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**APPENDIX C:
CASE STUDIES**

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Case Studies



INTRODUCTION

Case studies were prepared for the East End Steering Committee as examples of how communities, similar in size to Shelbyville, have advanced and financed the redevelopment of their downtown. These communities include Columbus, Indiana; West Lafayette, Indiana; and Owensboro, KY. As Tax Increment Financing (TIF) becomes more widely used in Kentucky, Shelbyville can look to cities and towns within the Commonwealth as a model for growth and redevelopment.



SHELBYVILLE EAST END STUDY



Redevelopment Case Study:

COLUMBUS, IN

Population 41,000 (2007 estimate)

Project: The “New Commons” and Cummins Engine Office Building

Responsible Agencies:

- Columbus Redevelopment Commission
- Cummins Engine Company

Funding Mechanisms:

- TIF District
- General Obligation Bonds (\$9 M)
- Private Funds
- Private and Community Foundations

Total Cost: \$40 M (estimate)

- Cummins Office Building: \$13.5 M
- Hotel and Conference Center: \$18 M
- Parking Facility: \$7.6 M

Project Details:

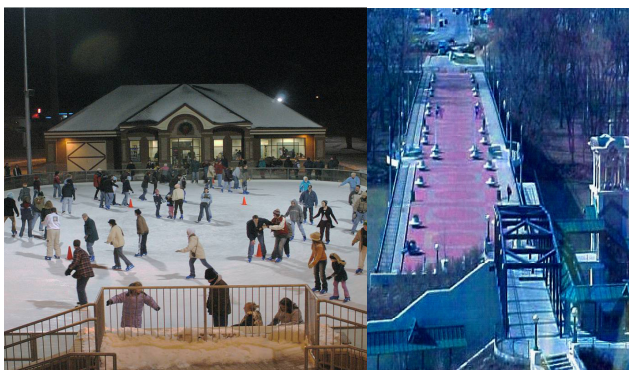
- 4-story 100,000 sq. ft. office building
- 6-story hotel and 25,000 sq. ft. conference center
- 700 space parking facility with 145 proposed apartment units
- New street retail, hotel, performance and convention center, indoor children’s playground, and food court
- Pursuing LEED Silver

Related Private Investment:

- New Hotel Indigo
- New residential development (expected private investment of \$14 M)
- New movie theatre and remodeled Sears department store.



SHELBYVILLE EAST END STUDY



Redevelopment Case Study:

WEST LAFAYETTE, IN

Population: 28,000 (2007 estimate)

Project: Wabash Landing

Responsible Agencies:

- West Lafayette Redevelopment Commission

Funding Mechanisms:

- TIF District
- Bond Anticipation Note
- Federal and State Grants

Total Cost: \$57 M

- Site purchase price to city: \$1.6 M (\$5.81/sq.ft.)
- Total cost to city: \$10.6 M (15% of total development costs)

Project Details:

- 80 acre site
- 155,000 sq. ft.
- 650 space parking facility
- Former landfill and Sears department store site
- Project includes shops, restaurants, movie theater, hotel, apartments, parking garage, open green space, and scenic overlook

Related Private/Public Investment:

- \$108 M in private investment over five years
- 936 regional jobs approximating \$14 M in value
- Two spin-off mixed use developments: \$20 M
- Spin-off skating center
- Spin-off infrastructure improvements including a new vehicular bridge, pedestrian bridge, state highway improvements, and multi-use trail
- Conversion of old vehicular bridge to pedestrian bridge connecting the City of Lafayette to Wabash Landing
- Free trolley service provided by city





SHELBYVILLE EAST END STUDY



Redevelopment Case Study:

OWENSBORO, KY

Population: 53,000 (2007 Estimate)

Project: Downtown Placemaking Initiative

Responsible Agencies:

- Owensboro Economic Development Corporation

Funding Mechanisms (anticipated):

- TIF district
- Tax increase on insurance premiums (e.g. auto, homeowners, boat, health; excluding individual policy holders and self insured businesses)
- Federal grant (riverfront)

Total Cost:

- \$79 M in local funds

Project Details:

- 300 to 500 residential units
- 350,000 sq. ft. office space
- 137,000 sq. ft. retail/restaurants
- New 250 to 300 room convention hotel
- Multi-purpose events center (80,000 sq. ft.)
- New public square/farmer's market
- 500 space parking facility
- Riverfront (partially federally funded)
- Arts Academy

Related Private/Public Investment:

- Pedestrian boulevard
- Traffic calming: Removal of curbs, returning one-way street to two-way, elimination/desynchronization of traffic signals, attractive and distinct crosswalks
- Landscaped medians and streetscape improvements
- Expected additional mixed use private investment



East End

DISTRICT



DOWNTOWN SHELBYVILLE