



**CHAPTER 4:
RECOMMENDATIONS**

A. Economic Development Recommendations

1. Develop a Health and Wellness Campus around the Greene County General Hospital

Planning for and developing a Health and Wellness Campus would solidify and help to expand Linton's position as the predominate location for healthcare services in the region. The concept of a Health and Wellness Campus is an emerging trend in the healthcare industry. The Health and Wellness Campus concept seeks to create a high quality environment that caters to the needs and requirements of the healthcare industry. This level of forethought in planning and implementation can create a location of choice for healthcare providers looking for a site to locate or expand in the region.

The first initiative of the Health and Wellness Campus would be to prepare conceptual development plans for the properties adjacent to the Greene County General Hospital. The conceptual plan could include, but is not limited to the following:

- Subdivision of land
- Planned location of future facilities
- Adequacy of utilities
- Site and building design standards/architecture
- Landscaping preferences
- Signage
- Connectivity of adjacent developments to the hospital
- Provision of healthcare amenities such as park settings and pedestrian and bicycling trails
- Safe and easy access for pedestrians and vehicles

The Health and Wellness Campus could also provide a framework for sharing and coordinating healthcare resources between healthcare providers located in the Campus. The Campus could also help to pursue the establishment of targeted areas of medical specialties that could provide growth and development opportunities.

Potential uses in the health care district include, but are not limited to the following:

- Medical and dental laboratories, clinics and offices
- Professional offices
- Pharmacies
- Exercise/fitness centers
- Rehabilitation centers
- Child day care centers
- Hospitals
- Long-term care facilities
- Assisted living housing
- Retirement communities
- Nonprofit family accommodations (i.e. Ronald McDonald House)
- Higher education institutions
- Pedestrian and bicycling trails

Landowners should be brought together early in the planning process to discuss the value of participating in the Health and Wellness Campus development plan that will help to ensure higher quality development which in turn increases the value of their land. Should the City of Linton adopt planning and zoning, a healthcare campus overlay could be developed to manage the development of the property in an appropriate manner.

Property adjacent to hospitals often times has considerably higher value. Efforts should be pursued by the City or not for profit development interest to purchase or option land within the healthcare district in order to facilitate development opportunities and avoid development challenges associated with the escalation of land prices.

Providing a high quality location for healthcare professionals could also attract investment by other professional persons/firms that desire such a location. Contractors at Crane NWSC might also find such a location of value. As such, the conceptual development plan should consider space for accommodating professional office and technology space.

High capacity broadband is essential to the future of rural healthcare. Efforts should be pursued to ensure the tenants in the healthcare district can access high capacity broadband. It should also be noted that broadband connectivity is essential to connect the Greene County General Hospital with their network of clinics throughout the region.

An adequate number of well-trained healthcare professionals is another key element for success in the healthcare industry. Efforts should be pursued to develop the necessary training, and to the extent possible, these courses and training should be provided locally. Linton schools might consider offering Project Lead The Way Biomedical Science courses.

As a requirement of the Affordable Care Act, the Greene County General Hospital will be conducting a Community Health Needs Assessment. Findings and recommendations from this planning engagement should be considered a future component of this Comprehensive Plan Update for the City of Linton.

While the physical and built components of local healthcare are important, the goal is to create healthy communities and citizens. The City of Linton should take every opportunity to partner with healthcare providers, like Greene County General Hospital, to participate in events and activities that promote healthy and active communities. The City of Linton and the surrounding communities might look at applying for a Community Transformation Grant from the Centers for Disease Control to help identify and implement strategies to create more healthy and active communities. A consortium of 8 Southwest Indiana counties received a \$3,000,000 grant award through this program. The consortium was coordinated by the Welborn Baptist Foundation.

a. Phasing

- 0-10 years
- Project would be ongoing and dynamic for the next 10 year timeframe.

b. Location

- Properties adjacent to the Greene County General Hospital. See map image at Figure 36.

c. Responsibility

- Greene County General Hospital
- City of Linton
- Greene County Indiana Economic Development Corporation
- Linton-Stockton Chamber of Commerce
- Indiana Rural Health Association

d. Funding

- City of Linton
- Greene County General Hospital
- Private Investment
- Indiana State Board of Health
- U. S. Department of Agriculture Community Facilities Loan and Loan Guarantee Programs
- U.S. Department of Health and Human Services, Centers for Disease Control
- Foundations
- Grants
- Donations

e. Cost Estimates

- Health and Wellness Campus Conceptual Development Plan - \$20,000
- Land options - \$5,000 - \$10,000



2. Identify and market appropriate industrial development sites

Greene County and Linton have few manufacturing employers. The remote/rural nature of the community and limited numbers of available workers begin to frame the challenge of recruiting new industrial development to the Linton area. However, the City has realized some measure of success by being able to accommodate URS, a Crane NSWC contractor, in a vacant facility.

The optimal location for industrial property is not readily evident. With two rail lines converging at Linton, the site should attempt to provide rail access. The two lines are associated with the Indiana Railroad Company (INRD) and can access a CSX mainline to the north at Terre Haute and to the south at Washington. A new transload facility near Odon has the potential to create new railroad utilization in the area.

All things considered, it appears that the best location for industrial development is a corridor east of Linton, south of State Highway 54 and north of the Indiana Railroad. Approximately 1.3 miles east of the Linton Golf Course is a petroleum storage area. By default, this area can be considered a “heavy industrial” location on account of the perception of land use around the petroleum storage area.

The total corridor amounts to nearly 400 acres. Identifying smaller parcels from 10-100 acres would meet the typical economic development project for the area.

To effectively compete for investment, the property should be optioned in order to reflect some measure of site control.

Shovel Ready analysis should also be completed to evidence the readiness of the site to accommodate development.

Since the site is outside of the city’s corporate limits, the City can consider annexing the property. Annexing the property would require developing plans for the extension of municipal services to this area. Further, a tax increment financing area would have to be established for the area in order for the property to be competitive in the industrial development marketplace.

While the area appears to be the best site for industrial development, the area is proximate to the proposed Health and Wellness Campus. Efforts should be pursued to ensure that future industrial uses do not create level of noise that would interfere with the Health and Wellness Campus.

The property needs to be adequately marketed. Including the property on the Indiana Economic Development Corporation, Indiana Municipal Power Agency, City of Linton, and GCEDC websites is a great start to marketing at little to no cost. However, additional funding should be provided in order to market the property through alternative means. These might include but are not limited to:

- Developing high quality informational brochures that can be distributed in paper and electronic format
- Posting information on real estate listing services such as LoopNet and CoStar
- Target mailing of materials or postcards to specific audiences
- Attending specific trade shows or site selector events in order to promote the property, networks with key corporate real estate professionals and gain intelligence as the current demands of targeted industry sectors.

