville must do is form a community development corporation. That is necessary for the city to apply for certain grants. The people on that board would be made up of city officials, business owners and volunteers.

The next step would be to begin rebranding the downtown, with new signs, brochures, videos and more. Brick signs posted at the east and west entrances to the city on State Road 62 would welcome visitors to "Historic Boonville," promoting the city's historic structures and its ties to Abraham Lincoln.

Another short-term project would create bike lanes on Fourth Street, connecting City Lake Park with Scales Lake Park.

The two mid-term projects would create new parks near downtown. The first would be at the corner of Second and Locust Streets, and would involve razing the condemned building currently occupying that lot.

The second park would be at the corner of Walnut and Third streets. Historically, that's the former location of Boonville's traction railway depot, but has been used for only parking and trash storage for decades.

The area is now unused, after Prime Foods moved out of its building across the street. The proposal for Glenn Kramer Park includes a playground and spray fountain for children.



Courtesy VPS Architecture

Glenn Kramer Park would occupy what is now a vacant lot at the corner of Walnut and South Third streets. This lot was occupied by a traction railway station until the line was abandoned in the 1940s.

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Revitalizing Downtown Boonville

Posted: Jun 29, 2010 10:48 PM CDT

Updated: Jul 06, 2010 10:47 PM CDT

story by Julie Krizen

BOONVILLE, IN - Revitalizing downtown, that's what the city of Boonville wants to do to help attract more people and business.

City leaders tell me improving the downtown area will help attract people and businesses right to the heart of the city. NEWS 25 was there as planners met with people who live in this Warrick County city to find out what they'd like to see downtown.



"We had excitement generated at this meeting today, people are interested in seeing the change come," said Boonville Mayor Pam Hendrickson.

Courthouse renovations, bike trails, an outdoor theater, more housing, better landscaping and lighting... all on the community's revitalization wish list.

"We are a little hidden jewel, our downtown courthouse is a beautiful facility. There's a lot of ambiance in our square," said Hendrickson.

Mayor Hendrickson said that square could soon change with the community's input.

"Refurbishing store fronts, creating a pocket park, trying to recreate the parking situation, a lot of folks don't like our parking meters," said Hendrickson.

It's all in an effort to keep Boonville booming despite the economy.

"We're in trying times right now and we have a need to do revitalization because we have the highway re-widening west of the city and we have a bypass coming through. So once truck traffic is gone we feel we can coordinate this with the bypass and really dramatically and drastically change our downtown area," said Hendrickson.

For people like business owner Susan Decker... that's exciting. She owns Decker's Flowers and Gifts and said she can't wait for what could be.

"I hope for a more improved sense of community, something that will give people a reason to come together and support downtown along with the beautification projects and the economic opportunities," said Decker.

The city is using \$50,000 in government grant money to pay for the planning phase of this project. We learned city leaders don't know yet where the money will actually come from to make all the improvements.



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Appendix C

L.A.N.D. Analysis

Liabilities

1. Money
2. State/INDOT
3. Apathy
4. Do not have a grant writer that only works for Boonville
5. Antiquated ordinances that prohibit growth
6. Denial of problems
7. Ignorance/Lack of knowledge
8. Resistance of reappropriation of boundaries
9. Perception "it's Boonville"/ Negativity
10. Disconnected neighbors/Neighborhood
11. Tax Rate

Assets

1. Safe, low crime rate
2. Charming downtown
3. Community cares
4. School system is great
5. Small town feel
6. Close proximity to metropolitan areas, convenient drive to Louisville, St. Louis, Nashville, Evansville, Indianapolis
7. Good people, churches, businesses
8. 150 years of heritage
9. Beautiful courthouse
10. County Museum
11. Hi-tech library system
12. City Lake, Scales and other community parks
13. We have a good balance of restaurants
14. Very active senior citizens group
15. Studio B youth center
16. You can easily walk to parks, churches, grocery stores and downtown area
17. Hospital
18. Sporting complex – Soccer/Baseball
19. 4H- strong activities and involvement
20. Ample senior housing options- Woodmont
21. Farmer's Market- has expanded since its beginning in 2008

22. Home to County and School Corporation offices
23. Lower cost of living especially housing
24. Strong Law Enforcement
25. Only fulltime fire department in the County
26. Two golf courses
27. Proximity to many recreation opportunities
28. Hunting and fishing opportunities
29. Utilities are in good shape - Recent wastewater and water facilities built which have the capacity to support future growth for many years to come.
30. Highway is in the process of being widened and a new bypass has recently gotten the go-ahead for construction
31. Available property within the city for commercial and light industrial
32. Multicultural community
33. Nice jail- County jail and sheriffs center outside of downtown as well as drug court.
34. Locally owned grocery store
35. Historical buildings- Commercial/Residential
36. Historical association with Abraham Lincoln
37. Good balance of medical services
38. Farm Co-op
39. Unique businesses/family owned
40. Unified feeling to see improvement in Boonville

Needs

1. Appearance (18)
2. Improve parking around the interior of square (11)
3. Grow business opportunities (9)
4. Need to expand city limits (7)
5. Need local employment opportunities (4)
6. Encourage ecumenical involvement with churches (3)
7. Improve sidewalks/ build bike paths that linked important features of city/ Paths need to be friendly and usable to all ages. (3)
8. Better coordination between agencies (Social, recreation, education) (3)
9. Need to create more nuisance ordinances (2)
10. Encourage local paper and other media to report more details on community department and board activities (2)

Boonville Downtown Revitalization Plan

11. Better address drug and alcohol problems (2)
12. Decrease community ambivalence/ Need a perception change (2)
13. Need hotels and more lodging opportunities (2)
14. Need more recreational opportunities (1)
15. Need to address traffic safety (1)
16. Interaction with city, county and schools to educate students about government (1)
17. Need to embrace the farming community (1)
18. Need tourism office/Innkeepers tax (1)
19. Be more aware and promote heritage and history (1)
20. Improve existing transportation facilities including gutters, curbs/ storm water management (1)
21. Need more cultural activities (Creative arts, performing arts) (1)
22. More festivals (1)
23. Increase homeownership/ reduce renting rates (0)
24. Promote Scales Park and associated opportunities (0)
25. Restore and Fill vacant buildings (0)
26. Need to review County budget for equality for all residents (0)
27. Encourage local investment (Increase the number of bank loans given) (0)
28. Better utilize and promote community and county utilities (0)
29. Address issues regarding trash and litter (0)
13. Store Front Revitalization
14. Sidewalks with better curbs
15. Neighborhood Watch
16. Community Garden
17. Promotional DVD
18. Engage Churches in Programs that provide more volunteering
19. Homeless Shelter
20. Sound System for the square for music
21. Public Restroom that is open on weekends
22. "Day lily" festival featuring cookouts and local artisans
23. Improved Gateway
24. Improve signage/ period signage
25. Seasonal Banners
26. Consider Hub zones/TIF districts
27. Small business incentives
28. More philanthropy from "Big" Businesses
29. Community and Council of Social agencies
30. Enforcement of ordinances to address dilapidated structures
31. Need community service program
32. Assistance programs for residential maintenance work
33. Larger sports complex
34. Consider two way traffic in some locations that have one-way traffic

Dreams

1. Skateboard park/Ice rink/ Roller Rink
2. Parking Garage
3. Pocket park utilizing existing and future vacant lots
4. Cinema
5. Bowling Alley
6. Outdoor Cinema
7. Bike trails/improved sidewalk
8. Large youth community center
9. SR 62 bypass
10. Local social service opportunities like "Holly's House"
11. Underground utilities: Wi-Fi/fiber optics
12. Period lighting
35. Free customer parking
36. Rail road overpass on Westside
37. Improve access commercial from the rear for deliveries
38. Lofts and condo in downtown
39. Neighborhood association to work on standards
40. Decorate Courthouse for Christmas –"Seasonal Appeal"
41. Renovate/improve County Courthouse with landscaping, picnic areas, etc.
42. Closing street lanes to make way for more parking and sidewalks
43. Promote Historic Boonville
44. Increase neighborhood pride "Take care of one another"

