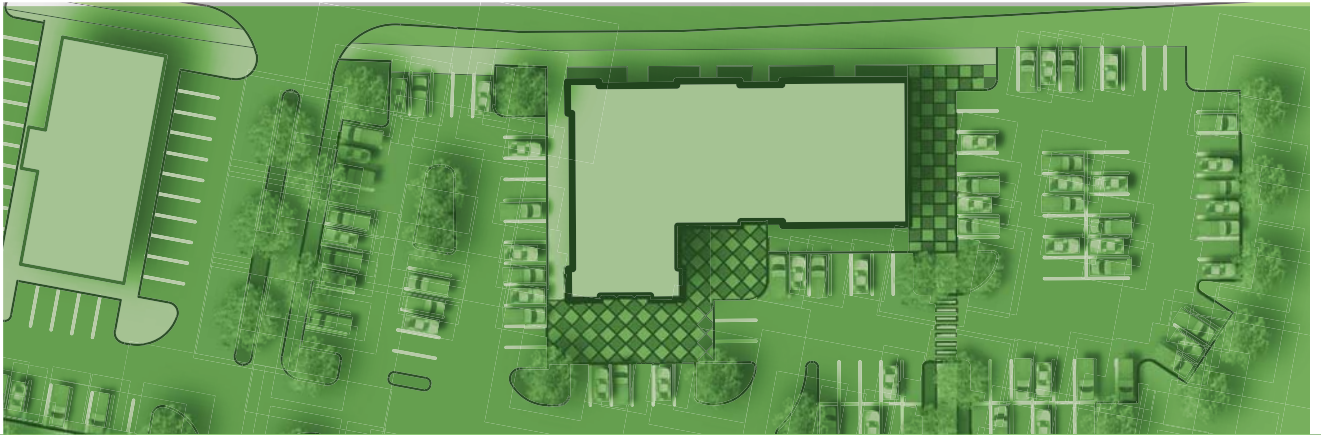


1

The Overlook @ Riverside Business Incubator & Coworking Space

This project, located along South Main Street, consists of a planned +/- 20,000 square feet of new building development and an additional +/- 7,800 square feet of outdoor dining, community activity and outdoor programming space directly adjacent to Riverside Park and the Live by the Levee summer concert series. The project will be constructed on three currently underutilized parcels in a highly visible location. The new development will allow the city to provide a 'landmark' building at a key gateway entry into downtown and also help activate the spaces surrounding Riverside Park into a year-round downtown destination for community, commercial and educational activity.

Early project development efforts have allowed us to have conversations with many key property owners and business owners in our community. The results of these efforts helped us secure 100% of the property control needed for this project. These conversations also helped us tailor the intended building programming to the specific needs of our local businesses, which has resulted in verbal commitments to lease 100% of the planned restaurant and retail space in the building. This gives us, and our developer partner, great confidence in the ability of this project to have a successful launch and to maintain its success well into the future.



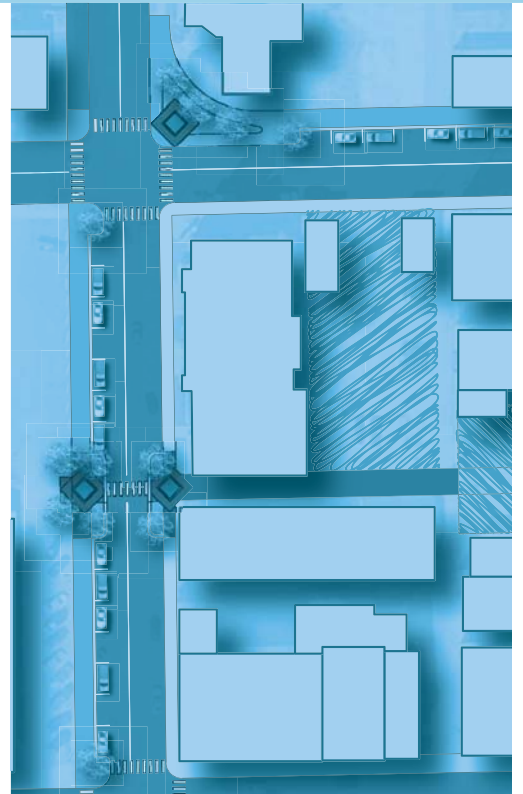
2

Morgan Street Alternative Transportation & Alley Improvements

We have long known that we have a great resource in the thousands of visitors who come into our community annually for the Live by the Levee concert series. The challenge for us has always been finding a way to use this activity as a catalyst for our downtown revitalization efforts. The proposed Morgan Street Corridor will offer part of the solution by making key improvements which will provide a vital connection between the Rushville Commercial Historic District and Riverside Park. Improvements along Morgan Street will create an urban trail connection featuring enhanced sidewalks, decorative paving treatments, intersection ADA ramp upgrades, street lighting, native trees and plants. This corridor will also feature opportunities to tell stories of our rich heritage.