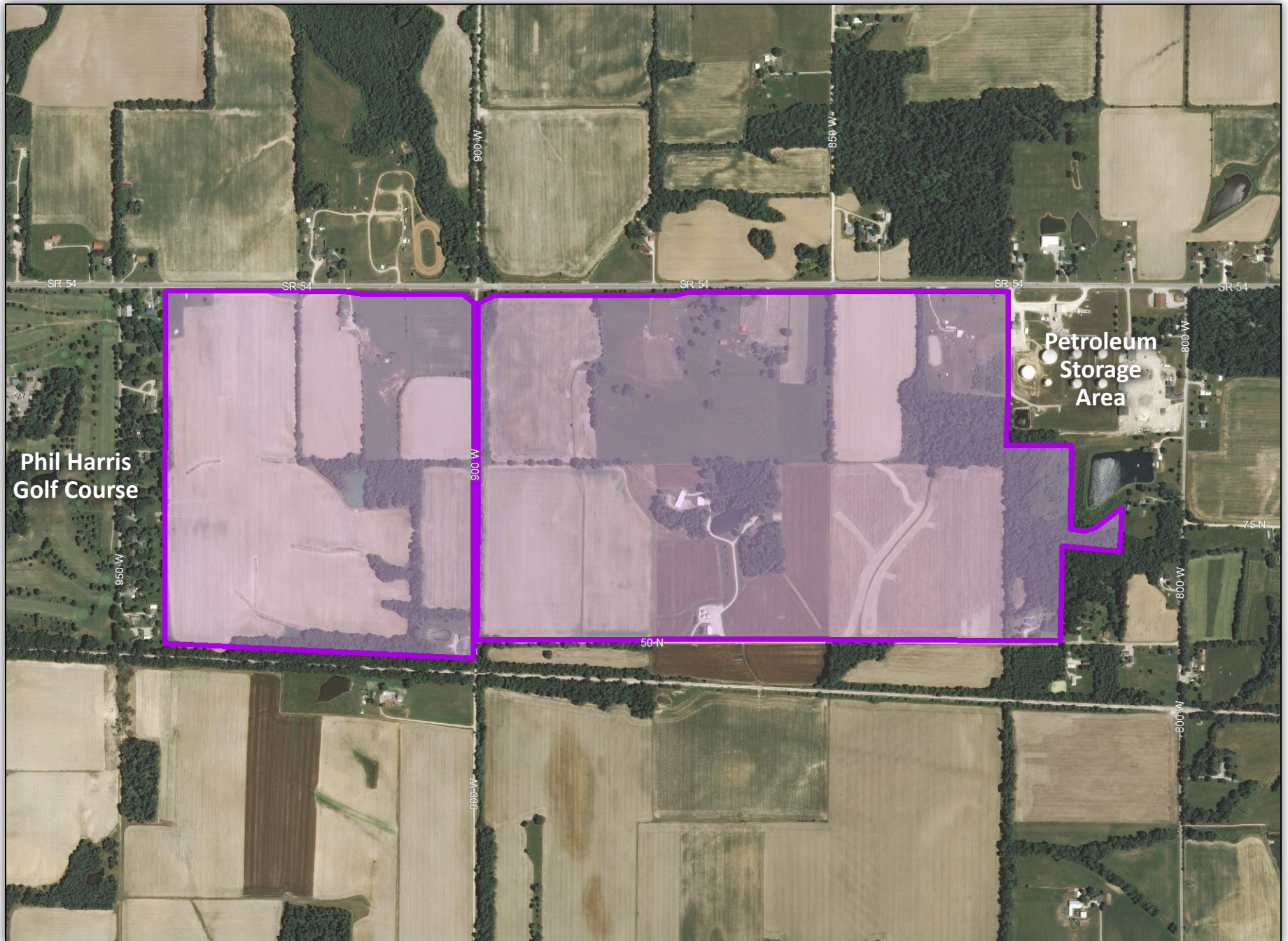


Figure 37: Potential Industrial Development Sites

a. Phasing

- 0-10 years - ongoing project
- Priority activities involve identifying parcels and obtaining some measure of site control in order to effectively market the properties.

b. Location

- The project location involves nearly 400 acres east of the City of Linton. The map image on Figure 37 provides the specific project location.

c. Responsibility

- City of Linton
- Greene County Economic Development Corporation
- Greene County Redevelopment Commission
- Greene County Government
- Radius Indiana
- Indiana Economic Development Corporation
- Office of Community and Rural Development

d. Funding

- City of Linton
- Greene County Economic Development Corporation
- Greene County Redevelopment Commission
- Greene County Government
- Radius Indiana
- Indiana Economic Development Corporation
- Office of Community and Rural Development

e. Cost Estimates

- Options for land - Price is dependent on the landowner.
- Costs could be as low as \$1 to a high of \$5,000/year or more.
- Shovel Ready Analysis - \$15,000 - \$25,000 depending on scope of work



3. Redevelop the former GE property at 12th and A Street

The GE structure on this property has been in failing condition for a number of years. The property is or will be soon, in a state of deterioration that will require that the property be demolished in order to avoid considerable risk to the health and safety of the residents of Linton.

The building is approximately 140,000 square foot and the total area of the parcel amounts to nearly 18 acres. This parcel, along with the adjacent Indiana Railroad, is served by Linton Municipal Utilities, and holds considerable redevelopment potential for the City.

A brief review of the Indiana Department of Environmental Management's Virtual File Cabinet shows a considerable amount of activity associated with the redevelopment of this property over a very long period of time. Currently IDEM has imposed a deed restriction that limits most uses on the property.

In order to attract investment through the subsequent reuse of this property, the parcels must be remediated in a manner that provides confidence in the cleanup and surety that there will be no potential liability to the new owner for previous activity at the site. The City of Linton should keep in mind that they may have to consider establishing alternative development frameworks to successfully redevelop the GE property. Often times, special purpose development corporations or land banks are established to facilitate a redevelopment project and insulate the City from potential liability.

Accomplishing these ends can be time consuming and challenging for communities. Strategies should be developed that can result in providing continued monitoring of GE to ensure they are timely with their environmental remediation efforts and that GE consider reuse options for the property that can generate economic development activity for the Linton community.

