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Meeting Agenda

1. Welcome
2. Introductions
3. Project Overview
4. Scope of Work & Project Overview
5. Economic Development & Redevelopment Overview
6. Demographic & Economic Overview
7. Community Feedback Summary
8. Visioning & Engagement Activities
9. Next Steps

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Meet the Consulting Team



Cynthia A. Bowen FAICP, LEED AP
Principal-in-Charge, Planning Director, REA

- National perspective of planning trends with strong knowledge of comprehensive plan best practices



Rose Scovel AICP
Senior Planner, REA

- Broad planning subject knowledge with expertise in economic development, housing, and active transportation.



Allison Richardson
Project Planner, REA

- Former city planner in local government
- Passion for historic preservation & land use planning



Cecil Penland PLA, ASLA
Landscape Architect, REA

- Extensive experience working on economic development planning.
- History of working with communities through all stages of project development



Ed Curtin FASLA
President, CWC Latitudes

- Redevelopment & Economic Development Specialist
- City of Columbus Redevelopment Director

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Group Introductions

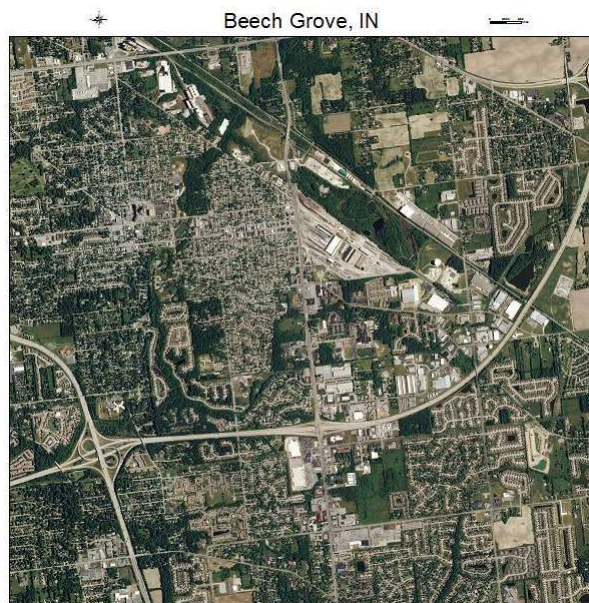
1. Your name
2. What is something you love or enjoy about Beech Grove? Be specific
3. Relevant work, organization, or other affiliations



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Scope of Work & Project Overview

- Overview of Scope of Work
- Process
- Project Roles



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Scope of Work

- **Project Overview**
 - Economic Development & Redevelopment Plan
 - Aims to establish a vision, principles, and actionable recommendations for Beech Grove's future
- **Plan Components**
 - Analyze Beech Grove's demographics, economy, connectivity, education, etc.
 - Document the City's growth history and current conditions
 - Conduct SWOT and GAP analyses
 - Public engagement and collaboration initiatives with reports
 - Redevelopment Plans for TIF districts & Other Areas

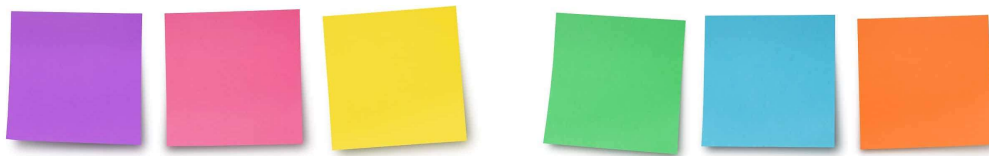


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Exercise: What Does Success Look Like?

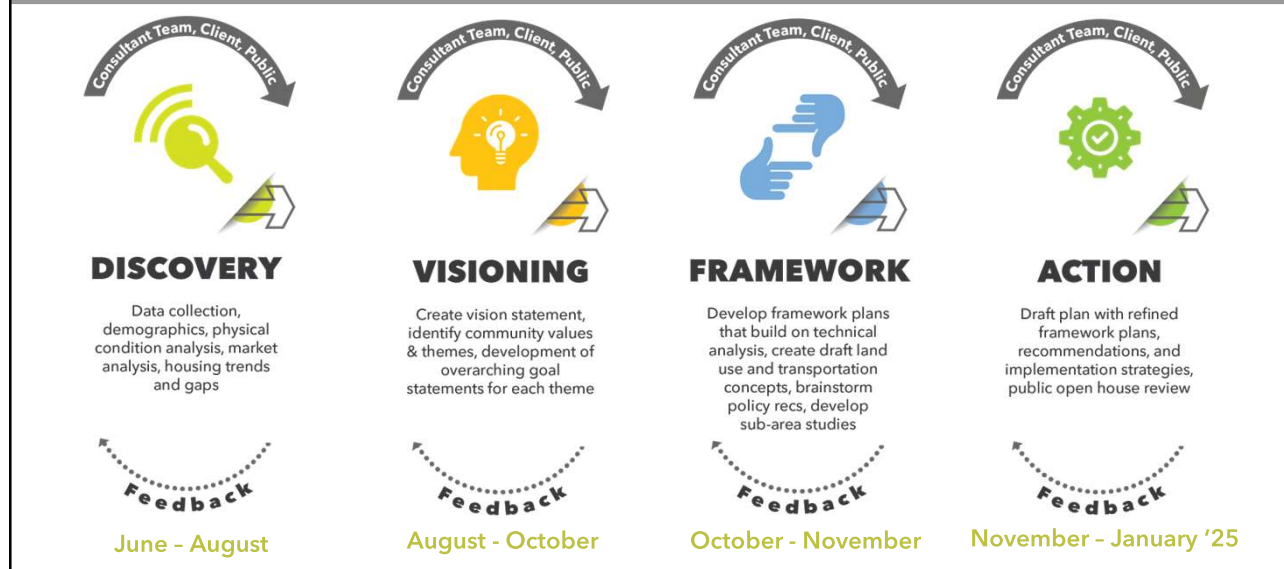
At the end of this process,

- I will think the process was successful if...
- I will think the Economic Redevelopment Plan is successful if it...