Appendix D

Market Gap Analysis Table

Boonville Downtown Revitalization Plan

Merchandise Lines	Boonville Trade Area (5 miles from city center)			City of Boonville (1 mile from city center)			Downtown Boonville (0.25 mile from city center)		
	Demand	Supply	% Supply	Demand	Supply	% Supply	Demand	Supply	% Supply
Groceries and Other Foods	\$38,105,033	\$12,612,621	33%	\$14,596,828	\$9,333,098	64%	\$1,499,025	\$2,673,177	178%
Meals and Snacks	\$17,631,721	\$4,502,210	26%	\$6,681,224	\$3,878,300	58%	\$694,489	\$431,956	62%
Alcoholic Drinks	\$831,636	\$234,732	28%	\$310,446	\$188,292	61%	\$32,409	\$52,990	164%
Packaged Liquor/Wine/Beer	\$6,182,271	\$3,696,343	60%	\$2,327,943	\$2,872,561	123%	\$242,129	\$773,039	319%
Cigars, Cigarettes, Tobacco, Accessories	\$8,565,097	\$1,819,789	21%	\$3,411,212	\$1,478,593	43%	\$360,217	\$321,800	89%
Drugs, Health Aids and Beauty Aids	\$22,391,570	\$11,154,254	50%	\$8,527,198	\$10,307,482	121%	\$862,094	\$2,246,982	261%
Soaps, Detergents and Household Cleaners	\$556,914	\$68,345	12%	\$211,904	\$52,131	25%	\$21,663	\$15,675	72%
Paper and Related Products	\$2,043,988	\$528,583	26%	\$771,783	\$378,721	49%	\$79,218	\$107,307	135%
Men's Wear	\$4,825,278	\$589,062	12%	\$1,692,744	\$116,393	7%	\$173,326	\$25,143	15%
Women's, Juniors' and Misses' Wear	\$7,696,161	\$483,592	6%	\$2,737,619	\$87,825	3%	\$276,418	\$21,300	8%
Children's Wear	\$3,618,932	\$267,051	7%	\$1,405,466	\$71,765	5%	\$141,280	\$17,821	13%
Footwear	\$3,111,862	\$592,778	19%	\$1,172,350	\$283,758	24%	\$120,034	\$60,508	50%
Sewing, Knitting and Needlework Goods	\$510,593	\$195,435	38%	\$184,661	\$161,716	88%	\$18,812	\$34,847	185%
Curtains, Draperies, Blinds, Slipcovers Etc	\$2,725,307	\$395,865	15%	\$992,182	\$86,017	9%	\$101,184	\$14,020	14%
Major Household Appliances	\$1,545,285	\$541,891	35%	\$558,543	\$87,641	16%	\$56,739	\$8,447	15%
Small Electric Appliances	\$403,045	\$65,377	16%	\$152,817	\$35,064	23%	\$15,956	\$10,223	64%
Televisions, Video Recorders, Video Cameras	\$1,660,198	\$123,989	7%	\$608,705	\$34,537	6%	\$63,327	\$7,528	12%
Audio Equipment, Musical Instruments	\$1,836,236	\$396,708	22%	\$629,383	\$182,160	29%	\$64,204	\$53,032	83%
Furniture and Sleep Equipment	\$4,033,689	\$918,503	23%	\$1,380,962	\$180,335	13%	\$137,935	\$19,080	14%
Flooring and Floor Coverings	\$975,144	\$1,197,887	123%	\$322,831	\$167,609	52%	\$31,235	\$9,810	31%
Computer Hardware, Software and Supplies	\$3,299,143	\$213,132	6%	\$1,176,373	\$20,215	2%	\$120,600	\$3,193	3%
Kitchenware and Home Furnishings	\$4,257,873	\$2,095,318	49%	\$1,494,793	\$379,213	25%	\$150,571	\$46,126	31%
Jewelry	\$2,571,820	\$331,445	13%	\$854,875	\$213,002	25%	\$85,698	\$46,646	54%
Books	\$2,290,451	\$237,575	10%	\$851,182	\$94,320	11%	\$91,314	\$23,776	26%
Photographic Equipment and Supplies	\$496,745	\$98,388	20%	\$169,299	\$82,293	49%	\$16,615	\$18,314	110%
Toys, Hobby Goods and Games	\$3,182,361	\$382,292	12%	\$1,196,850	\$192,215	16%	\$121,924	\$41,774	34%
Optical Goods	\$954,723	\$80,303	8%	\$345,569	\$53,235	15%	\$35,160	\$11,714	33%
Sporting Goods	\$2,384,398	\$1,105,773	46%	\$794,283	\$204,755	26%	\$78,167	\$32,628	42%
Hardware, Tools, Plumbing, Electrical	\$1,468,375	\$1,817,306	124%	\$519,360	\$262,349	51%	\$52,737	\$18,397	35%
Lumber and Building Materials	\$1,060,309	\$1,403,450	132%	\$370,158	\$196,387	53%	\$36,861	\$11,496	31%
Lawn, Garden, and Farm Equipment & Supplies	\$2,497,465	\$2,207,046	88%	\$861,852	\$1,334,595	155%	\$86,271	\$125,276	145%
Paint and Sundries	\$431,872	\$143,921	33%	\$144,760	\$26,231	18%	\$14,326	\$3,898	27%
Cars, Trucks, Other Powered Transportation	\$32,181,731	\$23,033,085	72%	\$11,312,141	\$4,097,847	36%	\$1,100,836	\$34,883	3%
RVs, Campers, Camping & Travel Trailers	\$4,452,077	\$5,371,924	121%	\$1,264,085	\$4,392,150	347%	\$106,621	\$221,104	207%
Automotive Fuels	\$14,436,477	\$4,181,002	29%	\$5,381,989	\$3,010,153	56%	\$540,282	\$764,176	141%
Automotive Lubricants	\$346,683	\$289,716	84%	\$128,400	\$137,468	107%	\$12,427	\$39,780	320%
Pets, Pet Foods and Pet Supplies	\$2,433,641	\$381,195	16%	\$794,060	\$155,462	20%	\$77,527	\$38,047	49%
All Other Merchandise	\$12,194,967	\$9,863,390	81%	\$4,504,158	\$3,578,693	79%	\$465,274	\$799,428	172%
Total	\$220,191,071	\$93,621,276	43%	\$80,840,988	\$48,414,581	60%	\$8,184,905	\$9,185,341	112%

source: Claritas, Inc.

Supply and Demand data are based on 2010 estimates

These estimates are for planning purposes only.

A detailed market analysis should be completed to determine if a specific business would succeed in Boonville.

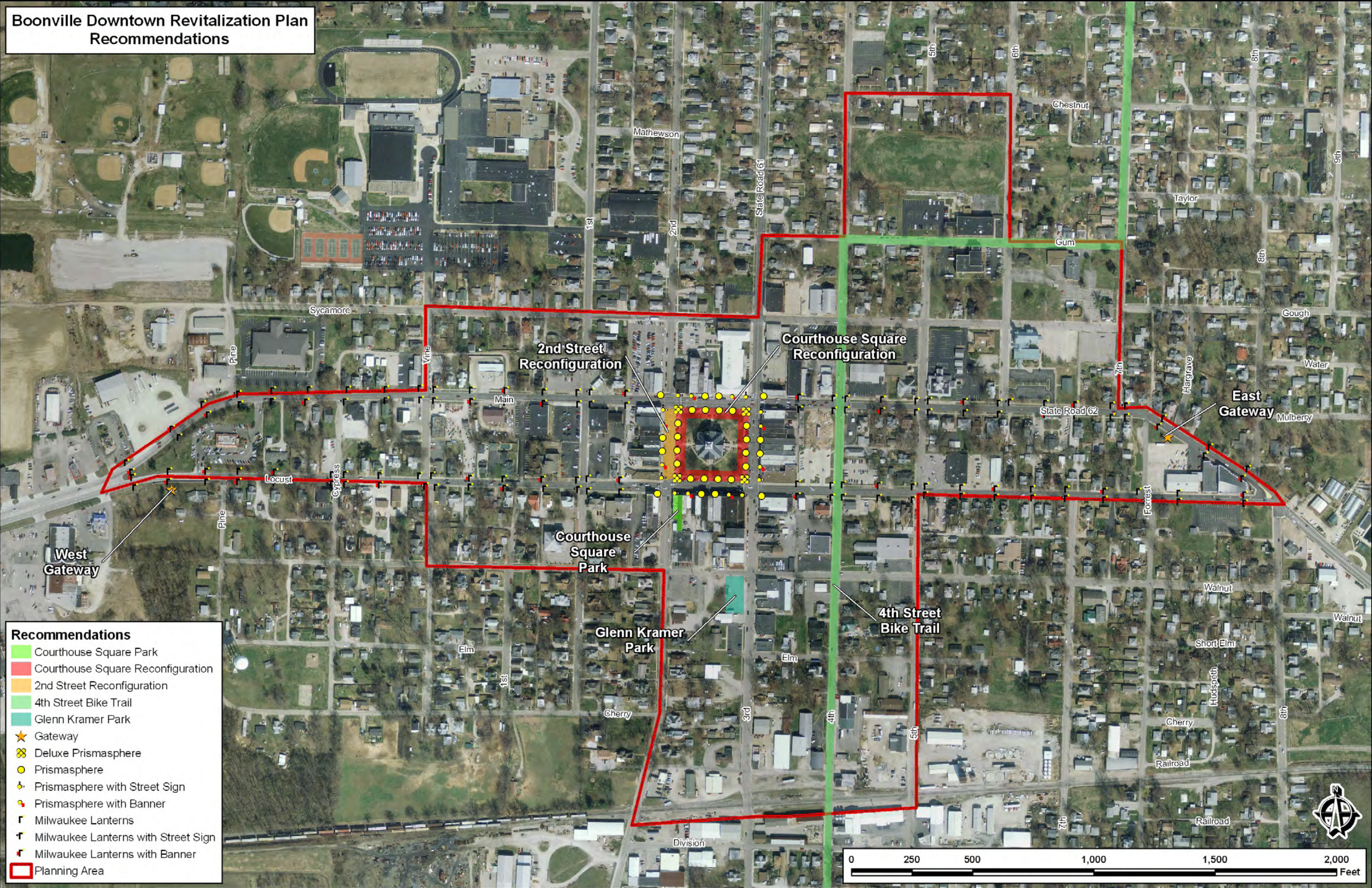
Areas are based on a radius from the city center, not exact boundaries of the downtown, city, or trade area.

 = less than 50% is supplied.