The City of Linton might consider an alternative arrangement that involves procuring the services of a third party environmental consultant in order ensure that the City's interests are properly addressed and that the project proceeds in as timely a manner as possible.

a. Phasing

- 0-5 years
- General Electric's level of engagement in obtaining the necessary level of regulatory documentation from IDEM is the key driver for the project timeline. While this property may not be a significant concern for GE, the matter is urgent for the City of Linton.

b. Location

- Approximately 20 acres owned by GE. See the map image in Figure 38.

c. Responsibility

- General Electric Corporation
- Indiana Department of Environmental Management
- City of Linton
- Greene County Government
- Greene County Economic Development Corporation
- Radius Indiana

d. Funding

- General Electric Corporation

e. Cost Estimate

- Unknown

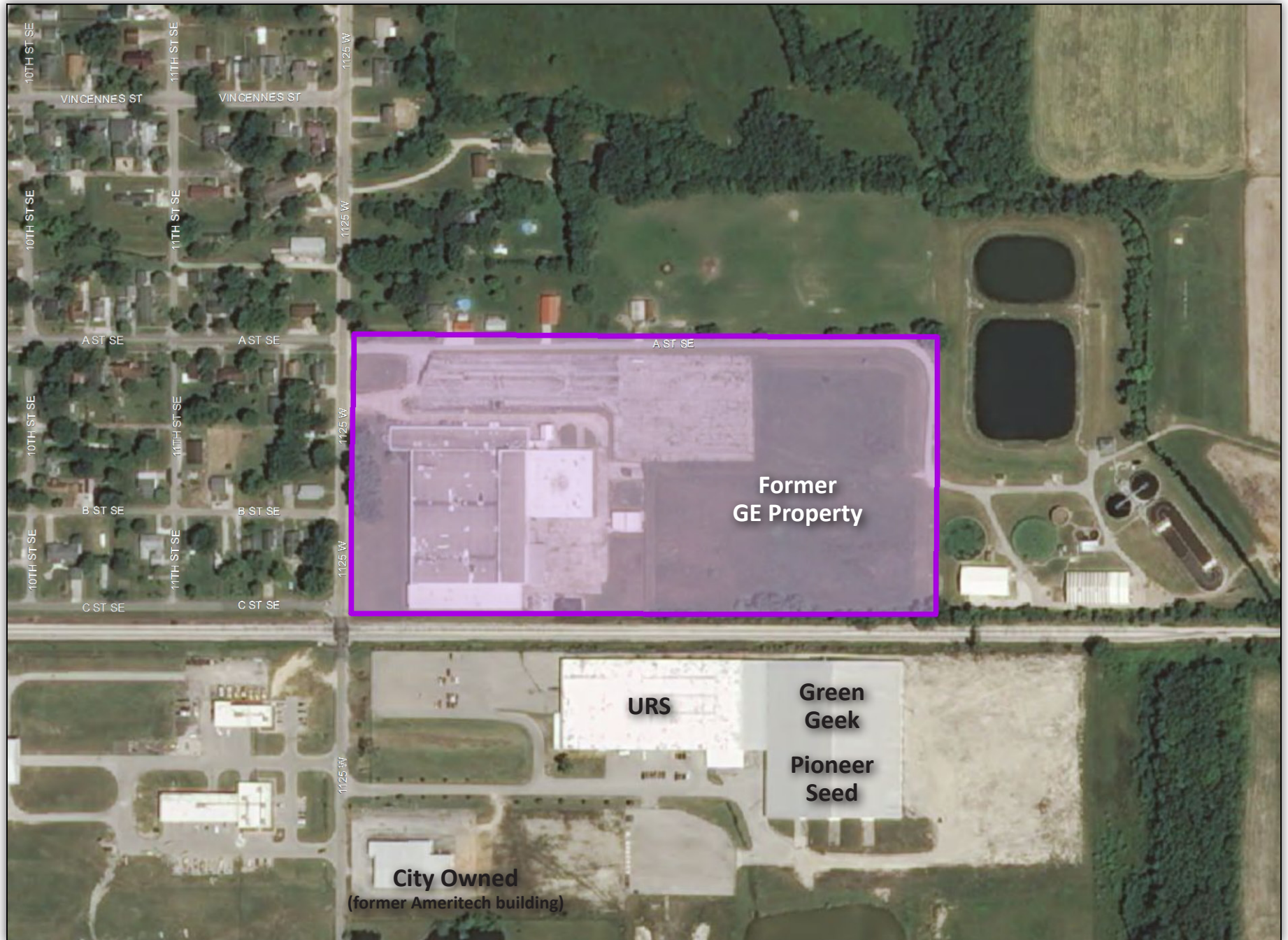


Figure 38: Former GE Property Location

4. Pursue agribusiness and agritourism activities

Local food production and agritourism are emerging growth industries. Linton's rural location and tourism base provides an optimal environment to support opportunities in these emerging industries.

Producing fresh, local foods is a relatively low cost startup enterprise as new business development goes. Efforts could be made to create a loan fund to help finance equipment and facilities to assist entrepreneurs enter this growing economic sector.

Many communities are establishing food hubs in order to aggregate the production of local foods in order to meet the demands of larger markets. This aggregation provides a platform for growers to produce larger volumes of food that can create meaningful revenues and business development opportunities.

Local food producers can integrate tourism engagements into their businesses. There exists a number of examples across Indiana that provide case studies. A few examples include: Fair Oaks Farm, Huber Farms, You Cut Christmas Trees, You Pick Pumpkin Patch, etc.

Purdue University has produced a manual that can be found at: http://www.extension.purdue.edu/extbusiness/stories/IN_Resource_Guide_2007.pdf.

Communities that have capacity to provide fresh, local foods can also attract the development of new restaurants. These same areas can foster the development of value added agriculture such as processing local food into other foods that add value and greater return on investment, not to mention the potential for job creation opportunities. To facilitate these value added opportunities, a food incubator facility could be developed. Here entrepreneurs can rent the facility to prepare food grade products that can be sold to the public. The incubator provides a shared facility and entrepreneurs do not have to invest in the necessary equipment to produce food grade products.

Community gardens are a related engagement that can help to support an agri-business sector, create an excellent neighborhood amenity and provide fresh and healthy food choices for residents of the neighborhood.

An excellent starting point would be to ask the staff at the Indiana State Department of Agriculture to visit Linton and share their take on the value and opportunities associated with the emerging local foods trend. Contact: Connie Neininger at CNeininger@isda.IN.gov or (317) 517-7529.

a. Phasing

- 0-5 years
- This initiative will be a longer term project that will take time to grow and reach critical mass.

b. Location

- Appropriate locations in and near the City of Linton.

