Collaboration, Planning and Perseverance: Keys to Community Development

City of Bedford, INDOT, IHCDA, OCRA, USDA Rural Development and Lochmueller Group
Purdue Road School
March 5, 2019
Introductions and Overview

• Indiana Stellar Communities Initiative
• Funding Agencies
• Partner Organizations
• Lessons Learned
Stellar Initiative

• Role of State Funding Agencies
  – Office of Community and Rural Affairs
  – Indiana Housing and Community Development Authority
  – USDA Rural Development
  – Indiana Department of Transportation
    • Trails, Streetscape, Sidewalks, Depot Relocation and Restoration

• Partner Organizations

• Lessons Learned
Community Planning

- Comprehensive Plan – 2010
  - First plan for Bedford in 25 years
  View the plan at [www.Bedford.in.us](http://www.Bedford.in.us)
- Downtown Plan – 2013
- Stellar Strategic Investment Plan (SIP) reflected goals and city plans
- Driven by Bedford for Bedford
- Comprehensive Plan Update Underway
City of Bedford Goals

• Promoting Economic Development, particularly on Main Street
• Insuring a Trained and Ready Workforce
• Cultivating a Vibrant Downtown District
• Enhancing Quality of Life
Partnerships and Buy-In

- ARa
- Bedford Historic Review Board
- Bedford Revitalization Inc.
- Bedford Urban Enterprise Association
- Lochmueller Group
- City of Bedford Departments
- Hoosier Uplands
- IHCDA
- INDOT
- Indiana Trail Fund/Hoosier Rails to Trails
- Indiana University School of Public & Environmental Affairs
- Lawrence County Community Foundation
- Lawrence County Economic Growth Council
- Lawrence County Government
- Lawrence County Tourism
- OCRA
- Radius Indiana/Regional Investment Fund
Local Investment Partners

- Bedford Area Chamber of Commerce
- Bedford Federal Savings Bank
- BRI
- Bedford Times – Mail
- BUEA
- General Motors
- German American Bank
- Hoosier Hills Credit Union
- Hoosier Uplands
- Lawrence County Community Foundation
Local Investment Partners

- Lawrence County Government
- Lawrence County Economic Growth Council
- Lee Marchant – Garden Villa
- Radius Indiana/Regional Investment Fund
- Stone City Products
- Vision Group – East Gate Business & Technology Center

- $1,146,000: Pledged by Individuals and Organizations as a Stellar Match
- $1,169,340: Funds Received (non-city funds)
Stellar Project Area

**STELLAR ACTIVITIES**

A. Stellar Community Project Area
B. Limestone Trail
C. Milwaukee Depot
D. Stone Gate Arts & Education Center
E. Stonecutters Place Senior Apartment Parking Area
F. Stonecutters Place Senior Apartments
G. Limestone Pavilion
H. City Pocket Park
I. Gateways
J. Mural
K. Streetscapes & Parking Area
L. Veterans Plaza
M. Captain James Lawrence Fountain
N. Façade Restoration Area
O. Downtown Business Development [Additional Site(s) TBD]
Courthouse Plaza Renovations

Today
Downtown Streetscape Rendering
Streetscape Improvements
Under Construction
Streetscape Improvements
Under Construction
Downtown Streetscape Complete
Downtown Streetscape Complete
We Are Bedford Mural
We Are Bedford Mural
We Are Bedford Mural
We Are Bedford Mural
We Are Bedford Mural
Urban Trail Connector
Urban Trail Connector
Urban Trail Connector
Milwaukee Road Rail-Trail

2011 Proposed Stellar Project
Milwaukee Road Rail-Trail
2011 Proposed Stellar Project
Lincoln Avenue Roundabout
Completed in 2018 with INDOT Community Crossing Funds

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2011 Proposed Stellar Project

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Milwaukee Depot

Proposed route to move the Milwaukee Depot to Downtown Bedford.

Proposed location of depot.

Stellar Community Project Area
Milwaukee Depot
Original Sight
Milwaukee Depot
Ready to Move
Milwaukee Depot
On the Move
Milwaukee Depot
On the Move
Milwaukee Depot
Ready to Slide Into Place
Milwaukee Depot Today
Milwaukee Depot Today
Stonecutters Place
Senior Apartments
Stonecutters Place
Senior Apartments
Stonecutters Place
Senior Apartments
Stonecutters Place
Senior Apartments
Stalker School Apartments

2011 Proposed Stellar Project

Before
Stalker School Apartments

2011 Proposed Stellar Project

Before
Stalker School Apartments

2011 Proposed Stellar Project

After
Façade Project
Façade Project
Stone Gate Rendering
Stone Gate Under Construction
Stone Gate Arts & Education Center
2013 Stellar Projects Funding

- Federal/State/Local Grants: $11,433,737
- City Budget/General Fund: $945,505
- TIF Funds through RDC: $3,248,021
- Donations: $1,146,840
- USDA Rural Development Loan: $3,550,000
- Investors: $5,628,054
- Other: $1,273,298

TOTAL: $27,225,455
2011 Proposed Stellar Project Funds Received

- Federal/State/Local Grants: $2,390,018
- City Budget/General Fund: $839,583
  *INDOT Community Crossings Funds – 50/50 match*
- TIF Funds through RDC: $0.00
- Donations: $12,500
- USDA Rural Development Loan: $0.00
- Investors: $4,645,421
- Other: $2,860,000

TOTAL: $10,747,522
Other Related Investment

Funding through Indiana State Department of Health (ISDH) for Bedford, Mitchell, and Lawrence County Bicycle and Pedestrian Master Plan

- Federal/State/Local Grants: $20,000
- City Budget/General Fund: $10,000
- TIF Funds through RDC: $0.00
- Donations: $10,000
- USDA Rural Development Loan: $0.00
- Investors: $0.00
- Other: $0.00

TOTAL: $40,000
Total Bedford Stellar Investment to Date

• Federal/State/Local Grants: $13,843,755
• City Budget/General Fund: $1,795,088
• TIF Funds through RDC: $3,248,021
• Donations: $1,169,340
• USDA Rural Development Loan: $3,550,000
• Investors: $10,273,475
• Other: $4,133,298

TOTAL: $38,012,977
Bedford’s Stellar Journey

• 2011 Finalist
  – Many of these projects have been completed
• 2012 Applicant
• 2013 Stellar Community Designation
Lessons Learned

• If at first you don’t succeed…
• Failure to Plan – Planning to Fail
• Vision
• Believe anything is possible
• Must have buy-in and support
  – City Team
  – Community
    • Continuous Communication
  – Local Leaders
    • City Council and County Council
    • Redevelopment Commission
    • Bedford Area Chamber of Commerce
    • Lawrence County Economic Growth Council
    • Bedford Revitalization, Inc.

– Key Stakeholders
  • Business and Industry
Lessons Learned

• Be Ready - All Right of Way Secured
• Don’t be Afraid to Ask for Support (Matching Funds Secured)
  – City and County Government
  – Private Business and Industry
  – RDC demonstrated funds available, bonding capacity, and commitment
• Expect Criticism, Challenges and Change Orders
• Know the importance of each project
• Practice Perseverance
Lessons Learned

• Success is a catalyst for future success
  – 2013 Indiana Chamber Community of the Year
  – Lawrence County Workforce Coalition
    • Department of Workforce Development (DWD) Funding through Skill Up
    • Center for Excellence in Lifelong Learning (CELL)
  – IU Sustaining Hoosier Communities and the Center for Rural Engagement
  – Purdue University
    • Community Garden with Bedford Parks Department

• Work is never done - Never be satisfied
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