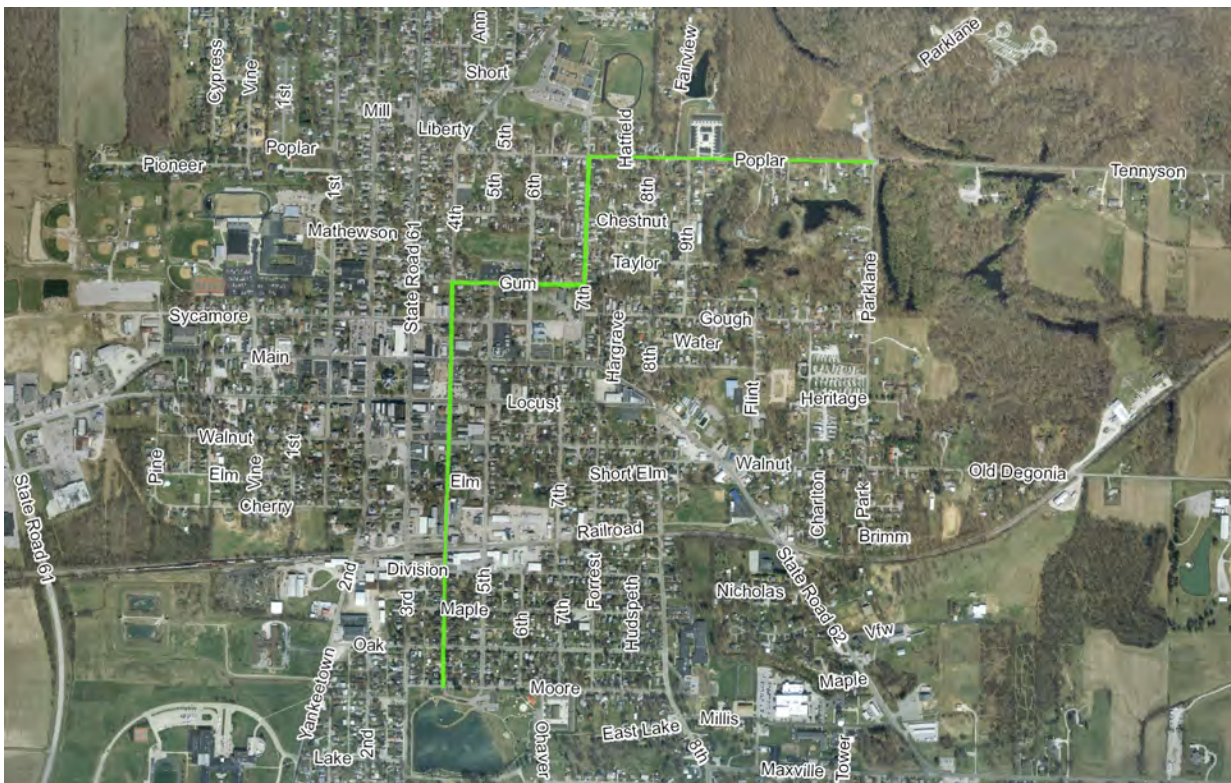
 = between 50% & 75% is supplied.

Appendix E

Recommendations Map and Images



4th Street Bike Route



Gateways



Courthouse Square Park



Courthouse Square Park



Glenn Kramer Park



Glenn Kramer Park





Prismasphere®

The Prismasphere Series is designed to complement exterior landscape and site architecture by bringing both historically significant and classic Euro-styled elegance to outdoor lighting applications. By incorporating a variety of sphere types and decorative trim, the Prismasphere can adapt to any architectural theme.

Prismasphere luminaires completely integrate form and function. The entire surface area of the specially designed optical assembly acts as a refractor. Specifically, precisely molded prisms direct the light where it is needed, in a controlled symmetrical distribution, giving enhanced spacing between luminaires while providing superior uniformity.

The prismatic outer sphere version is over two times more efficient than traditional “opal” spheres while minimizing the disabling high angle brightness associated with non-optical globes.



*Prismatic optic
(Decorative band)*



Buffalo Place optic



Buffalo Place clear optic



Clear optic

Applications

DECORATIVE



Typical Applications

- Historic Districts
- City Streets
- Parks
- Campuses
- Residential Areas
- Walkways

Features

- Pedestrian- scale
- Classic and modern styling
- Acrylic or polycarbonate material options
- Prismatic light control
- Six decorative housing choices
- Reliability

Lamp Types

- 35-150 watt high pressure sodium
- 70-175 watt metal halide
- 200 incandescent

Approvals

- UL/CUL



Sophisticated “Blondel” flutes spread the lamp image over the entire surface of the refractor creating a uniform appearance with no “hot spots” at normal viewing angles. During the day, the prismatic structure ensures the visual integrity of the classic shape is maintained.

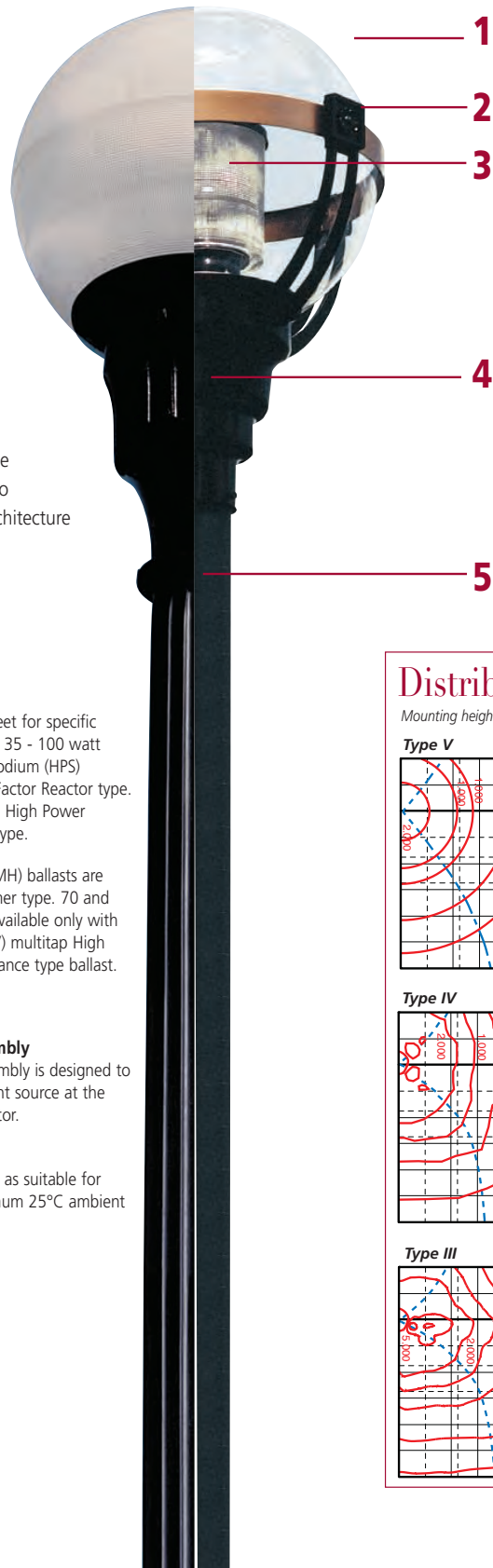
The Prismsphere Series is also available with clear, opal, and internally sand-blasted acrylic optical assemblies. Prismatic polycarbonate spheres are also available. The internal borosilicate glass refractors provided with the clear sphere offer a variety of photometric distributions to maximize utilization in any application.

The Prismsphere Series is available with six distinct ballast housings, ensuring the appropriate transition between pole and luminaire is achieved with any installation. In retrofit applications, a choice of two transitional castings allow Prismsphere luminaires to adapt to virtually any existing pole. For new projects, Holophane offers historically styled decorative cast iron, aluminum, fiberglass, and concrete poles. Contemporary round, straight or tapered aluminum and steel poles are also available.



Product Features

- 1 Sphere:** Defines luminaire shape and is available in clear, opal, and a fully prismatic option
- 2 Ribs and bands:** An optional design element
- 3 Prismatic refractor:** Internal refractor efficiently controls light
- 4 Housing:** Holds and protects electrical components and defines luminaire shape and size
- 5 Pole options:** A variety of pole materials and styles are available to complement luminaire and site architecture



Specifications

General Description

The luminaire consists of two main components, a ballast housing with reflector and socket, and a prismatic outer sphere.

Optics

The optical component consists of an 18 inch injection molded acrylic or polycarbonate prismatic sphere mechanically attached and sealed to a mounting ring cast of #356 copper free aluminum. Light from a vertical lamp is distributed by precisely molded refracting prisms to control brightness and to maximize utilization, uniformity and luminaire spacing. A soft upward glow is allowed to gently illuminate foliage and building facades creating a fully luminous environment.

Ballast Housing

The ballast housing contains the ballast and other electrical components. The housing is cast of 356 copper free aluminum alloy. The slipfitter will accept a 3" high, 2-7/8" to 3-1/8" O.D. tenon and is secured by four hex head stainless steel 1/4-20 x 1/2" set screws. Four uniquely designed stainless steel spring clips enclosed in a clear polyvinyl chloride sleeve and adjusted by hex head stainless steel 1/4-20 bolts securely cradle the optical assembly. The housing is finished with polyester powder paint applied after a seven stage pretreatment process to insure maximum durability.

Ballast

(Refer to Ballast Data Sheet for specific operating characteristics) 35 - 100 watt 120 volt High Pressure Sodium (HPS) ballasts are High Power Factor Reactor type. All other HPS ballasts are High Power Factor Autotransformer type.

175 watt Metal Halide (MH) ballasts are Peak Lead Autotransformer type. 70 and 100 watt MH units are available only with (120V, 208V, 240V, 277V) multitap High Power Factor High Reactance type ballast.

Reflector/Socket Assembly

The reflector/socket assembly is designed to position the specified light source at the light center of the refractor.