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The Planning Process: 4 Phase Approach



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What Will This Plan Do?

- Establish a long-term vision (20-year outlook) to guide growth and economic vitality
- Align development and redevelopment efforts with community values and priorities
- Set goals, policies, and programs to drive development
- Identify key areas for redevelopment to attract new businesses, residents, and investment
- Define strategic land use to determine how and where development and redevelopment occurs
- Outline economic initiatives to retain and expand business, foster innovation, and improve business climate
- Serve as a framework for policy decisions



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Why Create This Plan?



Help direct growth, redevelopment and investment in the short- and long-term



Ensure orderly and cohesive development



Support city eligibility for grant funding and incentives



Serve as a guiding document for zoning and policy decisions



Encourage targeted redevelopment to attract businesses, jobs, and new residents



Strengthen Beech Grove's identity as a place to live, work, and invest

Examples of Projects:

- Recreational facilities
- Public safety projects
- Site acquisition
- Infrastructure
- Capital projects
- Job training
- Efficiency project
- Projects in or serving the TIF District

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How Will This Plan Be Developed?

- The consulting team will coordinate closely with steering committee, stakeholders, and community members to develop the Plan
- Community engagement is central to ensure the Plan reflects residents' needs, values, and priorities
- The Council will review and formally adopt the Economic Development & Redevelopment Plan



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How Will This Plan Be Utilized?

1. Proactively

- Guide community vision and long-term goals
- Set direction for policy and future development
- Identify priority projects for future

2. Reactively

- Inform land use and zoning decisions
- Advise elected officials in data-driven decision-making aligned with community goals

3. General Support

- Strengthen applications for grants and funding
- Provide a framework for economic development and housing initiatives



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Our Roles in the Project

Consulting Team

- Gather and analyze data
- Distill and synthesize input
- Facilitate meetings and input
- Provide planning expertise, knowledge, and best practices

Steering Committee

- Attend meetings
- Share your ideas, feedback, input, etc.
- Be a champion of the plan and the plan process
- Share information with your network—friends, family, organizations, etc.
- Invite people to participate in planning activities

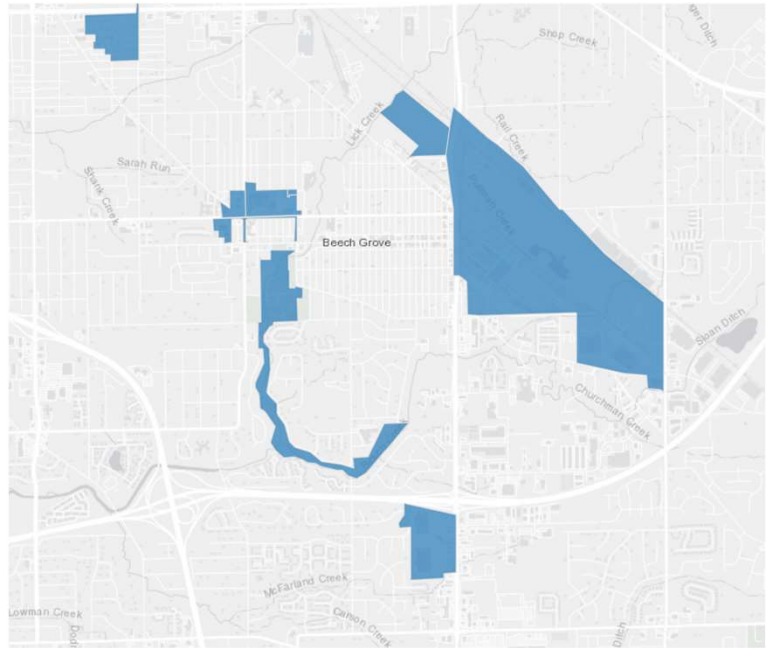
Community Members

- Provide feedback on draft items
- Share information with other residents
- Share history, local knowledge, and more

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Economic Development & Redevelopment Overview

- Overview of TIFs and Redevelopment Plans
- Redevelopment Commission Duties
- Approval Process
- Plan Elements
- TIF Examples



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What is a Redevelopment Plan?

- It is one of the few tools provided to local units of government for economic development
- TIF is about **economic development, redevelopment, and competition**
- Increase **jobs**, improve **wages**, increase **tax base**, enhance **quality of life, diversification** of business base, and improve the **economic development / redevelopment** of the region
- From the perspective of businesses, developers, or corporations, communities should want to be seen as “**open for business**”
- There are many other communities that have this tool and use this tool
- There are **1,382** TIF districts in Indiana (2023)
 - 301 in Counties
 - 1,081 in Cities and Towns



Temporary redevelopment of parking lot into public space at RMIT University in Melbourne, Australia

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What is a TIF (Tax Increment Financing) District?

