Meeting Notes

Date: March 5, 2011
In attendance: Steering Committee
Project: Edwardsville Gateway Master Plan, Floyd County, IN
Project No.:   10-155
Re: Meeting Minutes

Meeting Roster
Roger Harbison, Jeremy Loftus, John Beams, Teresa Plaiss, Callie Potts, John Schellenberger, Don Lopp, Craig Gossman, Aaron Whittaker, Sukirti Ghosh

Introductions

+   Roger Harbison mentioned his focus on both residential and commercial development as the developer of Copperfield Commons. Also, focuses on some industrial and office condominiums.
+   Jeremy Loftus, representative of the next generation of Edwardsville residents', mentioned his development focus on residential market. The Loftus family is a major property owner in the gateway area.
+   John Beams is involved in commercial development, hospitality market (Ramada, Holiday Inn, Extended Stay), family-type restaurant development (O'Charley's at Sellersburg, expansion of Rooster's etc.).
+   Teresa Plaiss is the Administrative Assistant to Don Lopp and worked with the County Auditor.
+   Callie Potts is involved with local councils and review committees.
+   John Schellenberger is in the County Council and is in other County review committees
+   Don Lopp is the Director of Operations and County Planning.

General Discussion and Fact Finding
+   Update on the regulatory framework and sequence to this planning effort – County Code prepared with legal nonconforming use regulations, guide development towards availability of infrastructure, etc.
+   Previous ordinance crafted in 1968 – updated in 2006
+   Discussed the success of the Highlander Point Gateway – no competition
+   Involving the next generation – who should we know?
+   Take pride in area successes and location
+   What can the State do to help area developers? – transportation realignment/modifications, tax abatement, utility extensions, etc.
+   Area amenities
    +   Institutions - Strong school system – Blue Ribbon serving New Albany area
    +   Location of Purdue extension, Ivy Tech, Indiana University Southeast
    +   Medical/Hospital - Floyd County Hospital, Clinic near the gateway, Highlander Point clinic
    +   Big need for medical center in the region, maybe a childrens' program
+   O Brien Property – County owned site – opportunity area; there were previous discussions to locate judicial center, creation of industrial park
+   Can we extend study area? Maybe include Mrs Mitch's property north of interstate and west of current study area. Part of her property will go to historical society to keep it as a farm

Meeting Notes

+ Access issues for the County property and the land west of that; potential access to Yenowine Lane to south of interstate
+ Need youth activities
+ Active railroad
+ Possible Tech Park than Industrial Park with recreational grounds
+ Edwardsville Park is the 2nd largest park in the Floyd County park system
+ Regional trail – Floyd Knobs to Floyd Central
+ Riverboat fund – equitable division – population outside New Albany prorated with Georgetown
+ Golf course and recreational areas – connect with trail
+ Need for community center
+ Grocery anchored development – neighborhood serving
+ Partnership with non-profit
+ Look into Harrison County, Ogle Foundation, Lilly Foundation
+ Need strong working relationship with Georgetown Sewer District
+ Nearest airport – Clark County; Bowman Fields used by corporate jets
+ Techshot in Greenville – shuttle program
+ County responsibilities – sponsorship of grants, including the plan within capital improvements plan and implementing accordingly

Success Factors for the Plan
+ Plan that can be implemented
+ Responds to people's needs
+ Articulates the expectations
+ Transparent governance
+ Results in streamlined review process
+ Growth area will be based on infrastructure availability – need to include residential development along with commercial
+ Enhance property values
+ Something we can be proud of!
+ In the process make conducive for developers
+ Bring wealth and value to neighborhoods

Communities to Emulate
+ Gateway area of Columbus, IN
+ Historic concept with tourism and railroad
+ Corydon downtown – walking the square

Why do people move here?
+ Schools
+ Proximity to jobs
+ Corydon downtown – walking the square

Meeting Concluded