

Form Name:	Kosciusko County READI Proposal
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Location:	37.970798492432, -87.489700317383

Kosciusko County READI Proposal

Project or Program Contact Information

Project/Program Name	Warsaw Innovation Center
Project/Program Contact	Jeremy Skinner
Project/Program Contact Email	jskinner@warsaw.in.gov
Project/Program Contact Phone	(574) 372-9550
Relationship to Project/Program	Community Development Director for City of Warsaw

Project or Program Location

Address	102 S. Buffalo Street Warsaw, IN 46580
County	Kosciusko

Project or Program Details

What type of project/program?	Programming
What is the duration of the project/program?	3-4 years
Is this a hybrid project and program?	Yes
Select project/program focus areas. (You can select multiple)	Grow the Workforce Entrepreneurship & Innovation

Share a description of the project/program.

The proposed project establishes an innovation center in the City of Warsaw focused on sustaining and propelling the medical device and agribusiness sectors.

The City of Warsaw is already home to the IEDC-certified Warsaw Technology Park. This project delivers on the promise of establishing a facility to incubate new business ventures in the area. Specifically, the facility will be designed to achieve three goals: Provide a hub for entrepreneurs in Kosciusko County; Build a community of entrepreneurs and their supporters; and Promote startup and innovation activities in growth industries.

In 2019, the City of Warsaw, the Town of Winona Lake, and the Kosciusko Economic Development Corporation worked with Anderson Bohlander consultants to develop a vision plan for redevelopment of the Argonne Road corridor that connects Warsaw and Winona Lake. The Warsaw Chemical building at 402 Argonne Road is one of six catalyst sites identified in the plan and is the proposed location for the innovation center. The project will involve redevelopment of the est. 60,000 SF facility to include coworking space, flexible office spaces, prototyping space, office suites, and homes for the Grace College engineering program, the AcceLINX (Orthoworx Orthopedic Accelerator), and KEDCO.

Why is this project/program regionally significant?

The proposed project will support workforce training, entrepreneurship growth, and economic development within the region. It will enhance our regional orthopedic, medical device, and agricultural business development cluster in the region, by providing advanced research and development assistance, co-working space, and educational partnerships.

How does this project/program relate to the identified focus area(s)?

This project provides an important focal point to sustain and propel the community's globally competitive medical device and agribusiness sectors. There is otherwise no 'hub' to bring together entrepreneurs and their supporters, to provide space for startup and growth stage companies, and to provide a single-entry point for entrepreneurs and innovators from elsewhere to access the community's economic growth resources.

What is the project/program timeline?

The City of Warsaw and KEDCO are in negotiations with Warsaw Chemical regarding acquisition of the property at 402 Argonne Road and relocation of the company's operations to a location that will support their long-term plans. The location is a brownfield site and the City has secured funding to support remediation activities. The City and KEDCO have also worked with MKM Architecture + Design on a preliminary engineering report (PER), which has included interviews with partners like Grace College about their space requirements. It is anticipated that environmental remediation will take 12-18 months to complete, followed by 1-2 years to finalize development plans and to rehab the facility.

List the partners involved in this project/program.

Project partners consist of the City of Warsaw, the Warsaw Redevelopment Commission, KEDCO, AcceLINX, Grace College, Ivy Tech Community College, and Purdue Foundry. KEDCO has established a team of Vision Partners to serve as an advisory board, which includes representatives from K-12 and higher education, the City of Warsaw, Elevate Ventures, AgriNovus, and private employers.

Project or Program Finances

What is the total amount of READI program funds requested?

\$1,500,000

Upload a file with project/program finances.

<https://www.formstack.com/admin/download/file/10991241882>

What is the sustainability of the project/program? Share your 3-year plan.

The City of Warsaw, KEDCO, and other partners worked with the Community Research Institute at Purdue University Fort Wayne to complete a preliminary feasibility study, and with Rabbit Hole Ventures to produce detailed recommendations for a sustainable Innovation Center project. From these studies and the PER, specific space needs have been identified and pro forma budgets developed for a facility that will be sustainable through a mix of lease income, increment from the Warsaw Technology Park, and outside funding for specific capital requirements like the prototyping facility.

Describe the return on investment for this project/program.

The proposed site is located in a Tax Increment Finance (TIF) area and the structures are generating minimal property taxes in their current uses. The project is anticipated to generate a mix of TIF revenue based on higher property tax assessments, income taxes from tenant businesses, and an influx of philanthropic dollars, federal grants, and investment capital from outside the community. The project represents the community's flagship innovation & entrepreneurship activity and will help to secure Warsaw's status as the 'orthopedics capital' and home to globally known agribusiness entities. In addition, the facility will help to generate internship opportunities for local students, high-skilled positions for talent recruitment and retention, and product, service, and technology development activities that will yield higher-value production in the community.