c. Responsibility

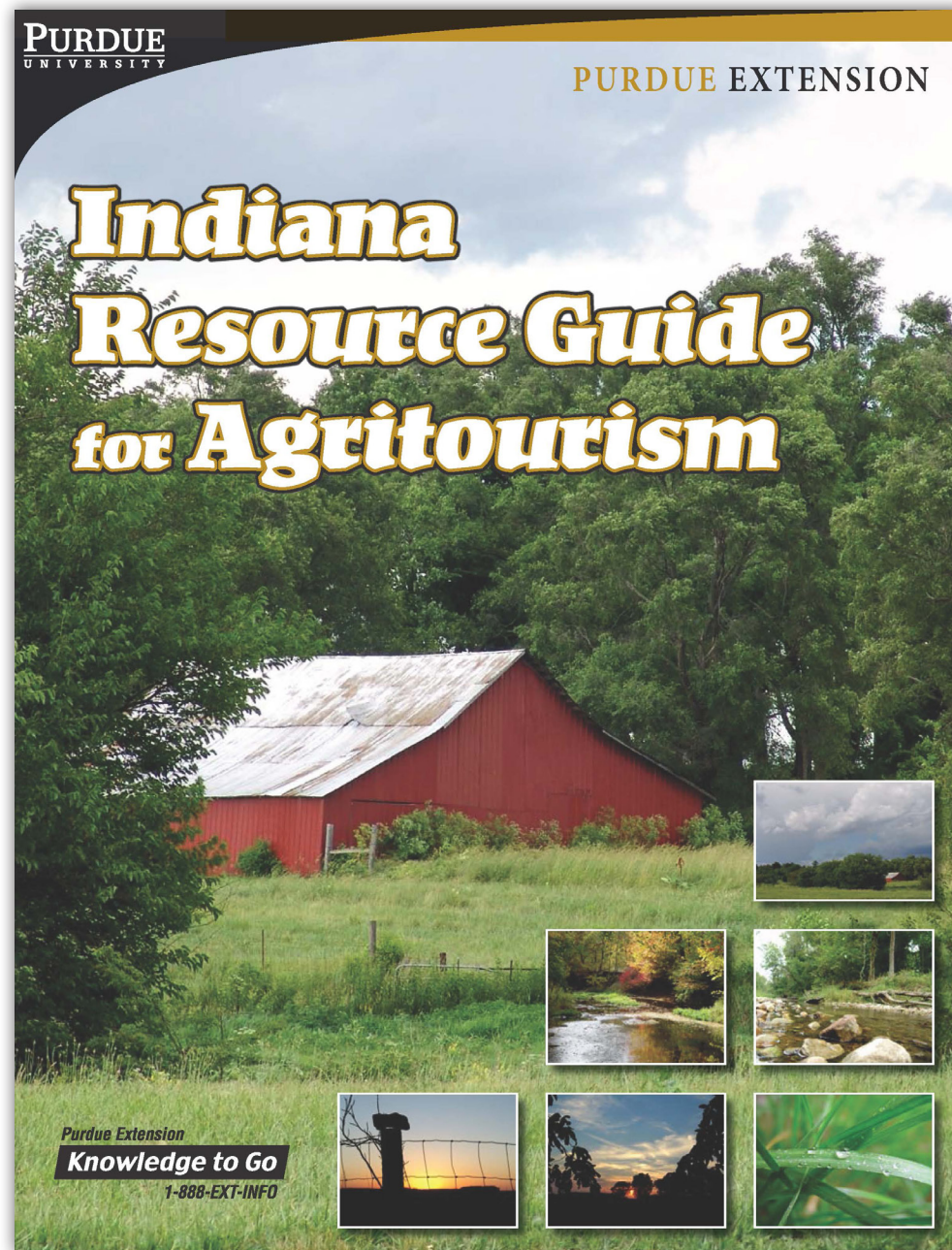
- Local business and farmers
- City of Linton
- Greene County Extension
- Indiana State Department of Agriculture

d. Funding

- US Department of Agriculture

e. Cost Estimate

- Unknown



Indiana Resource Guide for Agritourism Cover

(full document at www.extension.purdue.edu/extbusiness/stories/IN_Resource_Guide_2007.pdf)

B. Downtown Redevelopment Recommendations

1. Capitalize on the unique development features of the Linton Downtown Area

The City of Linton is blessed with an intact downtown area that is capable of being re-purposed in order to accommodate a number and variety of new developments. The historic district designation and creation of a new tax increment finance district provide meaningful resources for redevelopment projects.

The City has been accepted into the Indiana Main Street Program and the downtown area has made considerable strides via the Rediscover Downtown Linton campaign.

The Main Street Program is a proven process for success in redeveloping downtown areas. It is recommended that the City use the Main Street 4-Point Approach as the framework for redeveloping the Linton Downtown Area.

For reference the Main Street 4-Point Approach is as follows:

The *Indiana Main Street Four Point Approach* involves:

1. *Design: Enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, developing sensitive design management systems and long-term planning. The look of downtown, its streets, signs, buildings and store interiors is unique to each Indiana community. Main Street's goal is to work with all these elements to create a friendly, attractive place that will draw in visitors and businesses.*

2. *Organization: Building consensus and cooperation among the many groups and individuals involved in the revitalization process. To ensure a self-reliant, broad-based, long-lasting downtown revitalization program, the entire community must rally around the idea. Cooperation from both the public and the private sector is critical to achieve visible results. In addition, a separate staff and business solely dedicated to downtown revitalization is key to achieving long-term, large-scale results.*

3. *Promotion: Marketing the commercial district's assets to customers, potential investors, businesses, local citizens, and visitors. To keep investors, visitors, and businesses coming downtown, Main Street must reshape the community perspective of downtown as a hub of activity. Successful downtown image campaigns, as well as promotional activities that build upon the community's unique heritage and culture send a consistent, compelling message promoting the downtown area.*

4. *Economic Restructuring: Strengthening the district's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development. Main Street's ultimate goal is to create downtowns that are economically viable. Researching the regional market and consumer trends give Main Street organizations a realistic picture of what market mix will work for their downtown. Based on their research, Main Street organizations can begin stabilizing existing businesses and recruiting new businesses to fill the gaps.*

Rediscover Downtown Linton (RDL) and the City of Linton should take advantage of the Indiana Main Street Program resources:

- Indiana Main Street Building Site Locator - data on available buildings should be uploaded into this database
- Indiana Main Street Award - award nominations should be submitted to appropriate activities
- Downtown Enhancement Grants - applications should be submitted for appropriate projects

While the Indiana Main Street Program is a proven framework for redeveloping downtowns, it can be challenging to effectively address the work program using only volunteers. The City of Linton and RDL should consider hiring someone to lead the Main Street initiatives. Multi-year funding and a detailed work program should be developed in advance of staffing the organization.

A potential source of funding is to create an Economic Improvement District (IC 36-7-22) or similar special purpose organization that can raise funds for special projects/improvements to the downtown area.

It is worth noting that an emerging trend in community development is pursuing “crowd funding”. A number of web platforms are available where a community provides summary information about their project and visitors to the site can contribute to the particular project. Here is a link to a crowd funding website for community development projects: <http://ioby.org/>.

a. Phasing

- 0-5 years

b. Location

- Downtown Linton Area
- Focus on Linton Historic District and downtown TIF District.

c. Responsibility

- Rediscover Downtown Linton
- City of Linton
- Linton-Stockton Chamber of Commerce
- Office of Community and Rural Affairs
- Indiana Main Street Program

d. Funding

- Linton Downtown TIF District
- City of Linton
- Economic Improvement District
- Indiana Main Street Program
- Office of Community and Rural Affairs
- Grants
- Foundations
- Donations

e. Cost Estimate

- Costs cannot be defined at this time.