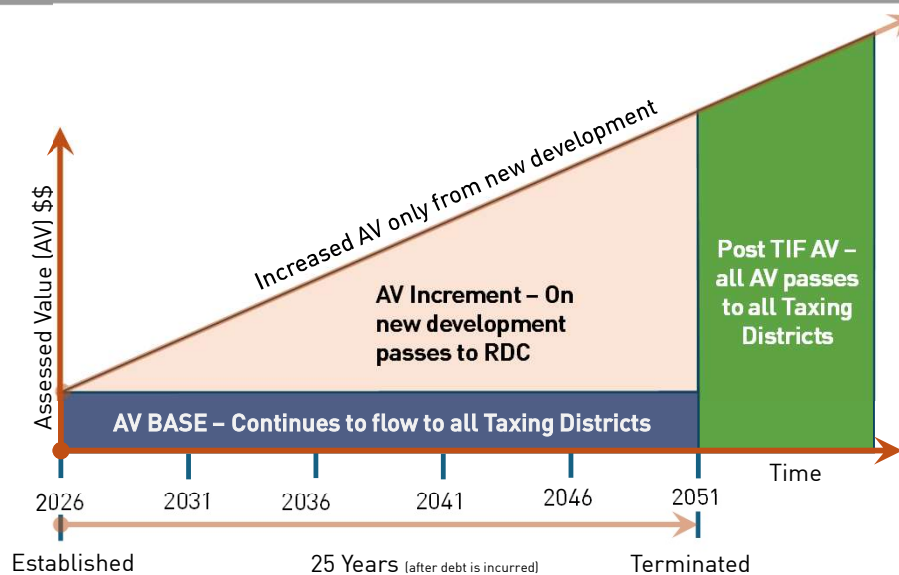
- Three (3) are appointed by Mayor. They must reside within the corporate boundary.
- Two (2) are appointed by City Council. They must reside within the corporate boundary.
- One (1) is recommended by the School Board a member from their board that is non-voting.



Former St. Francis Beech Grove Hospital

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What is a TIF (Tax Increment Financing) District?



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Redevelopment Commission Duties

1. Investigate, study, and survey areas needing redevelopment within the corporate boundaries of the unit;
2. Investigate, study, determine, and, to the extent possible, combat the causes of areas needing redevelopment;
3. Promote the use of land in the manner that best serves the interests of the unit and its inhabitants;



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Redevelopment Commission Duties

4. Cooperate:
 - with the departments and agencies of:
 - the unit; and
 - (ii) other governmental entities; and
 - with:
 - public instrumentalities; and
 - public corporate bodies; created by state law; in the manner that best serves the purposes of this chapter;



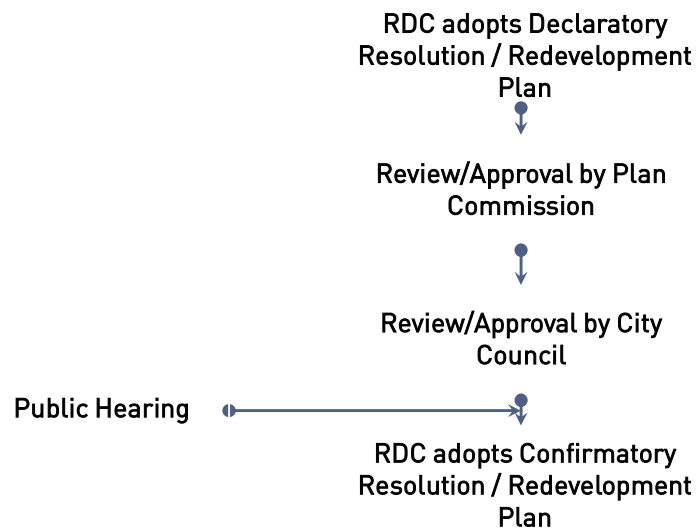
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Redevelopment Commission Duties

5. Make findings and reports on their activities under this section, and keep those reports open to inspection by the public at the offices of the department;
6. Select and acquire the areas needing redevelopment to be redeveloped under this chapter; and
7. Replan and dispose of the areas needing redevelopment in the manner that best Indiana Code 2018 serves the social and economic interests of the unit and its inhabitants.
8. [Pre-Local Government Recodification Citations: 18-7-7-11 part; 18-7-7.1-11 part.]
9. As added by Acts 1981, P.L.309, SEC.33. Amended by P.L.185-2005, SEC.9; P.L.221-2007, SEC.31.

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Approval Process



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Economic Development / Redevelopment Plan Elements

- **Section I: Geographic Area**
- **Section II: Goals & Objectives**
- **SWOT Analysis**
 - Strengths – Influenced by internal factors
 - Weaknesses – Caused by internal factors
 - Opportunities – Relies on external factors
 - Threats – Influenced by external factors
- **Section III: Beech Grove - Background**
- **Section IV: Plan for Economic Growth**
 - The Goals of the Comprehensive Plan of Beech Grove included these goals and policies for commercial development
- **Supporting Policies**
 - Other planning or economic development planning documents

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Economic Development / Redevelopment Plan Elements

- **Section V: Findings**
 - The Redevelopment Commission makes the following findings with regard to the Economic Development Plan for Beech Grove:
 1. The plan promotes significant opportunities for gainful employment of Beech Grove Citizens.
 2. The plan for the Beech Grove Area cannot be achieved by regulatory process or by the ordinary operation of private enterprise without resorting to the powers allowed the Redevelopment Commission under IC 36-7-14 because of:
 3. The public health and welfare will be benefited by the accomplishment of the Economic Development Plan for the Economic Development Area.
 4. The accomplishment of the Economic Development Plan for the Beech Grove Area will be a public utility and benefit
 5. The Economic Development Plan for the Economic Development Area conforms to other development and redevelopment plans for the governmental unit.
 6. The Beech Grove Area is an appropriate geographic area to be designated as an Economic Development Area.
 7. Estimated Cost of Redevelopment Activities.
 8. List of Projects