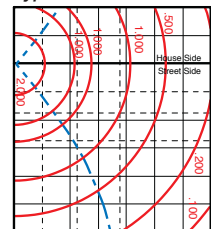
UL Listing

The luminaire is UL listed as suitable for wet locations at a maximum 25°C ambient temperature.

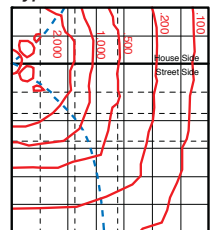
Distributions

Mounting heights are 20'

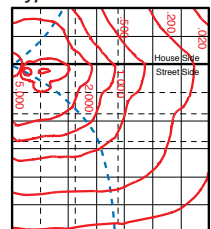
Type V



Type IV



Type III



Ordering Information



DECORATIVE
Product Catalog

How to Construct a Catalog Number

Example:

PR	050HP	12	S	B	N	C	1	A	F1
LUMINAIRE	WATTAGE	VOLTAGE	HOUSING	COLOR	REFRACTOR	SPHERE	SPHERE SIZE	OPTICS	OPTIONS/ACCESSORIES
PR	35DHP 050HP 50DHP 070HP 70DHP 70DMH 100HP 10DHP 10DMH 15AHP 15DHP 15DMH 175MH 17DMH 20DIN	12 20 24 27 34 48 MT	A C F L S W	A B N Z	L M N R	B C L P	1	A P	PS F1 F2 GV1A73X DTLPR12X DTLPR20/24/27X BP18RBX

Catalog Number Information

STEP 1: LUMINAIRE

PR Prismsphere

STEP 2: SOURCE AND WATTAGE

Mogul Base

050HP	50W HPS
070HP	70W HPS
100HP	100W HPS
15AHP	150W/55V HPS
175MH	175W MH

STEP 2: SOURCE ... (CONTINUED)

Medium Base

35DHP ¹	35W HPS
50DHP	50W HPS
70DHP	70W HPS
10DHP	100W HPS
15DHP	150W/55V HPS
70DMH ²	70W MH
10DMH ²	100W MH
15DMH ²	150W MH
17DMH	175W MH
20DIN	200W Inc

¹ 120 volt only
² "MT" only

STEP 3: VOLTAGE

12	120V
20	208V
24	240V
27	277V
37	347V
48	480V
MT	Multi-tap

STEP 4: HOUSING

A ²	Arcadian
C ²	Convex
F ²	Fluted

¹ Casting for 3" Tenon
² Casting for 7" Crown

STEP 4: HOUSING ... (CONTINUED)

L¹ Leaf
S¹ Simple
W "W" Style

¹ Casting for 3" Tenon
² Casting for 7" Crown

STEP 5: COLOR

B	Black
N	Green
Z	Bronze
A	As specified

STEP 6: REFRACTOR

L ¹	Asymmetric
M ²	Symmetric
N	No refractor
R ¹	Square

¹ Not available with 20DIN
² Not available with 20DIN or 175MH

STEP 7: SPHERE

B ²	18" bronze outer sphere
C ²	18" clear outer sphere
L ¹	18" opal outer
P ¹	Prismatic outer sphere

¹ Not available with internal refractor
² Available with asymmetric "L", symmetric "M" or square "R" refractors

STEP 8: SPHERE SIZE

1	18" diameter
---	--------------

STEP 9: SPHERE MATERIAL

A	Acrylic
P	Polycarbonate

STEP 10: OPTIONS AND ACCESSORIES

PS Protected Starter for HPS units
F1² Single fusing for 120, 240 and 277V units. Not available with "20DIN" (ships separate)
F2² Double fusing for 208, 240 and 480V Units (ships separate)
DTLPR12X² Photocontrol kit for 120V, "S" and "L" housing style only or GV1A73 post capital.
DTLPR20/24/27X² Photocontrol kit for 208, 240 and 277V "S" and "L" housing style only or GV1A73 post capital.
BP18RBX² Buffalo Place ribs and bands

¹ Not UL listed and is not available for "480V" or "20DIN"
² For color insert "B", "Z", "N" or "A" for "X"

Milwaukee Lanterns



Typical Applications

- Historic Districts
- City Streets
- Parks
- Residential Areas
- Campuses
- Walkways

Features

- Early era styling
- Superior performance
- Ease of maintenance
- Reliability

Lamp Types

- 70 - 250 watt metal halide
- 50 - 250 watt high pressure sodium

Approvals

- UL/CUL

Ordering Information



DECORATIVE
Product Catalog

How to Construct a Catalog Number

Example:

ML
1
LUMINAIRE
ML

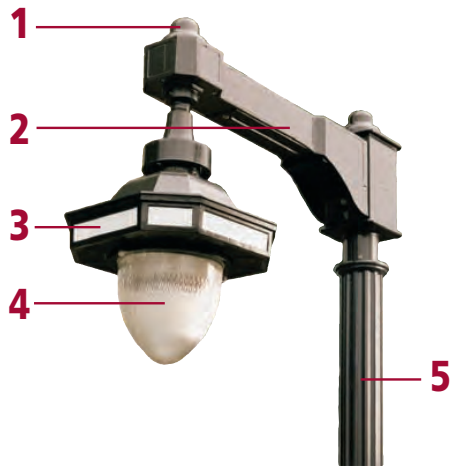
050HP
2
WATTAGE
050HP
50DHP
070HP
70DHP
70DMH
100HP
10DHP
10DMH
15AHP
15DHP
15DMH
175MH
17DMH
250HP
250MH

12
3
VOLTAGE
12
20
24
27
34
48
MT

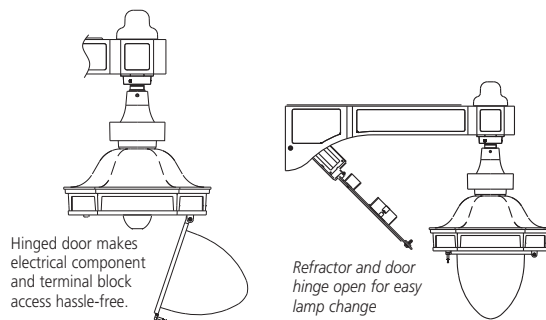
B
4
COLOR
B
N
Z
A

3
5
OPTICS
2
3
4
5
6

G
6
OPTIONS/ACCESSORIES
G
P
R
W
09243-1-X
09243-2-X
09243-2L-X



- 1 Tenon assembly:** Secures luminaire arm assembly to pole
- 2 Arm assembly:** Houses reflector assembly and defines luminaire shape
- 3 Lamp housing:** Encloses reflector assembly and defines luminaire shape
- 4 Prismatic reflector:** Efficiently controls light
- 5 Pole options:** A variety of pole materials and styles are available to complement luminaire and site architecture



Catalog Number Information

STEP 1: LUMINAIRE
ML Milwaukee Lantern

STEP 2: SOURCE AND WATTAGE
Mogul Base
050HP 50W HPS
070HP 70W HPS
100HP 100W HPS
15AHP 150W/55V HPS
250HP 250W HPS
175MH 175W MH
250MH 250W MV

STEP 2: SOURCE AND WATTAGE
Medium Base
50DHP ¹ 50W HPS
70DHP 70W HPS
10DHP 100W HPS
15DHP 150W/55V HPS
70DMH ² 70W MH
10DMH ² 100W MH
15DMH ² 150W MH
17DMH 175W MH
¹ Not available with 347V
² Not available with 347V or 480V

STEP 3: VOLTAGE
12 120V
20 208V
24 240V
27 277V
34 347V
48 480V
MT ¹ Multi-tap
¹ Special

STEP 4: COLOR
B Black
N Green
Z Bronze
A As specified

STEP 5: OPTICS
MH
4 Type IV, Tear Drop Glass
5 ¹ Type V, Tear Drop Glass
LH
2 Type II, Bowl Glass
3 Type III, Bowl Glass
6 ¹ Type V, Bowl Glass
¹ Available in "A" orientation only
Tear drop Sag

STEP 6: OPTIONS AND ACCESSORIES
R NEMA Twist-off Photocontrol Receptacle, Mounted at Top of Luminaire
P Protected Starter for HPS Units. NA with 208 or 240V
G Decorative Gold Windows (Decals)
W Decorative White Windows (Decals)
Tenon Adapters
09243-1-X ¹ 3" dia. X 4" Tall Tenon (Single unit)
09243-2-X ¹ Tenon Adapter for 3" dia. X 4" Tall Tenon (Two units @ 180°)
09243-2L-X ¹ Tenon Adapter for 3" dia. X 4" Tall Tenon (Two units @ 90°)
¹ For color insert "B", "N", "Z" or "A" for "X"

Appendix F

CDC Info

(National Congress for Community Economic Development, 2001)

National Congress for Community Economic Development. (2001). What is a CDC? In National Congress for Community Economic Development. Retrieved January 22, 2002 from the World Wide Web: <http://www.ncced.org/>

WHAT IS A CDC?

You can find several different definitions of a CDC, however, all would agree that a community development corporation (CDC) is a non-profit organization that is created to revitalize a low- or moderate-income community. CDCs are created by people with a stake in the community itself. This can include residents of the target area, churches or other religious institutions, and sometimes, small business owners. The CDC model is one of self-help. People from the target area form their own organization to address their own needs. It is not the creation of people from outside the community.

The majority of CDCs are involved in the development of affordable housing for community residents. This can be rental housing or homeownership. Some CDCs provide housing counseling programs and some develop housing for people with special needs, such as the elderly and the disabled.