2. Repurpose appropriate downtown buildings to serve as space for technology and professional service companies

Downtown Linton's Historic District and mix of restaurants, shops and related amenities creates a compelling and competitive business environment.

Technology firms associated with Crane NWSC would find downtown Linton a very viable alternative to Westgate.

Considering that downtown Linton is still a soft and secondary market, partnerships are essential to realize the reuse of downtown buildings.

The creation of the TIF District is an excellent start. The Historic District designation can provide for the utilization of Historic Tax Credits. Tax abatement might be another tool to consider. It is likely that financing for the project will need to come from a variety of sources to share the risk associated with the project.

Another consideration is to create tech/professional space within a mixed use project that includes housing as a component of the project. This would open up a variety of housing finance resources for the project.

It might be appropriate to identify a pilot project where efforts and resources can be targeted. The pilot project can then serve as an example for future projects. The pilot project should be selected in an objective manner using a scoring methodology that is developed in advance of launching the project. In the end, redevelopment of downtown areas is about convincing building and property owners to make investments to accommodate new business opportunities.

Another primary consideration to tech and professional services is broadband at competitive prices.

a. Phasing

- 0-2 years
- This is a priority project that can set the tone for future high value redevelopment projects.

b. Location

- Downtown Linton, within the TIF District

c. Responsibility

- Building owners
- City of Linton
- Rediscover Downtown Linton
- Linton-Stockton Chamber of Commerce

d. Funding

- Private investment
- Lease payments
- TIF funds
- Office of Community and Rural Affairs
- Indiana Housing and Community Development Authority

e. Cost Estimate

- Costs cannot be defined at this time.

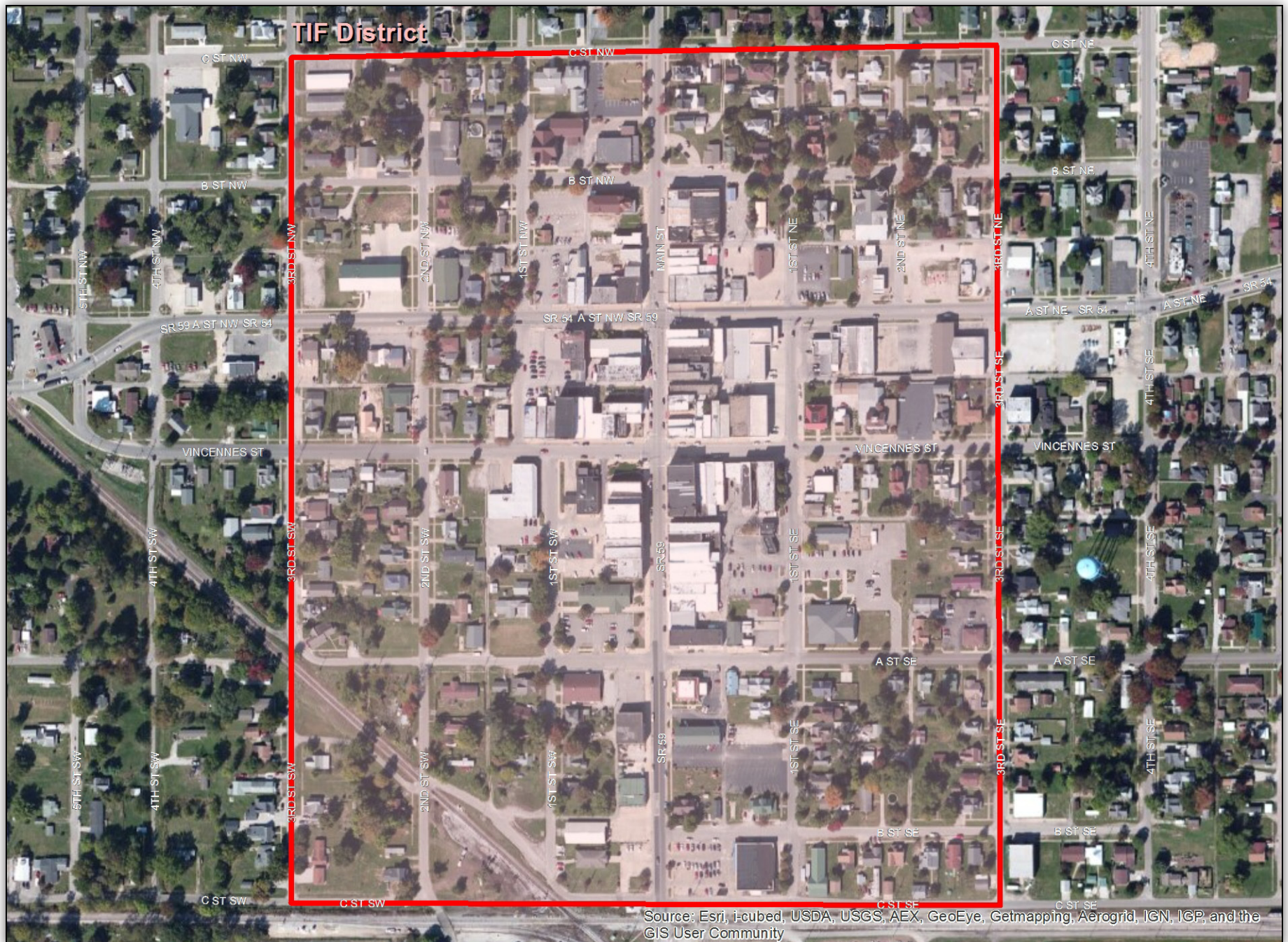


Figure 40: Downtown Linton TIF District

3. Create Co-working Facility

Create co-working spaces for small businesses, entrepreneurs, sole proprietors and other business enterprises that may not have access to highly functional work spaces. Co-working space can be considered as the next generation business incubator. While providing cost effective work space is a primary concern, the co-working space also creates value in providing the networking, synergies and social engagements that are not realized in small office and work at home settings. The photos on the page to the right provide examples of co-working spaces.

The co-working space project should be pursued as a public/private engagement. Considering that the co-working space is designed to generate new business development and can lead to new jobs and investment, public investment in the project is reasonable.

A co-working facility could also be part of a mixed use development framework mentioned in the tech/professional space narrative.