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Economic Development / Redevelopment Plan Elements

The Redevelopment Commission may use tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission to finance the cost of infrastructure improvements that benefit, serve or are in the Allocation Area. These improvements include without limitation:

- a. Acquisition and/or construction of projects and/or properties to enhance the cultural attractiveness of the entire unit, and/or incent development including in the Economic Development Area.
- b. Eligible efficiency projects as permitted under I.C. 36-7-14-39(b)(3)(L);
- c. Enhance the public safety of the entire unit, including the Economic Development Area.
- d. Financial Incentives to new and existing businesses locating in the Economic Development Area as permitted by law including targeted incentives to encourage the reuse and redevelopment of commercial structures in the Economic Development Area.
- e. Initiate and facilitate the update of zoning and associated ordinances to be business and entrepreneur friendly.
- f. Job training and assistance as permitted under I.C. 36-7-14-39(b)(3)(K) and I.C. 36-7-25-7;
- g. Projects and / or incentives that attract workforce housing;
- h. Public amenities construction and implementation projects such as gathering space, green space, street trees, street furniture and wayfinding signage.

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Economic Development / Redevelopment Plan Elements

The Redevelopment Commission may use tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission to finance the cost of infrastructure improvements that benefit, serve or are in the Allocation Area. These improvements include without limitation:

- i. Public park improvements and recreational equipment;
- j. Replace aging water lines throughout the system.
- k. Sidewalk/Streetscape improvements in the City.
- l. Tourism attraction and enhancement projects;
- m. Transportation enhancement projects - curbs, gutters, shoulders, street paving and construction, bridge improvements, sidewalks, multiuse pathway improvements, street lighting, traffic signals, trails, signage, parking lot improvements, landscape buffers and site improvements;
- n. Utility infrastructure projects – fire protection, connectivity, utility relocation, water lines, water wells, water towers, lift stations, wastewater lines, storm water lines, retention ponds, ditches, and storm water basin improvements;
- o. All projects related to any of the foregoing projects and all other purposes permitted by law.

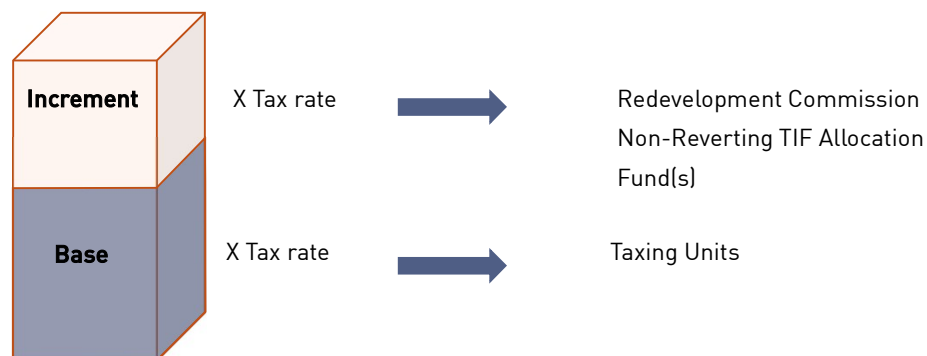
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Definitions

- **“Base”** represents the assessed value of the area before the creation of the TIF. The base year of a TIF area created in December of 2024 is January 1, 2024, for pay year 2025 (base year goes back to the previous January 1).
- **“Increment”** is the increased assessed value of the area after the redevelopment from the improvements financed by the TIF.

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Basic Ideas



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TIF – Projects – Woodside NW - Columbus

- What?
 - RDC – paid for installation of infrastructure – Road, Sewer, Water and Electric
- Why?
 - Allowed agricultural land to be developed as industrial property adding to AV, jobs, personal income tax and investment



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TIF – Projects – The Cole and Cummins



Before



After



- What?
 - RDC – Used TIF funds to pay for infrastructure and for building a parking garage
- Why?
 - Allowed the City to address a housing shortage and provide critical infrastructure to land an expansion of local corporation

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TIF – Projects – River Centre – Jasper



- What?
 - RDC – Created a TIF district around this project to provide the ability of the developer to get Economic Development Bonds
- Why?
 - Provided incentive to the developer to redevelop an abandoned industrial site for hotel, apartments and retail

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TIF – Projects – Hunters Run – Huntingburg

- What?
 - RDC – Used TIF funds to pay for infrastructure for road, electric, gas, water and sewer
- Why?
 - Provided incentive to the developer to develop workforce housing which was identified as a critical need in the region



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TIF – Projects – Blackwell Soccer Complex

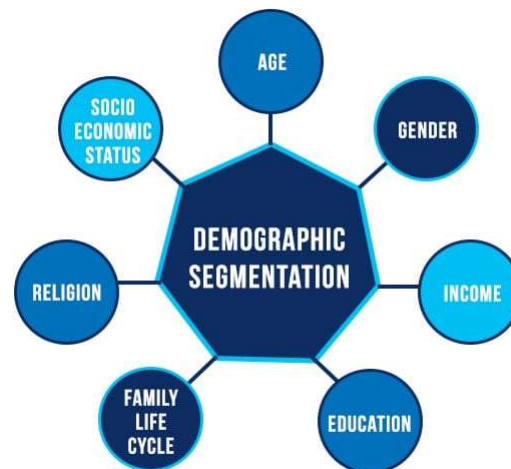
- What?
 - RDC – Provided funding for redevelopment of the soccer complex to facilitate regrading, irrigation and seeding of the complex
- Why?
 - Helped the community provide a top tier sports facility and significantly enhanced the soccer complex to attract tournaments and sports tourism



