

Delaware County, City, Town Projects 2018-2022: Delaware County Projects



- Exit 45/I-69 and St. Rd. 28: Utilities need extended to this intersection to allow for new business attraction at this optimal interstate exchange.
- Park One Infrastructure Improvements: The development in the Park One Business Park has created the need for a stop light at the intersection of Executive Park Blvd. and SR 332. Nearly five hundred (500) employees and over one hundred (100) semi trucks daily navigate this intersection.
- Park One Utility Expansion: Water and sewer utility expansions are needed to accommodate future development in the Park. Work with the Town of Yorktown to expand utilities.
- Park One Rail Loading Dock: Truck access to the spur needs developed. Currently working with Good Industries as a trans load operator.
- Complete the road to AquaBounty and open up more available acreage for the Albany Industrial Park.
- Continue to market the Fuson Road and Daleville Shell buildings.
- Work to brand the South Muncie Industria Center with the development of signage and landscaping.
- Continue to get blighted, abandoned and tax delinquent properties back on the tax rolls. Work with the regional planning district to issue RFP's for developers and end users.



Albany Projects

- Acquire land for direct truck access from State Road 67/28 to Bell Aquaculture. ***Completed
- Complete annexation and zoning for Albany Industrial Park. ***Completed
- Combined Sewer Overflow (CSO): Corrective action to improve CSO problems and reduce pollution while improving public health and safety. ***In Process
- Complete Road entrance into the newly established Albany Industrial Park. *** In Process
- Complete Road through the Industrial Park connecting Aqua-Bounty to SR 67/28.
- Complete water/sewer/utility extensions to the Albany Industrial Park. *** In Process
- Complete storm water drainage improvements in the Albany Industrial Park.
- Consider land acquisition in the industrial park for a possible satellite sewage plant.
- Address new uses for vacant buildings in the Town.
- Continue efforts to address possible brownfield contamination at the former McCormick Building.
- Explore renovations and expansion of the former McCormick Building for new businesses.
- Address a new use for property currently occupied by the trailer park.
- Consider establishment of downtown facade grant program and main street enhancements.
- Explore the need for a town wide Comprehensive Master Plan.
- Work to repurpose the former Brahm/Littler Die Cast building.
- Continue to promote local businesses and provide assistance for growth.
- Address the intersection of SR 67 and SR 28 concerning traffic back-ups.
- Explore options for the installation of a retention basin for storm water near Albany Heights.
- Expand efforts to improve and reconstruct sidewalks to be ADA compliant.
- Complete plans to expand the shelter house in the park.
- Identify senior housing development opportunities
- Contact DNR relating to the log jam removal
- Study ways for the community to access the river
- Create a downtown beautification committee
- Create a parks board to address park needs
- Develop a youth programs committee
- Support existing programs and businesses (Library, hardware store, restaurants, etc.)
- Recruit more volunteer adult leaders
- Explore establishing a Main Street USA program.
- Seek engineering assistance to address flooding issues
- Consideration of a feasibility study for a town Community Center
- Expansion and promotion of community healthcare services
- Expansion of senior living options in the town



Daleville Projects

- Daleville Water Treatment: Creation of a new water treatment operation and/or cooperative agreement for treatment with other entities. ***Completed
- Combined Sewer Overflow (CSO): Corrective action to improve CSO problems and reduce pollution while improving public health and safety. ***Completed
- Increase manufacturing businesses. ***Shell Building Constructed
- Make streets and roads more community friendly with the addition of sidewalks. ***Completed Daleville Road

- Create a trail in Shellabarger Park and general improvements to playground equipment. ***Completed
- Continue to explore and develop projects as defined in the town comprehensive master plan.
- Further development of a trail connecting Shellabarger park to the Town Hall Park splash pad.
- Complete the gateway signage “Welcome to Daleville” project on SR 32 and SR 67.
- Continue to work with the DCRC on acquisition of blighted properties and redevelopment in the downtown.
- Continue to seek developers for the redevelopment of the downtown.
- Consideration of a plan to develop a dog park.
- Explore funding options to make infrastructure improvements to Walnut St. south of SR 67 to accommodate truck traffic from Bolt Trucking.
- Consider redevelopment projects for the hotel locations on SR 67.
- Seek a private developer to construct a residential housing subdivision with homes ranging in price from \$150-\$350k.
- Seek a private developer to construct an affordable senior housing complex/facility.
- Consider development of a 20,000-30,000 SF metal shell building.
- Continue to identify and remediate brownfield properties in the downtown.
- Continue to seek a developer to remodel/occupy the former Weiss Machinery building on I-69.
- Explore the acquisition of the masonic lodge for development of a police station.
- Explore options for the development of expanded parking in and around the splash pad.
- Obtain options on land south of the Heartland Business Center for future commercial/industrial development along I-69.
- Continue the residential blight elimination efforts.
- Development of a community center/conference center for community events.
- Complete a town storm water master plan.
- Seek funding for the Pugsley Park development on Daleville Road.
- Explore relocating the library into the downtown.
- Create a plan for a new fire station to service Daleville and Salem Township.



Eaton Projects

- Eaton Sewer: Planning grant application, construction for repairs/replacement to correct failing systems and control contaminants flowing into the Mississinewa River. ***Completed

- Combined Sewer Overflow (CSO): Corrective action needed to improve the CSO problems to reduce pollution and improve public health and safety. Engineering work underway.
- Replacement of lighting, windows/doors, HVAC at the Community Center/Town Hall.
- Eaton Sidewalks: Modify/repair sidewalks to be ADA compliant. Est. \$75-\$125K.
- Complete the Veterans Park at the corner of Harris and Hartford Streets. Est. \$20-\$40k.
- Rehabilitation of the Eaton Fire Station. Est. \$50-\$100k.
- Complete a town wide visioning session.
- Create and prioritize a list of downtown improvement projects for sidewalks, streetlights, beautification, facades, etc.
- Consider establishment of a Eaton TIF District.
- Expand opportunities for further development and rehabilitation of vacant industrial buildings.
- Expand infrastructure for future Eaton commercial/industrial developments and expansions.