A growing number of CDCs are becoming involved in job creation activities. The most common approach to job creation is through small business lending. Many CDCs operate revolving loan programs for small businesses. Some CDCs focus on loans to very small businesses, known as microbusinesses. Other approaches to job creation include commercial development and the creation of industrial parks. In order to complement their activities, some CDCs provide training in different aspects of starting and running a small business.

Some of the older, more comprehensive CDCs also provide social services to local residents. The type of social services varies, but can include GED programs, substance abuse counseling, English as a second language classes, food pantries, job training and placement, etc.

How Do I Start a CDC??

Starting a CDC is the same legal process as starting any other type of non-profit organization. Depending on how long it takes your local group to agree upon your articles of incorporation and by-laws and for the Internal Revenue Service to grant your letter of non-profit status, it can take up to a year to become a legally incorporated non-profit organization.

Legally a CDC is the same as any other non-profit organization. The term CDC describes the types of activities that the non-profit is engaged in. In the case of a CDC it is housing development or job creation or possibly both. ***There is no federal government agency or other national body that certifies organizations as a CDC.*** Many federal agencies have programs for which CDCs are eligible applicants, but each program has its own eligibility criteria.

Over 3,000 CDCs already exist in the United States, so you know that a lot of communities like yours have already created their own CDC. There is no reason that you can't create one too. However, it will take a certain level of hard work commitment, and patience to make it work.

Steps to Starting a CDC

- 1) Convene community stakeholders with an interest in revitalizing their area to form an initial volunteer board.
- 2) Board members identify, review, and discuss the types of projects they want the organization to work on. Based on the projects, the board will then determine the best structure for the organization.

- 3) The board will then need to agree on a name and mission for the organization. Articles of incorporation and by-laws need to be drawn up and filed with your state government. The timeframe needed for this will vary, depending upon the time it takes for the board to reach agreement and the ease in finding a lawyer to write the articles of incorporation and by-laws. This can vary from a few weeks to several months. (Writing the articles of incorporation and by-laws can be done with assistance from an attorney, some of which will do it pro bono. Another resource is the Legal Handbook that was developed by LISC, and can be obtained through NCCED.)
- 4) You will receive notice from your state government once your organization has successfully completed the incorporation process. You will then need to file an application to the federal Internal Revenue Service for designation as a non-profit organization under the U.S. tax code.
- 5) Once you receive the letter from the IRS granting your organization non-profit status, you can start to approach funders for the dollars that you will need to start-up your organization. ***The IRS letter is crucial to your fundraising efforts. Without the IRS letter, virtually no funder will be willing to give grant funds directly to your organization.***
- 6) You need to decide what type of projects your CDC wants to start out with. This will determine which funding sources to approach. A few funding sources can be used for a wide variety of projects, but usually funders of housing development are different from funders of small business or commercial development. The choices you make will determine which funders your organization should pursue. Do not try to solve every problem in your community right off. Start with one type of project and build your organizational capacity before broadening out to new activities.
- 7) When first starting your fundraising search, start locally and work your way up to statewide and national funders. Local funders are more apt to take a chance on a newly formed organization than a statewide or national funder would be. The broader the geographic scope of the funder the higher the number of applicants and the stiffer the competition. Foundations, banks, corporations, religious institutions, financial intermediaries, and federal, state, and local governments are all potential funding sources.

Resources List

Here are some books and websites that can be very useful to new CDCs.

Websites-National Organizations

www.ncced.org Our website, with up-to-date information on public policy and available resources, as well as all of NCCED's own activities.

www.knowledgeplex.org This website was organized by Fannie Mae, with 19 partners, including NCCED. It pools information from each of the partners and provides easy access to a wide range of information on community economic development in one location.

www.communitydevelopers.org A website for people interested in a career in community economic development. Provides some basic information and lists ways to get into the field.

www.capwiz.com A website that provides an easy means to send letters to your elected officials in Washington about legislation that relates to community economic development.

www.microenterpriseworks.org The website for the Association for Enterprise Opportunity, the national trade association for non-profits involved in microenterprise lending.

www.enterprisefoundation.org The website for the Enterprise Foundation, a national financial intermediary that provides funding and technical assistance to CDCs in certain geographic locations.

www.liscnet.org The website for the Local Initiatives Support Corporation (LISC), another national financial intermediary. LISC has local offices in many large cities across the country, as well as a program for rural CDCs.

Federal Government Web Sites

Federal agencies are easily accessed through their web sites. Generally, their sites consist of the acronym for the agency, followed by .gov. For example: [www.hud.gov] or [www.dhhs.gov] etc. There is also one central web site through which all federal agencies, the federal register, and other information can be accessed. It is www.firstgov.gov.

Foundation/Fundraising Web Sites

The Foundation Center has several publications on fundraising for non-profits and there are libraries across the country with Foundation Center collections. For more information on their publications and the library nearest you, contact www.foundationcenter.org.

The Grantsmanship Center provides training on how to write proposals and publishes a newsletter. For a list of scheduled trainings and other information on proposal writing, contact www.tgc.com.

Publications

A wide variety of publications on non-profit management topics, including boards, are available through the National Center for Nonprofit Boards, www.ncnb.org

Available through NCCED are several individual publications, as well as a comprehensive library of community economic development publications.

Individual books include:

Coming of Age—A report based on the most recent national census of CDCs in the U.S. This publication provides basic information on the CDC industry, including the number of CDCs, the number of units of housing and jobs that they have produced, a regional breakdown, a rural/urban breakdown, and summary of the recent trends in the field. A publication that can help the new practitioner see that they are part of a big, experienced network of CDCs. This report is also useful to show prospective funders that your new organization is part of a field that has a long tradition and a successful track record.

An Annotated Bibliography for Faith-Based Community Economic Development—Useful for both faith-based and non faith-based CDCs, this bibliography provides a listing of much of the best material available on community economic development.

Media Toolkit—Provides how-to information on identifying your constituencies and working with the media to get your organization's story told.

Comprehensive Community Development Library

Community Economic Development Tool Kit—This comprehensive library of materials on community economic development was put together by NCCED from our own publications and outstanding publications from other organizations on a variety of topics related to non-profit management and community economic development. General topic areas include: an overview of community economic development; getting started; running the business; financing and fundraising; jobs and business development; faith-based development; policy; and keeping connected.

Appendix G

Sign-in Sheets

SIGN-IN SHEET

Community Visioning Workshop 1 - LAND Analysis
Commissioners Meeting Room
County Courthouse, Boonville, Indiana, 47421
Tuesday, June 29th, 2010
1:00 PM - 4:00 PM

Name (Please Print)	Business Name/Occupation	Email Address
1. <u>Mike Whitten</u>	<u>Boonville High School/Printer</u>	
2. <u>Terry Phillips</u>	<u>Recline Wireless</u>	
3. <u>Cyndi Sautzman</u>	<u>—</u>	
4. <u>Dorothy Posey</u>	<u>Posey's Gift Owner</u>	
5. <u>R. C. Barnett</u>	<u>BOONVILLE</u>	
6. <u>Sandi Shreve</u>	<u>Boonville</u>	
7. <u>Dennis Shreve</u>	<u>ci</u>	
8. <u>Shari Sherman</u>	<u>Warrick Co Chamber of Commerce</u>	
9. <u>Leslie Meyer</u>	<u>Guardian Asset Protection</u>	
10. <u>Father Will</u>	<u>St. Clement Church</u>	
11. <u>Allen P. Black</u>	<u>Building a Better Boonville</u>	
12. <u>DARYL HARRIS</u>	<u>CONTRACTOR</u>	
13. <u>Reggie Smith</u>	<u>Wh City Bldg Comm.</u>	
14. <u>Leann Gandy</u>	<u>3rd St Improvements</u>	
15. <u>Ron Smith</u>	<u>INTERESTED</u>	
	<u>APR SMITH, CITIZEN</u>	

SIGN-IN SHEET

Community Visioning Workshop 1 - LAND Analysis
Commissioners Meeting Room
County Courthouse, Boonville, Indiana, 47421
Tuesday, June 29th, 2010
1:00 PM - 4:00 PM

	Name (Please Print)	Business Name/Occupation	Email Address
16.	Nancy Huffman	Nancy Joe's Hdn Treas	
17.	Robert Huffman		
18.	Lois Aigner	BW Co LLC	
19.	DEBBIE GILLES		
20.	Ed Huddleston		
21.	Lynn Dennis Toman	Toman Chiropractic	
22.	STEVE NELSON	Localhamilton Library	
23.	Bob CANADA		
24.	Tad Powlless	Oakdale/Principal	
25.	Sharon Decker	Decker Flowers	
26.	Terri Huddleston	Bits & Pieces	
27.	Lisa Miller		
28.	Beth Broshears	C.O.B. Assistant Mayor	
29.	Pam Hendrickson	C.O.B. Mayor	
30.			

SIGN-IN SHEET

Community Visioning Workshop 2 - Alternatives
Boonville-Warrick County Public Library
Boonville, Indiana, 47421
Tuesday, July 27th, 2010
1:00 PM - 3:00 PM

Email Address

Business Name/Occupation

Name (Please Print)

1. Mark A. Gentry Warrick Co Museum
2. Beth Broshears C.O.B.
3. Pam Hendrickson C.O.B.
4. Shari Sherman Warrick Chamber of Commerce
5. Susan Decker Decker's Flowers & Gifts
6. Steve Smith Old National
7. Dennis Tenger Tremor Chiropractic
8. Mark Allen Cherry Lane
9. Bob Giber BC
10. Sue McCaslin Boonville Bed & Breakfast
11. _____
12. _____
13. _____
14. _____
15. _____

Appendix H

Public Hearing Notice and Minutes

Boonville Downtown Revitalization Plan

Plat
Grant

A
T
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Y
O
F
A
D

Prescribed by State Board of Accounts

General Form No. 99P (Rev. 2009A)

Warrick Publishing

(The Boonville Standard & The Newburgh Register)

CITY OF BOONVILLE

TO P.O. BOX 508

BOONVILLE, IN 47601

(Governmental Unit)

Warrick

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines -----

Head -- number of lines -----

Body -- number of lines -----

Tail -- number of lines -----

Total number of lines in notice -----

63

COMPUTATION OF CHARGES

63 lines, columns wide equals equivalent lines at cents per line -----

0.2926 Standard Register

\$ 18.43

Additional charges for notices containing rule or tabular work (50 per cent of above amount) -----

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) -----

TOTAL AMOUNT OF CLAIM -----

\$ 18.43

DATA FOR COMPUTING COST

Width of single column in picas.....