Procuring the services of a professional design firm can result in developing unique and interesting spaces that attract tenants and create positive business dynamics. The photos on the page to the right provide examples of co-working spaces.



a. Phasing

- 0-2 years
- This project should be pursued in a coordinated manner with the development of tech/professional office space. The two create a critical mass of high profile space that can set a tone and get attention from tech and professional businesses.

b. Location

- Downtown Linton, within the TIF District

c. Responsibility

- Building owners
- City of Linton
- Linton-Stockton Chamber of Commerce
- Greene County Economic Development Corporation
- Radius Indiana

d. Funding

- Private investment
- TIF funds
- City of Linton
- Grants
- Donations
- Crowd funding
- Lease payments

e. Cost Estimate

- Costs cannot be defined at this time.



Examples of Co-working Spaces

4. Repurpose the former downtown Elks Club into an Event Center

The City of Linton has few venues for public engagements. High quality and affordable space for community events and gatherings is an essential community amenity. Without such space, such events will be hosted elsewhere, likely outside the City of Linton.

The City of Linton owns the former Elks Club along north Main Street, across the street from the new Cine Senior Housing Development. The first and second floor of this structure provides 7,000 square feet.

Improvements to the structure should preserve the historic character of the building and yet create attractive and functional space that can serve a variety of uses.

Providing affordable space for community gatherings is essential to foster the development of highly functioning civic organizations that are a backbone of communities such as Linton.

a. Phasing

- 0-2 years
- This project can generate considerable momentum and civic capacity for the community. As such, it should be considered a priority project.

b. Location

- Former Elks Club at the corner of Main Street and B Street NW

c. Responsibility

- City of Linton
- Local civic organizations
- Linton-Stockton Chamber of Commerce

d. Funding

- City of Linton
- Office of Community and Rural Affairs
- Donations/Contributions
- Grants

e. Cost Estimate

- Cost estimates will depend upon the proposed uses of the space and more importantly the building code issues that need to be addressed in order to occupy the building.

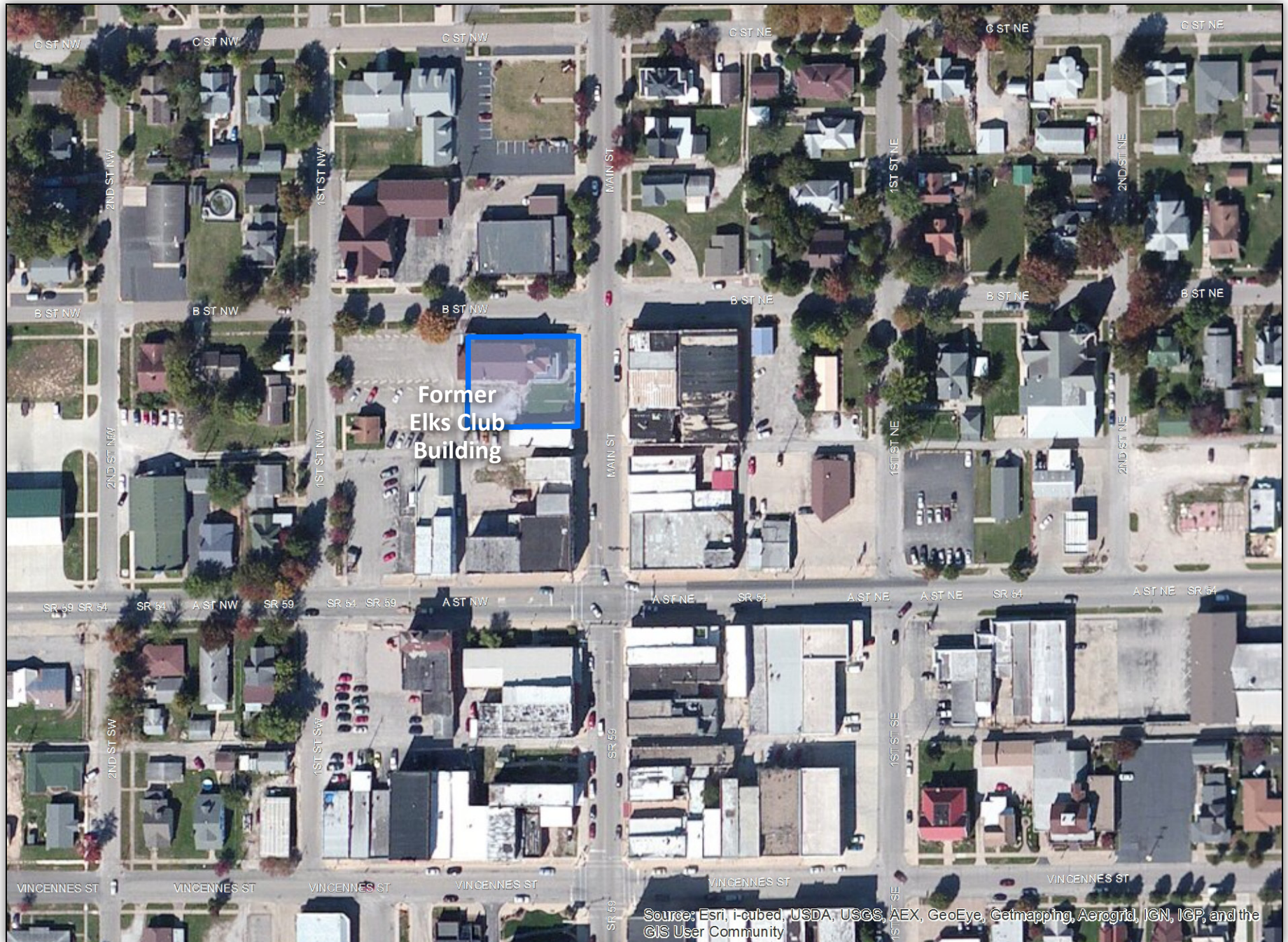


Figure 41: Former Elks Club Property Location

C. Bike and Pedestrian Trails Recommendation

1. Develop a bike and pedestrian trail system through Linton, connecting strategic areas of interest

Walkable communities are becoming very popular. Walkable communities promote wellness, can increase tourism opportunities, attract retirement aged persons and provide safe routes for young people to independently move about the community.

Planning is essential to developing a cost effective installation of bike and pedestrian trails. Planning helps to identify and stack various funding resources in order to leverage limited local transportation funding. Planning can also help to preserve trail designs, rights of way, easement and related property controls that are essential to a trail network.

To help with the planning functions, Linton should apply for a grant from the Indiana State Board of Health to prepare a Community-Wide Bicycle and Pedestrian Master Plan. A plan prepared by an experienced professional can create considerable value. A well-conceived trail plan can identify value engineering and design considerations in advance and can recognize alternatives in order to avoid challenges that are too expensive to pursue.