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Demographics & Economic Data

- Population
- Household sizes
- Jobs
- Education



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Demographics: Population and People

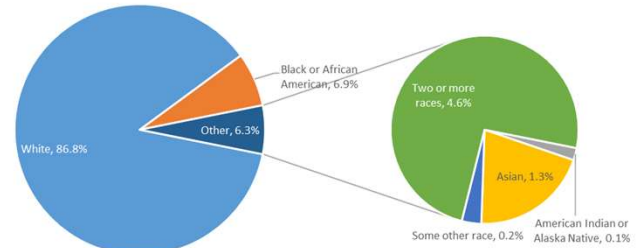
Population 1910-2020



Year	2010	2020	% Change
Population	14,192	14,717	3.7%

Fastest Eras:
1920 – 1940 (167.8%)
1940-1960 (180.9%)

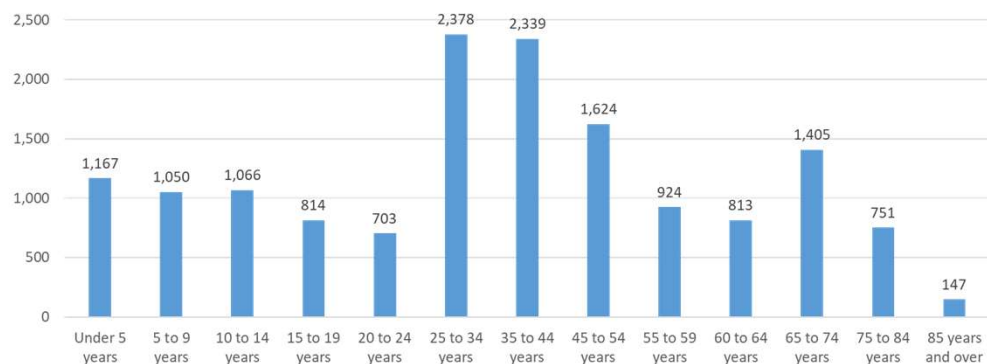
Race



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Demographics: Population and People

Age Distribution (2021)



Source: U.S. Census Bureau, ACS 5-Year Estimates

Median Age:
36.2

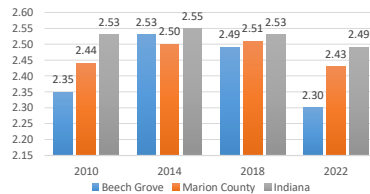
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Demographics: Households

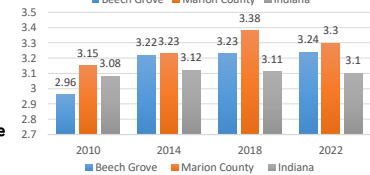
Households and Families



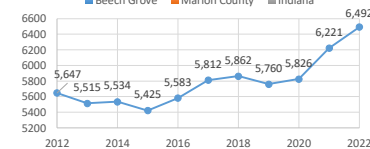
Average Household Size
Beech Grove: 2.3



Average Family Size
Beech Grove: 3.24



Total Households



Housing Characteristics (2022)



Location	Owner-Occupied	Renter-Occupied	Vacant Housing Units	Median Home Value	Median Household Income
Beech Grove	51.0%	40.9%	8.1%	\$143,900	\$51,352
Marion County	49.9%	40.1%	10.1%	\$184,100	\$59,504
Indiana	63.5%	27.1%	9.5%	\$183,600	\$67,173

Total Families: 3,391
Households With Children: 23.5% (3,391)

Source: U.S. Census Bureau, ACS 5-Year Estimates

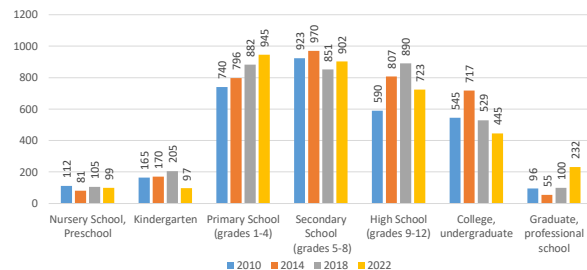
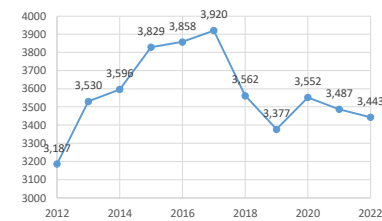
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Demographics: Education

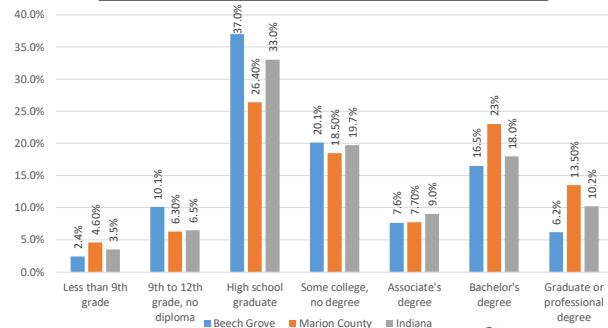
School Enrollment (2012-2022)