Size of type..... point

Number of insertions.....

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publication being as follows:

2/10/11

Additionally, the statement checked below is true and correct:

..... Newspaper does not have a Web site.

X Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper

..... Newspaper has a Web site, but due to technical problem or error, public notice was posted on

..... Newspaper has a Web site but refuses to post the public notice.

Date February 11, 2011

Title

Debra A. Neal
Business Manager

LEGAL ADVERTISING

See table of legal rates in the applicable State Board of Accounts Bulletin

Claim No. _____ Warrant No. _____

IN FAVOR OF _____

\$ _____

ON ACCOUNT OF APPROPRIATION FOR _____

Appropriation No. _____

ALLOWED _____

IN THE SUM OF \$ _____

I have examined the within claim and hereby certify as follows

That it is in proper form

That it is duly authenticated as required by law

That it is based upon statutory authority

That it is apparently

correct

incorrect

I certify that the within claim is true and correct, that the services there in itemized and for which charge is made were ordered by me and were necessary to the public business

PUBLIC HEARING NOTICE

The City of Boonville will hold a public hearing on February 23, 2011 at 4:00 PM at the Boonville City Hall, Boonville, Indiana, 47601, to provide citizens an opportunity to express their views on the final draft of the Boonville Downtown Revitalization Plan. The Downtown Plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from Bernardin-Lochmueller & Associates will present their findings and recommendations at the hearing. Every effort will be made to allow persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Mayor Pam Hendrickson, at the City Hall, P.O. Box 585, Boonville, Indiana, 47601, or (812) 897-0140, at least seven days prior to the public hearing. Every effort will be made to make reasonable accommodations for these persons.

For additional information concerning the public hearing or the Boonville Downtown Revitalization Plan, please contact: Economic Development Coalition of Southwest Indiana, 318 Main Street, Suite 400, Evansville, Indiana 47708, or (812) 423-2020 or at the address or phone number listed above. Written comments will be accepted at the Town Hall, P.O. Box 585, Boonville, Indiana, 47601, until February 22, 2011. A copy of the final draft will be available for public display at the City Hall from 8:00 A.M. until 4:00 P.M. Monday through Friday beginning February 13, 2011.

PUBLIC HEARING NOTICE

The City of Boonville will hold a public hearing on February 23, 2011 at 4:00 PM at the Boonville City Hall, Boonville, Indiana, 47601, to provide citizens an opportunity to express their views on the final draft of the Boonville Downtown Revitalization Plan. The Downtown Plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from Bernardin-Lochmueller & Associates will present their findings and recommendations at the hearing. Every effort will be made to allow persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Mayor Pam Hendrickson, at the City Hall, P.O. Box 585, Boonville, Indiana, 47601, or (812) 897-0140, at least seven days prior to the public hearing. Every effort will be made to make reasonable accommodations for these persons.

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CONTINUED CONCERNS/INDIVIDUAL AS OF FEBRUARY 23, 2011:

1. Continue to identify Boonville assets.
2. Mobilize those assets to best meet the needs of the community.
3. Abraham Lincoln's history--practicing law in Boonville, Indiana--continues to be a well kept secret. At the first meeting this was encouraged by this individual to promote even possibly by way of DVD, etc. This promotion again needs to be encouraged. Abe Lincoln and his life, particularly while connecting to Boonville, can put Boonville further on the map.
4. Public safety continues to be a concern. Neighbors helping neighbors to create a safer environment needs to be further encouraged.
5. Encouraging the farming or agricultural environment needs to be continuous. Warrick County once was more involved in this area. The need continues.
6. Churches in the area have much to contribute to this community. Continue to encourage this.

SUE MCCOOL LOCHMUELLER/*Sue*
PUBLIC HEARING FEBRUARY 23, 2011

Boonville Downtown Revitalization Plan Public Hearing

February 23, 2011 – 4:00 P.M.

Debbie Bennett Stearsman: It's four o'clock so I'm going to ask the Mayor to call the hearing to order.

Mayor Pam Hendrickson: This public hearing will now come to order.

Okay. Thank you Mayor. My name is Debbie Bennett Stearsman. I'm with the Economic Development Coalition. Welcome to today's second public hearing hosted by the City of Boonville to review the final downtown revitalization plan. Today's public hearing is being recorded for verbatim transcription therefore I would ask that all persons please sign the sign in sheet that I brought with me. If you have not signed it raise your hand and I'll bring it to you so you can sign the sign in sheet. Before we begin I'll let you know that we're going to have a presentation first and we would ask that you hold all public questions or comments until the end so that we can get all of those on the recorder. If you have a question or a comment, I'm going to ask you to raise your hand and I'll come to you with the recorder, I'll ask you to state your name and we'll get it on the recording so we can get it in the minutes for today's public hearing.

At this point, I'll introduce to you Matt Schreifer with Bernardin Lochmueller and Associates and also Valerie Romano with VPS. They are going to give the presentation of the downtown revitalization plan.

Matt Schreifer: Well, a lot of you were on the steering committee so you know me and Val we worked with you throughout the process in which I wanted to start off talking about first. We had a steering committee made up of ten people and if anyone's seen the actual plan itself the committee is listed in there and again a lot of you are on that committee. We also had a couple of community workshops which was open to the public at the library for anyone to come and view what we've done and discussing things. We started out the process on June fourth last year, on a hot summer day with our kick-off meeting. Basically, that was to introduce me and Val as the planning team

and the Mayor to the steering committee and introduce the process how we are going to go through this whole thing together to get the downtown revitalization plan completed. Our second meeting was a community workshop on June twenty ninth we had that up at the County Courthouse up on the top floor and we did what we call a "LAND analysis" which stands for "liabilities", "assets", "needs" and "dreams." Basically, it's an analysis exercise if you know that. And so we had almost thirty people at that community workshop and we just kind of opened it up to everybody to create a list of liabilities, assets and needs and dreams, and when we were done we had everyone in the community get up, walk around and put their stickers as a way of ranking the needs for downtown. So with all of that information was took it back and we figured out you know what the general public in Boonville sees as what is needed downtown, what are the major things that are going to be needed, what will help revitalize downtown. And with that me and Val took that information and created goals and objectives and several different alternatives. Which then we came back at the second community workshop in July on the twenty seventh, and had the public at that meeting; we only had about ten...fifteen people at that second community workshop but we saw a lot of the same faces at the first community workshop so that was good. We went through those goals and objectives and those alternatives and we got their input of "yeah, that's kind of what we're thinking" or "that's a good idea but maybe we should do that somewhere else in town." And we took all of those ideas that we got from that, made a few changes to our goals and objectives and to our alternatives at which yeah...on this community workshop we tried to make sure that all of our steering committee members where there too. So, we as followed up with this second steering committee meeting where we kind of got into the goals and objectives and alternatives a little bit more, they already had an idea of what the general public saw at the community workshops and we got into more detail then. You know cutting out words actually, inserting goals and objectives and moving the alternatives around. You know our alternatives for example we had four or five different streets that we looked at for a bike route through downtown and so we took a look at those alternatives what might work and what might not work. And we made some kind of final decisions on what we thought would be the best projects for downtown. With that information then, again me and Val went back and we came up with ten overall projects, ten high priority projects that we thought based on the community and steering community input were what will help downtown become

revitalized. And, we brought those recommendations back to a final steering committee meeting where we looked at the strategies to help us implement those ten projects. So, we kind of had our idea of what the ten would be. The steering committee helped us decide what comes first and what comes second. We also you know looked at different funding possibilities for all of these, you know whether city funds would be used to pay for some of this or if going for grants was the better route to take. And finally, we put responsibility for each one of the projects. And the reason for the responsibility is to make sure that you know somebody knows where it starts. If you get all of these projects...you know sometimes all of these plans will be great plans but they go nowhere because nobody knows who's doing what with it. So, hopefully with the responsibility in the plan...you know the Mayor's office and the steering committee, for example can talk to each other and get this first project started. On that then what I want to go to next is the ten projects that we finally came up with on these recommendations. First and foremost although it's not a physical project but creating a Boonville CDC; a "Community Development Corporation" to help you know start all of these projects to get the ball rolling, get things going. The steering committee that we had would be a good place to start with who would make up this CDC. A good example of what a CDC is for anyone that doesn't know is in Newburgh they have "Historic Newburgh Incorporated" which has all of the events set up, they draw people, they get things done, get things going. So, having something like that for here in Boonville for the downtown area we felt would be great. The second thing is to promote downtown. There are so many things, I know one of the big things that was discussed was Lincoln and his involvement here is you know coming here to study law and doing all kinds of stuff. Who knows that? Does everybody know that? Does anybody outside of Boonville know that? You know those kinds of promotions and any kind of the festival and events that you already have or any new ones you might create. And the promotion of downtown could be anything from you know start with this brochure that we made here or share the audio tour for Warrick County you know those kinds of things, just simple brochures. The Boonville Standard I know was...they were involved in some of the community workshops and steering committee meetings maybe they could help out with promoting the downtown. A simple article about what's going on downtown which was done throughout the process will also help. As far as physical projects, the first one was looking at a bike route. Like I said earlier, we came up with several different