Gaston Projects

A town wide visioning session was held on November 11, 2016. Various projects below are compiled from that meeting.

- Storm and sanitary sewer improvements. USDA grant app. in process.
- Upgrade water and sewer lines within the town.
- Improvements to the water system for both the quality of the water and facilities in cooperation with the USDA.
- Expansion of utilities to Wes-Del High School and I69/SR 28.
- Work cooperatively with the County on expansion of the I69/SR28/Gaston TIF.
- Work with the county on a plan to develop utilities at the I69/SR28 interchange.
- Work to develop commercial/industrial development at the I-69/SR 28 interchange.
- Sidewalk repairs, upgrades, ADA compliance throughout town.
- Road and infrastructure repairs and updates.
- Completion of a Parks and Recreation Five Year Master Plan.
- Seek new playground equipment for town parks.
- Continue to develop programing within the parks.
- Complete construction drawings for the new town community center and develop a funding plan.
- Demolish the existing community center.
- Develop a trail from the Cardinal Greenway through the town.
- Continue to promote Gaston as the northern most trailhead destination in Delaware County.
- Develop new "Welcome to Gaston" signage.
- Complete the downtown street light project.
- Continue to foster the development of more businesses within the downtown and surrounding areas.
- Continue with the residential blight elimination efforts.
- Identify vacant/abandoned commercial buildings and meet with the respective owners.
- Identify town wide beautification projects that can be undertaken by local residents and businesses.
- Consider the development of a downtown facade grant program.



Muncie Projects: The City of Muncie is not an active participant in the ECI Regional Planning District. Projects listed below have been compiled by local news reporting sources and conversations with members of the local community.

- Former Borg-Warner Site: Reuse/redevelopment.
- Former Muncie Manual Transmissions Site: Environmental remediation and reuse/redevelopment of the site.
- Livable Cities Initiative: Expand on opportunities to create/promote competitive wage jobs, neighborhood councils, downtown plans, parks, neighborhood enhancement projects, mentoring programs and all educational opportunities.
- Continuation of the Blight Elimination BEP program.
- Reuse of Vacant Industrial Facilities/Brownfields: Promote further redevelopment and reuse of abandoned and underutilized industrial and brownfield locations within the City.
- Muncie Street and Sidewalk Issues / Special Consideration to ADA Compliance: Develop a sidewalk and recreational paths plan, as well as existing street and sidewalk infrastructure improvements. In many locations, sidewalks need to be brought up to ADA standards.
- Completion of the Sanitary CSO improvement project.
- Create and fund programs to increase employment skills and address the skilled labor shortage.
- Continue with the development of the MadJax maker space.
- Continue with the development of the former IS&W Kitselman Energy Park.
- Continue to foster, promote and develop businesses and residential spaces within the downtown.
- Development of the riverfront commercial/residential district.
- Update the Muncie Parks Department Five Year Master Plan.





Selma Projects

- Further investigation of improvements related to the storm water backup issue in the town.
- Further development of storm sewers where sewers do not exist.
- Development and revitalization of the downtown.
- Seek funds for building upgrades (specifically for ADA compliance).
- Develop a plan for downtown Albany Street improvements.
- Consideration of the development of a Selma TIF District.
- Continue with the town wide paving plan, install curbs and sidewalks where needed.
- Stripe all roads.
- Seek funding to upgrade and further beautify the Selma baseball diamond facility.
- Seek funding and development of a new Selma town sign with digital display.
- Continue efforts to demolish abandoned and dilapidated homes and structures.
- Develop a plan to repair/replace deteriorated sidewalks in the town and make all sidewalks ADA compliant.
- Seek funding to acquire the former Corner Cupboard commercial property.
- Develop a plan to convert the former Corner Cupboard into a senior activities center.
- Seek funding for a new generator at the Selma Volunteer Fire Department.
- Create a plan for the development of the Selma Industrial Park.
- Address trees that hang into the right of ways around the town.



Yorktown Projects

- Combined Sewer Overflow (CSO): Corrective action to reduce pollution and improve public health and safety. ***Completed
- Complete sewer extension to Park One at I69. ***Completed
- Expand the water production facility at Park One at I69.
- Downtown redevelopment including new town green space, new town hall/police station.
- Further development of the downtown including a multi-story retail/dining/commercial building.
- Connection of the downtown to Morrows Meadows via a walking/pedestrian bridge.
- Development of the downtown master plan and related projects.
- Seek developers for the development of commercial/residential mixed use buildings in the downtown.

- Continue efforts to develop the Canal Street area in relation to the master plan.
- Expand upon the North-South Transportation Study.
- Complete the River Road trail from 400 W. to 500 W. and connect to the White River Greenway from Morrison Rd. to Hawthorn Drive.
- Continue to support the development of commercial properties in the areas of 400 W. and 500 W. at SR 332.
- Continue to support the development and attraction of a new tenant for the former Brevini Wind building in Park One at I69 and SR 332.
- Continue to work to promote/attract residential development and subdivisions.
- Continue to work to promote and develop the area from the downtown to the Kilgore Business District.
- Continue to support the marketing and redevelopment of the former Marsh Warehouse properties.
- Continue and expand upon all business retention and expansion activities.
- Continue to promote and market the downtown facade grant program.
- Further equip the town parks to be ADA compliant.
- Update various park facilities and amenities.
- Complete/update the park five year master plan.
- Review design and overlay district standards during the zoning ordinance update.