Alley improvements will provide a direct off-street connection between downtown neighborhoods, the Morgan Street Corridor and the Rushville Farmer's Market (currently under construction). These improvements will create a permanent, safe, and inviting pedestrian environment and will offer additional space for the future expansion of market activities

The Morgan Street Corridor will also be the first segment of the planned Rushville Downtown Loop Trail and will provide a direct connection to the proposed Morgan Street neighborhood trail corridor which will connect Veterans Memorial Park and the Rushville Consolidate School campuses to downtown.



3 Flatrock Run Trailhead & Bike Hub

Named after the nearby Flatrock River, The Flatrock Run Trailhead and Bike Hub will be located directly behind the Overlook @ Riverside. The trailhead will provide additional parking for park visitors and will provide ADA access to the trail. The Bike Hub will be located on the southern end of the Overlook @ Riverside building directly adjacent to the business incubator space and the public outdoor space. From here, visitors and residents will have direct access to the trail through Riverside Park, the new Riverside Park Gateway Plaza and the Rushville Commercial Historic District via the Morgan Street Corridor improvements less than ¼ mile north.

This location will also serve as the starting point for the future Levee Trail project which will provide multi-modal access through the heart of our Riverside Park property and will improve access to many of the unique natural features of the park which are currently inaccessible for many residents.



4 Campaign Quarters

Campaign Quarters fulfills a long standing need to bring new residents into downtown Rushville and will provide safe and affordable housing for a rapidly growing segment our population. This project is also significant because it will help renovate two historic buildings including the Knights of Pythias building and one of our most culturally and historically important buildings, the former Durbin Hotel.

The Durbin Hotel building, constructed prior to the American Civil War in 1855, is listed on the National Register of Historic Places because of its political and cultural significance to the City of Rushville and the state of Indiana as the Campaign Headquarters for Wendell Willkie's 1940 presidential campaign. Preservation of this structure will allow future generations an opportunity to understand the important connection this building has to our local, state, and national history.

The historic resources in this project are in a state of disrepair which leaves them in danger of disappearing if not renovated very soon. This project was identified as a key component to the city's downtown revitalization strategy in both the Comprehensive Plan and the Downtown Revitalization Plan.



5

Riverside Park Gateway Plaza

Because the Riverside Park summer concert series attracts so many visitors each year it is one of the first, and perhaps only part of the community that many people currently see. The importance of leaving a good impression on our visitors is paramount to our larger downtown revitalization strategy which is why investment in this prominent location is so important. It will help us clean up the image of Riverside Park and will provide a prominent artistic gateway entrance to welcome guests.

This project will provide amenities which will draw residents to this location on a daily basis. This increased activity will help activate the space on the southern end of the Rushville Commercial Historic District and will provide footsteps which will help support the new Overlook @ Riverside incubator and the new retail business and restaurant proprietors who will be located there. This location will become a literal and figural gateway which will connect the thousands of visitors to Riverside Park with downtown businesses.



6 Downtown Commercial Building Revitalization

As our community has learned the hard way in recent years, if old buildings are not properly cared for they will deteriorate beyond the point of feasible repair. We are blessed to have a very intact stock of historic buildings in Rushville but our community has also suffered the agony of having to see some of these buildings being torn down because of unsafe conditions caused by years of neglect and deterioration. This project intends to help reverse the course of this decline and help restore the historic, architectural and commercial integrity of the structures located within the Rushville Commercial Historic District.

Through this project we will develop a program which focuses first on stabilizing eligible structures and then places an emphasis on improvements which will make them usable once again as fine retail, restaurant, and commercial establishments. Improvements will focus on restoring facades and repairing roofs and building structures that are in critical condition. The rehabilitation of these buildings will be used to help encourage and provide incentive for property and business owners to reinvest in the historic downtown. They will also provide much needed downtown locations for eventual 'graduates' from the Overlook @ Riverside incubator whose business development efforts are growing beyond the capacities of the spaces in that building.



7 Neighborhood Revitalization Owner-Occupied Rehabilitation

We understand that not every resident has the resources or capabilities to properly maintain their home in a condition which would be considered safe and habitable. This project is so important because it reflects the truly giving and caring nature of our community and it offers help to our neighbors who may be in most need of assistance. Through this program we are targeting up to 20 homes within the downtown footprint where property is being transitioned back to homeownership.

The housing strategy outlined in our recent comprehensive plan update identified reinvestment in existing neighborhoods as a critical component to providing an overall housing inventory that is attractive for residents. One of the highest priority neighborhoods targeted for revitalization is also a linchpin for the success of our downtown revitalization strategy due to its location on the western edge of the Rushville Commercial Historic District. We will follow the model established during our previous successfully implemented Owner Occupied Rehabilitation Programs and our Blight Elimination Program.

We have also recently purchased 50 acres of land and contracted with a consultant to perform a comprehensive housing study. Together these projects form a cohesive strategy to improve housing options throughout Rushville