alternatives. We finally decided the best bike route to connect City Lake Park to Scales Lake Park was our ultimate goal to go through downtown was to go along Fourth Street to keep away from all of the crazy traffic around the square and have a direct route more or less basically from one park to the other. In these first three here were we looked at different phases for each different project, these were on the short term. So, within five years these are something that we'd like to see get done. And hopefully the Boonville CDC within the next year so we can use that to get some of these other projects started. The fourth project was to create gateways for downtown on each end of where the one-way pairs start a simple welcome to historic Boonville. You know how you do that it would be nice if we could get some kind of a volunteer or Boy Scout to do that. The cost of those shouldn't be over whelming. We didn't look at a definite cost for those but hopefully you know that's something that you can kind of show where you are talking about when you are talking about coming to downtown Boonville. The fifth project was Court House Square Park. This is on what we called the "midterm phase" within the next ten years and actually from your seats you can see the building or a couple of buildings over there that we're talking about maybe bringing those buildings down because they are somewhat falling down already the way it is and creating a little pocket park a place for people to come to the square to do and you know just relax. We would have maybe the Master Gardener's Club come in and take care of some plants and stuff there. The sixth project then was a park which we originally called "Third Street Park" from just south of the square. We ended up going with "Glen Kramer Park." Mary, do you want to tell us a little bit about why?

Mayor Hendrickson: Mr. Kramer was very involved within our community prior to his death and the property owned by the Kramer family therefore we thought perhaps in his memory they would really enjoy doing something of that nature.

So, that's why we went with "Glen Kramer Park" because it was an idea that we came up with in one of our steering committee meetings said that's Glenn's property. So, again as a park it would be a little bit larger than this little pocket park here. It's on an empty piece of property right now so there's not much there at the moment. We thought a little bit of a combination of a...this is more of adults come to relax maybe to eat their lunch; this is a combination of a small playground, a little fountain, it's a good place to come and relax but it's also a place where the kids can come downtown and have

something to do because otherwise they're at the splash park down on the south side of town. Which is fine too but to attract people downtown you know we thought a park like that would be great. On the longer term projects these are ten or more years, the seventh priority project was the court house square reconfiguration and a Second Street reconfiguration was the eighth project. What this would do this is really you know a rough sketch this is a long term project. Our estimated costs are a little bit of a range so there would be more detail that would need to be done here but the intent of this would be to basically invert what you have there now. Take the parking so instead of pulling out onto the state highways which we all know is not the safest thing to do is create a new lane inside of the lawn and have parking from that direction. I know of several other court houses throughout Southern Indiana that have done this and it works pretty well. So we would be...you know you would have to take a little bit out of the lawn ...I forget the details are in here maybe twenty feet or so of lawn area to create this new lane around there. But that would increase the safety big time for the square. And then the Second Street configuration would be to look at possibly turning Second Street into a one-way street and there would have to be some studying and looking to figure out if it's best to go one-way north or one-way south but that could open up the sidewalk here, bump it out a little bit and create "A" some green space and "B" maybe some more sidewalk space for the restaurant up here Yesterdaze is that it?

Mayor Hendrickson: Yes.

Okay. And anything else that might come in there maybe it would be a little more attractive on this side of the square for that kind of stuff to come in. And then finally the ninth and tenth projects again on the very long term ten or more years, was basically a beautification of the square itself and then what we're calling "corridor" from end of the one-way pair to the other end of the one-way pair. And the primary things that we would be looking at there are redoing the street lights. Right now you've got...can we see any from right here they are very large cobra street lights that are not very attractive. So, what we were thinking is more pedestrian scale lighting a little shorter. On the square, we were looking at taking all of the cobra lights out and putting in these new lights. Along the corridor, because it is a state road we probably would want to keep the cobra lights to allow enough lighting for the state road otherwise we would have to have so many of these so tight together that they would just be a little too much.

So what we did is some of our steering committee members looked back at some old photographs of downtown Boonville and you could probably see it a little bit better in the brochures we actually have a light from the Haloplatting Corporation that look almost identical to the lights that were here on the square. So we thought it would be great to bring that back to the square and the idea was to put one of those on all four corners of the square and then go with a single light of the same kind of style light rather than the deluxe five light version around the rest of the square on each side of the streets. And then on what we're calling the "historic corridor" the tenth project you can kind of see it's almost like a lantern light that was there. I think this is...you can see a picture from up here I think up on Sycamore and Third Street. Yeah, it's like a lantern style light which we found something again that looked very similar to the historic lights that were there and that would be something that we could have all of the way up and down Locust and Main Streets. And then you could also add the historic looking street signs and banners all up along both the corridor and around the square. So those were the main ten projects. We came up with several different...several other ideas that if you'll look in the plan itself you'll see some other things. We didn't get into those as detailed. It's something that maybe some other organization might want to do or could be pushed up depending on if it became a part of one of these other projects if you want to do that. For example, we thought of a skate park as one idea. Ultimately, that was decided that might be best out by the pool. So, those are the main ten projects and I think now Debbie will take over.

Debbie Bennett Stearsman: Yes. Thank you, Matt. At this time, we're going to open the public hearing for any questions or comments from citizens attending the public hearing. State your name please.

Tina Brown. I have a question about Fourth Street. Is that going to be a one-way?

Matt Schreifer: What we would look at there right now it is a two-lane road with parking on each side which is really not wide enough for a two-lane road with parking on each side. We'd keep it a two-lane road but get rid of any parking on that road and those would be replaced by four bike lanes. So, it would kind of...in a way increase the safety on the road because of the fact that you can't get two cars through at the same time if you've got two cars parked on each side usually.

Tina Brown: I really haven't seen a problem with the parking. You know what scares me is we've got a bike route going in here. We're going to have kids going down it and we've an ambulance and a fire department service there you know. What kind of safety issue are we running into?

Policeman: Honestly, I don't think that bike route is going to increase much more pedestrian traffic than what is already on Fourth Street. I know the fire department, ambulance drivers and the police department is up a block from that. Any time our officers come out I mean they know as soon as they turn the lights on that doesn't mean you've got the right of way so I think it's still going to fall back on the common sense of the personnel to be aware of coming out. I mean I know the fire department especially in the summer with the splash park and the lake just a few blocks up kids are always walking or riding their bikes up there to go fishing or whatever. So, I really don't think it's going to add that much traffic to what's already in that area.

DBS: Do you mind saying your name?

Darryl Saltzman.

DBS: Thank you.

Mayor Hendrickson: I think as far as the safety I think they start the sirens before they start coming out of the building and the fire department and the police department as well. So I think that would be something that the bicyclist would be caution of and listen for.

Tina Brown: But isn't the whole purpose of doing this is try to get it...I mean I this was to attract people to Boonville so I mean we're kind of biting it...because we're saying that this is not going to raise up an traffic but that's the whole reason we're spending all of this money is to get people here. So, which way is it? Are we not going to raise people riding the bike there or are we just wasting the money?

Matt Schreifer: I think yes we hope we will get more people riding their bikes up and down Fourth Street again hopefully the police and the fire will be wanting to pay more attention to that knowing that. Also, in Boonville...I mean in Newburgh if you've ever been there in downtown Newburgh we'll want to add some warning signs like they do

for the fire station downtown there as you are coming into downtown to let people know and the same case with the railroad track. We're going to have to have some sort of warning signs throughout the let the people on the bikes know that you know what's coming up. And the other thing to think about is the way to look at it is the biking through downtown is I mean it's no different than the cars. I mean the police and the fire also have to watch out for the cars coming in and out of there. They probably don't hear the sirens as well as the bicyclists.

Tina Brown: My ten year old grandkids are not driving a car.

Matt Schreifer: Right. Exactly. But they'll have to pay attention to the bicycles just as they do the cars.

DBS: Are there other comments?

Sue McCool Lochmueller. I represent myself also the church Boonville Wesleyan where I work but I attended most of the meetings and also read through the plan here and I've got a handout of about twelve copies for whoever would need them because I didn't know comments needed to be received by yesterday but concerns I had here just to continue to identify the assets that are here and mobilize those assets. And then I mentioned at the first meeting that Abraham Lincoln had quite a history here so I suggested to promote that history and I thought that would certainly make Boonville further on the map. Public safety continues to be a concern of mine and hopefully others. I think you will be addressing that but neighbors helping neighbors we need to do more. And then the farmers or the agricultural environment here I think we easily enough ignore them or overlook them and I think somewhere we can embrace that where we haven't. And then churches in the area needing to continue to contribute and encouraging that. So, this is aside from the plan you developed but I like your plan and there were the continued concerns I had. And thank you and those copies are available.

DBS: And I'll note for the public hearing we did pass out the copies to the general public attending the hearing. Thank you for your comments.

Hi. My name is Sherry SeEVERS. My husband and I are currently looking in investing in two buildings on the square in Boonville. I'm wondering in these plans if you've

addressed parking issues as far as parking meters and I know it's a big concern because people that live on the square don't have a place to park and then people shopping hopefully in the near future complain because they've got to feed the parking meters. So, I was just wondering if you've addressed that.

Matt Schreifer: Do you want to address that? We'll let the Mayor address that.