School Enrollment
(3+ Years Old)



Educational Attainment (2022)



Population 25+
Years Old: 10,381



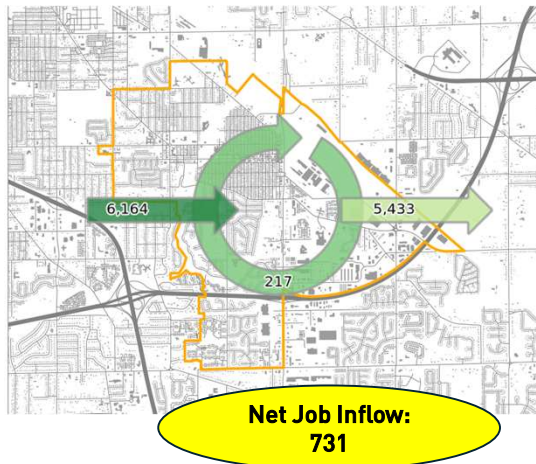
Educational Attainment
(25+ Years Old)

Source: U.S. Census Bureau, ACS 5-Year Estimates

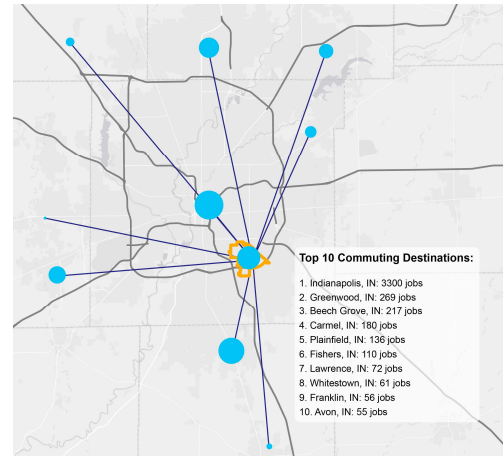
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Demographics: Employment

Inflow/Outflow (Primary Jobs, 2021)



Jobs by Location (Beech Grove Residents, 2021)



Source: U.S. Census Bureau, Center for Economic Studies, LEHD

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Demographics: Employment

Beech Grove Residents Employment by Industry (2022)

	2010	2014	2018	2021	Percent Change (2010-2021)
Employed Population	6,187	6,406	5,867	5,650	-8.7%
Agriculture, Forestry, Fishing & Hunting	12	12	12	6	-50.0%
Mining, Quarrying, and Oil and Gas Extraction	4	5	5	3	-25.0%
Utilities	37	25	33	28	-24.3%
Construction	301	386	370	396	31.6%
Manufacturing	631	609	570	508	-19.5%
Wholesale Trade	339	339	331	315	-7.1%
Retail Trade	751	784	729	699	-6.9%
Transportation & Warehousing	354	377	440	524	48.0%
Information	118	123	91	67	-43.2%
Finance and Insurance	316	273	246	226	-28.5%
Real Estate/Rental & Leasing	100	110	111	88	-12.0%
Professional, Scientific, and Technical Services	269	318	274	301	11.9%
Management of Companies and Enterprises	79	59	65	72	-8.9%
Admin., Support, Waste Management & Remediation	413	496	413	394	-4.6%
Educational Services	465	435	378	373	-19.8%
Health Care & Social Assistance	877	846	817	757	-13.7%
Arts, Entertainment, & Recreation	69	66	92	45	-34.8%
Accommodation & Food Services	518	619	452	450	-13.1%
Other Services	196	234	189	155	-20.9%
Public Administration	338	290	249	243	-28.1%

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Demographics: Employment

Beech Grove Location Quotients

LOCATION QUOTIENTS BY INDUSTRY (ALL WORKERS)	2010		2021* (data for 2022 not available)		2010 Location Quotients for Beech Grove	2021 Location Quotients for Beech Grove	Change in LQ (2010 - 2021)
	Beech Grove	Indianapolis Metropolitan Area	Beech Grove	Indianapolis Metropolitan Area			
Source: Census On-The-Map, <i>Primary Jobs</i>							
TOTAL WORKERS	8,700	806,020	6,381	843,871			
Agriculture, Forestry, Fishing and Hunting	0	1,905	0	1,930	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	1	758	0	778	0.12	0.00	-0.12
Utilities	2	4,880	15	5,103	0.04	0.39	0.35
Construction	739	45,495	953	36,219	1.50	3.48	1.97
Manufacturing	994	113,138	1,009	91,005	0.81	1.47	0.65
Wholesale Trade	337	45,737	594	43,773	0.68	1.79	1.11
Retail Trade	859	99,882	1,055	91,288	0.80	1.53	0.73
Transportation and Warehousing	229	41,507	162	45,973	0.51	0.47	-0.05
Information	396	17,992	253	17,831	2.04	1.88	-0.16
Finance and Insurance	188	45,954	88	42,913	0.38	0.27	-0.11
Real Estate and Rental and Leasing	97	14,248	133	13,863	0.63	1.27	0.64
Professional, Scientific, and Technical Services	152	39,100	117	45,334	0.36	0.34	-0.02
Management of Companies and Enterprises	3	12,025	0	10,564	0.02	0.00	-0.02
Administration & Support, Waste Management and Remediation	646	49,927	515	56,682	1.20	1.20	0.00
Educational Services	390	57,191	390	70,053	0.63	0.74	0.10
Health Care and Social Assistance	3,059	79,782	361	121,938	3.55	0.39	-3.16
Arts, Entertainment, and Recreation	103	10,220	73	11,960	0.93	0.81	-0.13
Accommodation and Food Services	272	63,340	351	66,222	0.40	0.70	0.30
Other Services	208	24,197	169	25,830	0.80	0.87	0.07
Public Administration	25	38,742	143	44,612	0.06	0.42	0.36