A related recommendation is for the City of Linton to prepare and adopt a Complete Streets Ordinance. Such an ordinance provides that in the event that plans are being prepared to make improvements to a local street, sidewalk or related infrastructure, efforts will be made to consider how bike and pedestrian improvements might be included in the project.

The City of Linton should pursue efforts to development a meaningful expanse of trails, which connects areas of interest, in order to help residents understand and appreciate the value of trails. Countless Indiana communities have seen this play out and have realized an increase in citizens' support for developing trails.

A map of the proposed trail system is included in Figure 42.

The trail plan is intended to provide bike/pedestrian access to the following points:

- Goose Pond
- Sunset Park
- Humphrey's Park
- Linton Schools
- Downtown
- Retail/commercial areas

Partnerships are essential to trail projects. Any and all interested parties should be invited to be part of the planning team. Not only will this provide a diversity of perspectives, but also increase understanding of potential sources of funding.

The City of Linton has indicated particular interest in improving the sidewalks near the downtown area. While many of the sidewalks in the core downtown area are adequate, many of the sidewalks in areas adjacent to downtown Linton area are in need of structure repair and/or need to be made accessible.

A related area of concern for sidewalks is the extension of sidewalks east along Hwy 54 from 12th Street to Lone Tree Road. With many of the shopping and restaurants being located along this corridor, sidewalk access for residents is essential. Figure 42 and Figure 43 show the potential sidewalk extension location.

a. Phasing

- 0-10 years
- Trails are a long term, continual engagement.
- Trails are most often accomplished in segments that have a logical start and end point and connect to functional destinations.

b. Location

- Figure 42 provides a map image depicting the location of trail improvements

c. Responsibility

- City of Linton
- Indiana Department of Transportation
- Greene County Highway Department
- Greene County General Hospital
- Indiana Office of Tourism Development

d. Funding

- City of Linton
- Indiana Department of Transportation
- Office of Community and Rural Affairs
- Indiana Department of Natural Resources
- Grants - Donations

e. Cost Estimate

- Costs cannot be defined at this time. Costs are dependent on the type of trail and the terrain the trail covers.



Figure 43: Potential Sidewalk Extension Area

D. Tourism Development Recommendation

1. Pursue efforts to increase tourism and related economic development activity

Create an atmosphere in the City that appeals to the tourism sectors drawn to the area. In summary, efforts should be pursued to make the City of Linton a “destination”. By being able to offer so many outdoor recreation pursuits at a number and variety of locations, Linton has the potential to be a tourism destination.

In light of the significant number and variety of tourism resources, the City of Linton, in coordination with other appropriate organizations, should engage a specific planning effort in order to develop a Tourism Development Plan. Such a planning effort and subsequent document could also be used to attract tourism associated investment, such as new hotels, restaurants, boutique shops, etc.

With Linton being well positioned to attract outdoor recreation enthusiasts, efforts should be made to create an appealing environment/atmosphere. Initiatives might include:

- Provide for recycling receptacles to reflect environmental stewardship
- Provide way-finding signage and stations to help visitors navigate the community
- Install public art and fixtures
- Provide appropriate downtown music along store fronts
- Install seasonal plants and decorations
- Develop new and expand existing events and festivals that leverage local tourism resources
- Improve and coordinate marketing of tourism related offerings and events
- Prepare a plan to draw tourists from I-69 into the Linton area. This might include signage along I-69 and additional intermittent signage along the routes from I-69 to Linton
- Develop a small business loan fund that is targeted to help tourism related businesses start up and expand

- Capitalize on bird watching “birding”, by developing a comprehensive tourism development strategy to attract birders. This might include, but is not limited to:
 - hosting workshops/conferences,
 - developing art galleries,
 - special events,
 - becoming designated as an Indiana Bird Town,
 - creating a local/regional chapter of the National Audubon Society,
 - developing a specific website to share up to date information on birding opportunities,
 - installing web cameras that provide real time video of Goose Pond,
 - posting information on leading websites and social media,
 - partnering with conservation agencies to make tourism related improvements at Goose Pond and other high quality birding locations in the area,
 - developing birding “trails” much like “golf trails”, where the visitor can enjoy a number of high quality birding locations that have been identified and grouped into a pre-arranged package (the trails might be framed at the area level/regional level and possible multi-state level).

Greene County, with the City of Linton’s support, should consider adopting an Innkeeper’s Tax. Without adequate funding, Linton/Greene County’s tourism potential will not be realized. Attracting tourists requires funding to do marketing. While there are low cost marketing options, these will not generate the level of tourism activity that will leverage the creation of new jobs and investment.

72 of 92 Indiana Counties have adopted some version of the Innkeeper’s Tax to help promote their tourism industries.

a. Phasing

- 0-5 years
- Building a high performing tourism economic sector is a continual engagement. As the market grows, more opportunities are afforded the community and businesses.

b. Location

- Tourism recommendations will focus on Linton, however, neighboring tourism and outdoor recreation resources are essential to the City's successes in securing tourism activity.

c. Responsibility

- City of Linton
- Linton-Stockton Chamber of Commerce
- Redevelop Downtown Linton
- Local Businesses
- Greene County Tourism Advisory Board
- Indiana Office of Tourism Development

d. Funding

- City of Linton
- Linton-Stockton Chamber of Commerce
- Greene County Tourism Advisory Board
- Indiana Office of Tourism Development

e. Cost Estimate

- Costs cannot be defined at this time.



E. Housing

1. Pursue efforts to increase the availability of housing types and locations to meet the needs of Linton residents and persons considering relocating to Linton

Many Indiana communities are seeing a resurgence of persons preferring to live in/near downtown areas where they can walk/bike to destinations and enjoy a greater level of engagement with the community. Linton's Main Street efforts should identify housing development opportunities with the downtown area and historic district. The Linton Redevelopment Commission should evaluate new housing development opportunities within the Tax Increment Finance (TIF) area and the areas that are within 2 blocks from the TIF area. The TIF area and the adjacent areas could hold redevelopment potential, where obsolete housing could be taken down and new housing placed on these parcels. These infill development projects can measurably improve neighborhoods and increase the value of neighboring properties.

The City should also continue to participate in the city-wide Owner Occupied and Rental Housing Rehabilitation Programs that have been successfully pursued in partnership with the Southern Indiana Development Commission.

Many Indiana communities are facing the challenges of properties that have been foreclosed on, sold at tax sales and other processes that keep the properties from providing viable housing and often these properties slide into a state of disrepair that creates health and safety issues for the community.

The volunteer efforts by citizens to collectively purchase and redevelop these properties are to be commended. However, public funding sources normally look to work with a not for profit organization or unit of government. The City of Linton should consider efforts to formalize the creation of a not for profit organization that can serve as a land bank to purchase and hold delinquent properties. Most times the land bank serves this specific purpose and conveys specific land holdings to appropriate development interests to foster the creation of new housing development opportunities.