Mayor Hendrickson: That's an ongoing problem. We've had this problem for many, many years and we've taken polls. And what seems to work best is we keep the parking meters because of the fact that when we've had inclement weather and we don't read the parking meters then we have all of the employees who work up on the square parking and that thus then takes the parking from the businesses. So it's six and half dozen or another but yes we've done exploration regarding this issue and we felt that it was necessary to keep them.

DBS: Mayor, you might want to explain...this is Debbie. You don't enforce the meters after a certain hour.

Mayor Hendrickson: No.

DBS: You might want to get that on the record and explain that too.

Mayor Hendrickson: Yes, after four o'clock they are not read.

Matt Schreifer: And that was one thing that was discussed and I don't remember if that made it in the final draft but yeah, some kind of signage or something on the actual meters for at what times to pay for parking is required. And another thing too just part of the plan one of the additional possible projects that which wasn't the top ten which was discussed was a parking garage whether a parking garage would work downtown which we all thought would be an awesome idea we also thought it would be an expensive idea. So, that did not make our top ten because of the price but it is something that is in the plan something that probably should continue just like what to do with the parking meters considered and discussed.

Mayor Hendrickson: I might add too Sherry we have a city parking lot a block west of here down at First and Locust that is free parking. It is owned by the city and it is never full. It seems that just the people who reside in the rental property are the only ones

that utilize that so there are plenty of spaces there. Yes. Perhaps we do need to post some signage yes.

Matt Schreifer: Again, yeah that's another thing I don't remember if that...I know it was discussed during our steering committee meeting. I don't remember if it got put in here. Yeah. As far as the promotional material for downtown one of the suggestions was to create some kind of a parking map in a brochure that could be handed out so that people know where to park. Also, I forgot this little detail about the square. Besides the street lights it includes new trash receptacles, benches and stuff. And another one was a kiosk we thought may be able to go right out here in the front and that kiosk could be a four-sided kind of Plexiglas display case. And again whether you put a parking map in there or events downtown, whatever, that's you know ways to let people know where to park and all of that. Yes Sue?

Sherri Seevers: I was looking at a brochure today that Keeping Evansville Beautiful put together and I was thinking sometime today I thought how nice that Boonville could sort of make that thing that Keeping Boonville Beautiful as well. One of the concerns that I had on the way here I had nowhere...a receptacle to put trash and I thought you know how easy it is to trash a town if you don't have places to put trash and then you just mentioned that there is a place for that but deliberately, continuously trying to make and encourage others to keep Boonville beautiful because we're always thinking somewhere else needs to be beautiful and not right here. Thank you.

DBS: Did you want to say something?

Resident: Yes. Is it on the court house square...

Matt Schreifer: Reconfiguration?

Resident: Yes, is that the parking there that's going to be taking like twenty feet?

Matt Schreifer: Yep!

Resident: How many parking spaces are you going to have within each one there?

Matt Schreifer: We didn't get into that kind of detail with this plan.

Resident: Okay.

Matt Schreifer: We figured there would be a little bit of parking end up being taken out because you know this conceptual plan now you know as we looked at it we realized this for fire and safety and all of that kind of stuff, probably does need to be wider so there would be a couple taken out there. And actually, you know some of the other ideas we might when we're done with this we'll have to give them all of our different ideas that we came up with because something else would be to create additional parking if we could get...if we could make this as wide we could create diagonal parking here instead of perpendicular or parallel parking and actually add a little bit more parking space there. So, what is taken out from this reconfiguration could be made up on Second Street.

DBS: I'll personally make a comment. I do a lot of work in Warrick County and spend a lot of time in this area and I personally like this because every time I park there and back out it's like I'm taking my life in my own hands. I mean it's every time and you never know what's coming in one direction. So, I think that barrier and making that look nice is really a nice added touch that you've done.

Matt Schreifer: Another comment about that is you know again you can't put everything in the plan. This might have been mentioned but hopefully the steering committee will take this forward when you do something like this you can create more festivals and events downtown and use that parking space whether it be for a farmer's market I know is one option of bringing that closer to the square rather than out at the library. So, just several different options you can run with that.

Debbie Bennett Stearsman: Are there further questions or comments? I'll ask one more time if there are any more questions or comments. If not, on behalf of the City of Boonville we appreciate such a large turnout and everybody's comments. We will continue to accept your comments and include them in the public minutes until...when is the council meeting?

Mayor Hendrickson: Next Thursday.

DBS: Next Thursday, March the third I think it is. The minutes of today's meeting will be available at City Hall as well as the plan for anyone who wants to look at those. The City Council will take the plan for consideration at their next council meeting. If

approved, they will pass a resolution and all of the documents including the public hearing minutes will be submitted to the state Indiana Office of Community and Rural Affairs who funded the study for their final approval and upon final approval will be submitted back to the town for implementation. If there are no further questions or comments to come before the meeting again we thank you on behalf of the City of Boonville and we'll ask the Mayor to close the meeting.

Mayor Hendrickson: At this time we declare this public hearing closed.

DBS: Thank you.

Respectfully transcribed:

A handwritten signature in cursive script, appearing to read "Debbie Bennett-Stearsman".

Debbie Bennett-Stearsman

CITY OF BOONVILLE
SIGN-IN SHEET

Public Hearing

February 23, 2011

4:00 P.M.

NAME	ORGANIZATION/ADDRESS
1. <i>Debbie Bennett-Team</i>	<i>Coalition</i>
2. <i>Matt Schriefer</i>	<i>BLA</i>
3. <i>Becky Longmum</i>	<i>City of Boonville</i>
4. <i>Steve [unclear]</i>	<i>City of Boonville</i>
5. <i>Valerie Romand</i>	<i>VPS</i>
6. <i>Shan Shuman</i>	<i>Warrick Co. Chamber</i>
7. <i>Kenner E. Shure</i>	<i>City of Boonville</i>
8. <i>Robert C Barnett</i>	<i>City of Boonville</i>
9. <i>Beth Broshears</i>	<i>COB</i>
10. <i>Pam [unclear]</i>	<i>COB</i>
11. <i>Tim Brown</i>	<i>Citizen</i>
12. <i>Nancy Skell</i>	<i>City of Boonville</i>
13. <i>Wendy Wary</i>	<i>Boonville Standard</i>
14. <i>Daryl Soltzman</i>	<i>Boonville Police Dept</i>
15. <i>Cindy Byers</i>	<i>Boonville - City Hall</i>
16. <i>[unclear]</i>	<i>Boonville Citizen</i>
17. <i>Robert Canada</i>	<i>BOONVILLE RESIDENT</i>
18. <i>Steve Smith</i>	<i>ONB - Chamber</i>
19. <i>Debbie Springstun</i>	<i>Boonville citizen</i>
20. <i>Sue McCoy [unclear]</i>	<i>Boonville Wesleyan [unclear]</i>
21.	
22.	
23.	
24.	
25.	

CITY OF BOONVILLE

Boonville, IN 47629

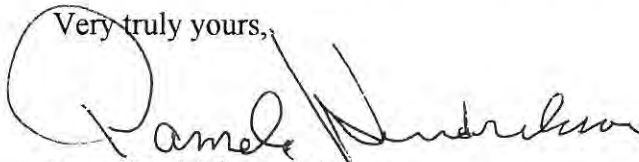
February 23, 2011

Ms. Debra Bennett-Stearsman
**ECONOMIC DEVELOPMENT COALITION OF
SOUTHWEST INDIANA**

318 Main Street, Suite 400
Evansville, IN 47601

On behalf of the City of Boonville, the Coalition is hereby authorized to conduct any and all necessary public hearings concerning the proposed downtown revitalization plan with the Indiana Office of Community and Rural Affairs. In addition, the Coalition shall publish and post all necessary hearing notices and is further authorized to record any and all minutes of such public hearings. Said notices and minutes may be used where necessary in conjunction with the application to IOCRA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Pam Hendrickson", is written over a circular stamp. The signature is fluid and cursive.

Pam Hendrickson, Mayor
City of Boonville

CITY COUNCIL
RESOLUTION 2011 - 2

RESOLUTION ADOPTING DOWNTOWN PLAN

WHEREAS, the City of Boonville, Indiana has caused to be prepared a Downtown Plan establishing goals and objectives for downtown improvements as amended from time to time; and,

WHEREAS, the City of Boonville has hired Bernardin Lochmueller & Associates to assist in the preparation of the Downtown Plan, describe and define issues related to downtown Boonville, advise the City of options regarding the Downtown Plan and make recommendations with respect to the Downtown Plan and future needs related to the Downtown Plan; and,

WHEREAS, the City of Boonville has received Federal Community Development Block Grant Dollars from the Indiana Office of Community and Rural Affairs to fund the study and preparation of a Downtown Plan and has contributed \$5,500.00 as local match for this project; and,

WHEREAS, the City of Boonville has thoroughly reviewed the process and completed study done by Bernardin Lochmueller & Associates and is satisfied with the services performed, the information contained therein, and methodology applied; and,

WHEREAS, said Downtown Plan has been produced for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency in the process of development; and,

WHEREAS, the citizens of the Boonville have been given the opportunity for participation in the Plan's development through community surveys and public meetings; and,

WHEREAS, the Boonville City Council has reviewed and recommended approval of said Downtown Plan; and,

WHEREAS, one or more public hearings have been published in accordance with Indiana Code and conducted for the purpose of obtaining additional public comment concerning the Plan's content; and,

WHEREAS, the City of Boonville has received sufficient copies of the Downtown Plan and will keep them on file in City Hall for future reference.