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Demographics: Employment

Population and People

Population has stayed consistent in the past decade.
2020: **14,717 people**



Median age is **36.2 years old**



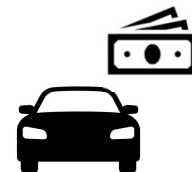
Households

Household size has decreased;
average household size is **2.3 people**,
with **increase** in # of households



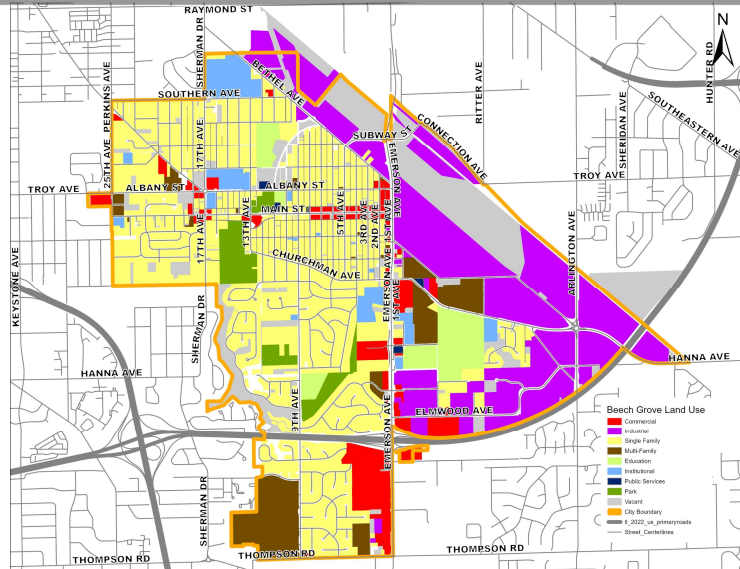
Employment

Most Beech Grove residents work outside of Beech Grove. The majority work within **10 miles** of Beech Grove



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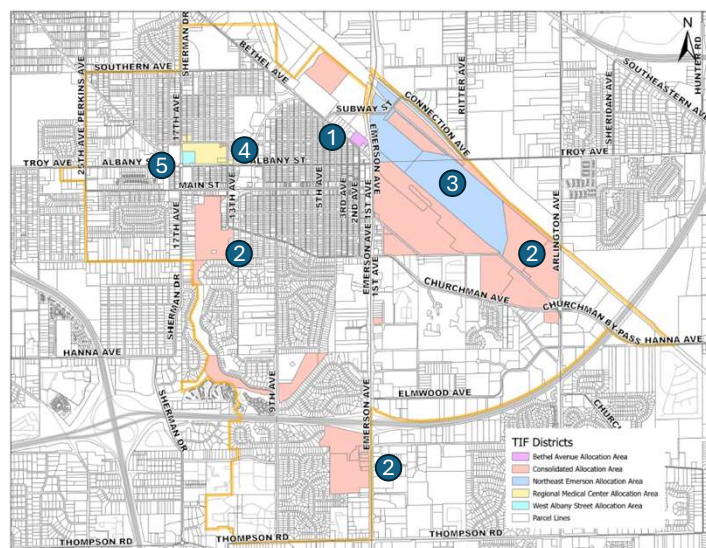
Existing Land Use



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Existing TIF Areas

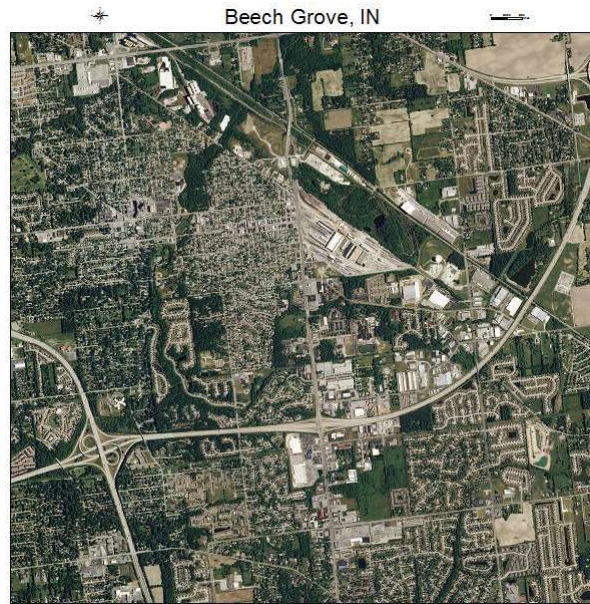
1. Bethel Avenue Allocation Area
2. Consolidated Allocation Area
3. Northeast Emerson Allocation Area
4. Regional Medical Center Allocation Area
5. West Albany Street Allocation Area



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Community Feedback Summary

- Community Engagement Initiatives
- Themes from community input



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Community Engagement Initiatives

Website

- 202 Visitors
- Mapping Exercise
 - 22 Contributions
- Resident and Employee Survey
 - 17 Contributions

Open Houses

- Fall Fest
 - Sept. 14, 2024
 - 147 Contributions
- Oktoberfest
 - Sept. 27-28, 2024
 - 88 Contributions