In the interest of attracting professionals to reside in Linton, consideration should be given to developing executive housing in areas that are proximate to the golf course and hospital. Locations such as these are typically the areas that attract executive housing developments. These locations are also closer to Crane NWSC and would provide a shorter commute for professionals living in Linton and working at Crane.

a. Phasing

- 0-10 years
- This is a continuing, long term engagement for the City of Linton. Each successful housing development will create new housing opportunities.

b. Location

- City of Linton
- Surrounding areas, no further than 2 miles from the corporate limits

c. Responsibility

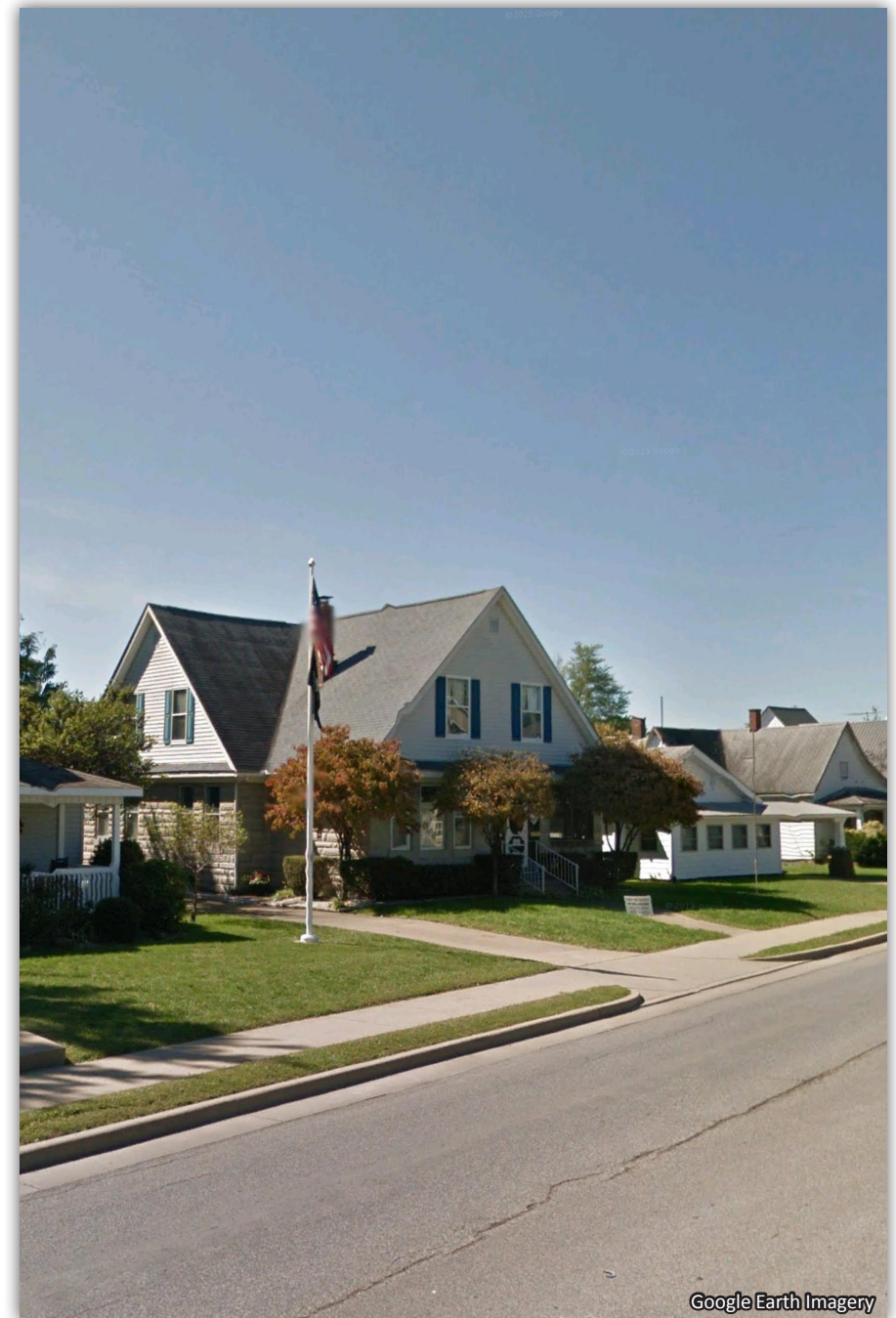
- City of Linton
- Local realtors
- Local housing contractors and developers
- Southern Indiana Development Commission
- Indiana Housing and Community Development Authority
- Office of Community and Rural Affairs

d. Funding

- City of Linton
- Financing from local banks
- Southern Indiana Development Commission
- Indiana Housing and Community Development Authority
- Office of Community and Rural Affairs
- Federal Home Loan Bank

e. Cost Estimate

- Specific costs cannot be determined at this time



F. Parks and Recreation

1. Pursue efforts to improve and expand the park and recreation opportunities

The City of Linton is has a considerable amount of park and recreation property. However, most the property lends itself to outdoor recreation pursuits. These activities are popular in the warmer weather times of the year. The City has considerably fewer recreation options in the colder seasons. Linton should take stock of their properties and recreation facilities in order to identify areas for the improvement/expansion of facilities and the development new facilities. Current areas of interest include expanding camping opportunities at Sunset Park and providing additional fishing opportunities within the Linton Conservation Club area. One particularly notable project is the installation of a fishing facility that would accommodate disabled persons.

As a long-term initiative, the City should consider developing a YMCA or YMCA like facility to provide year round park and recreation opportunities. Such facilities can also provide a platform for additional services such as summer camp day care for children and specific activities designed to appeal to seniors. The core facility proposed for this building would be an indoor pool. Projects of these are long term and require a considerable amount of planning and coordination with a variety of stakeholders. The indoor pool would likely be of considerable interest to healthcare and wellness providers, as demand for exercise and fitness activities in pools continues to increase.

A community wellness facility would be a complement to the Health and Wellness Campus. Such a facility would provide immediate engagement and utilization by the Greene County General Hospital and become a magnet for attracting additional healthcare and professional office development.

To gain perspective on a project of this size and scope, community members should consider visiting the YMCA facilities in Spencer, Vincennes and Washington.

a. Phasing

- 0-5 years
- The planning, fundraising and construction will take five years minimum for a project of this scale.

b. Location

- The Health and Wellness Campus would be the optimal location, however, other locations in the City could be considered.

c. Responsibility

- City of Linton
- Greene County General Hospital
- Linton-Stockton School Corporation

d. Funding

- City of Linton
- Greene County General Hospital
- Donations/Contributions
- Grants

e. Cost Estimate

- A typical, multi-purpose facility, with an indoor pool will range between \$2,000,000 - \$3,000,000.