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What We've Heard: Feedback

Values and Vision

- Strong sense of community pride, especially with Main Street—interest in diversifying businesses
- Appreciation of small-town feel
- Valued resources include parks, trails, library, Community Center, and Senior Center
- Desire to expand recreation options—splash pad, YMCA, skatepark, or playground
- Safety concerns with schools, sidewalks, alleys, streets

Challenges in Learning or Career Development

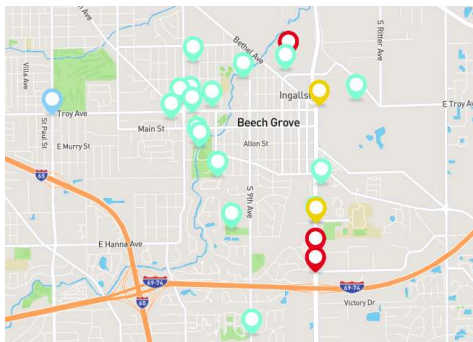
- Limited local job resources, especially for retirees reentering the workforce
- Opportunity to form partnership with UIndy to offer classes
- Childcare and transportation barriers to accessing opportunities
- Interest in shared entrepreneurial / coworking center

Community Events, Festivals, and Amenities

- Host office hours with public officials
- Improve marketing of community events
- Streamline and simplify food truck regulations
- Add festivals around food, beer, music, Steve McQueen, and holiday parades
- Classes on practical skills (e.g., home repair or car maintenance) and senior activities
- More after-school programs

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What We've Heard: Mapping Exercise



Areas of Concern

- Safety Issues: 15th Ave. Park area, Emerson Ave., Grovewood Place
- Environmental Issues: City Dump, Subway St.

Challenges

- Infrastructure Gaps: Lack of pathways near parks and through neighborhoods
- Railroad Crossings: Crossing on Emerson Ave.

Opportunities

- Trail Expansion and Connectivity: Along Troy Ave. and Sarah Shank Gold Course, Albany St., 9th Ave., Park Meadow Dr., 10th Ave.
- Parks and Recreation: Greenspace near Detroit St., revitalize sports fields, community trail crossing redevelopment at Hornet Ave.
- Development: Old CSX property, former Safeway site, St. Francis Hospital, Medical Arts buildings

Other Notable Sites

- Several vacant or underutilized lots, such as Nite Owls Saloon and 1300 Albany St. for housing developments

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Visioning & Engagement Activities

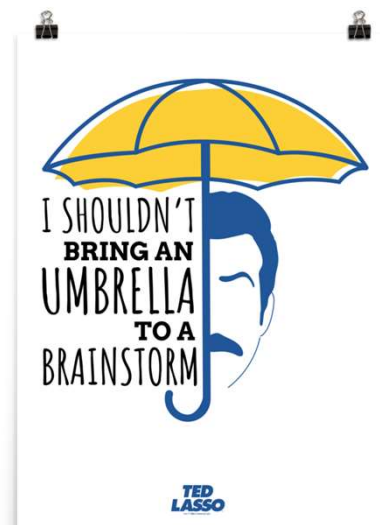
- Visioning exercise
- “What Does Success Look Like?” exercise
- Strengths, Weaknesses, Opportunities, Threats exercise
- Strategies for outreach and stakeholder involvement



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Strong Preparation Begets Great Plans

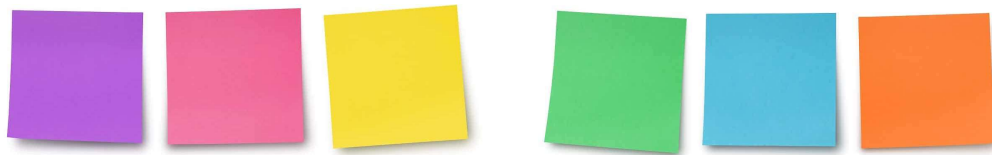
- **Embrace Big Ideas**
 - Start with open-minded brainstorming—constraints can come later
- **Encourage Constructive Feedback**
 - Disagreements are okay! Keep the focus on refining ideas, not rejecting them
- **Aim for Alignment**
 - Collaborate and share ideas that support a shared community vision. Later, evaluate based on how well ideas align with this vision



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Exercise: Strengths and Challenges

- What are Beech Grove's **strengths**?
- What are **challenges** that Beech Grove needs to overcome?
- What are **opportunities** that Beech Grove can harness?
- What are the **barriers** to overcoming the challenges, improving strengths, or acting on opportunities?

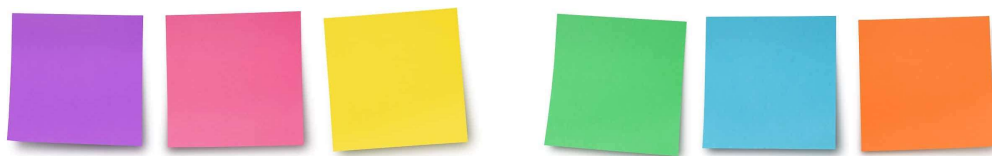


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Visioning Exercise

Imagine Beech Grove 20 years from now, and the City is the best possible version of itself...

Write down (or draw!) three words (one per post it) that describe the Beech Grove you're picturing



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Next Steps



- Design Workshop January 6 thru 9, 2025
 - Focus Groups – Jan 6th
 - Public Meeting – Jan 6th PM
 - Steering Committee Meeting – Jan 9th
 - Public Meeting – Jan 9th PM

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Thank you!

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