Project or Program Assets

Share an image of the project/program. (Option 1)

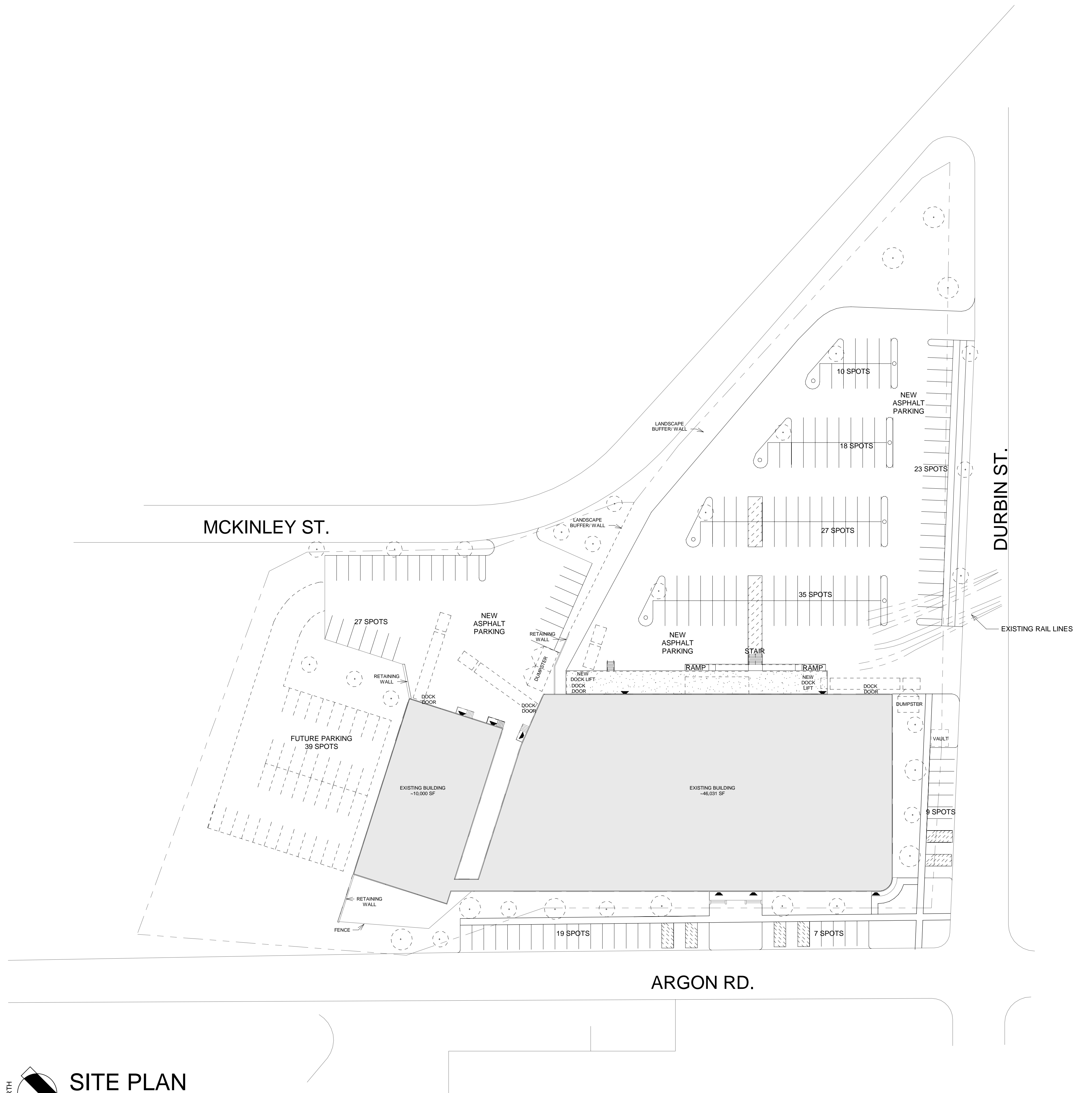
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Share an image of the project/program. (Option 2)

<https://www.formstack.com/admin/download/file/10991241886>

Share an image of the project/program. (Option 3)

<https://www.formstack.com/admin/download/file/10991241887>

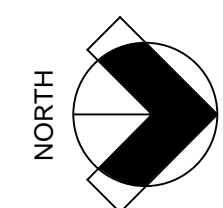
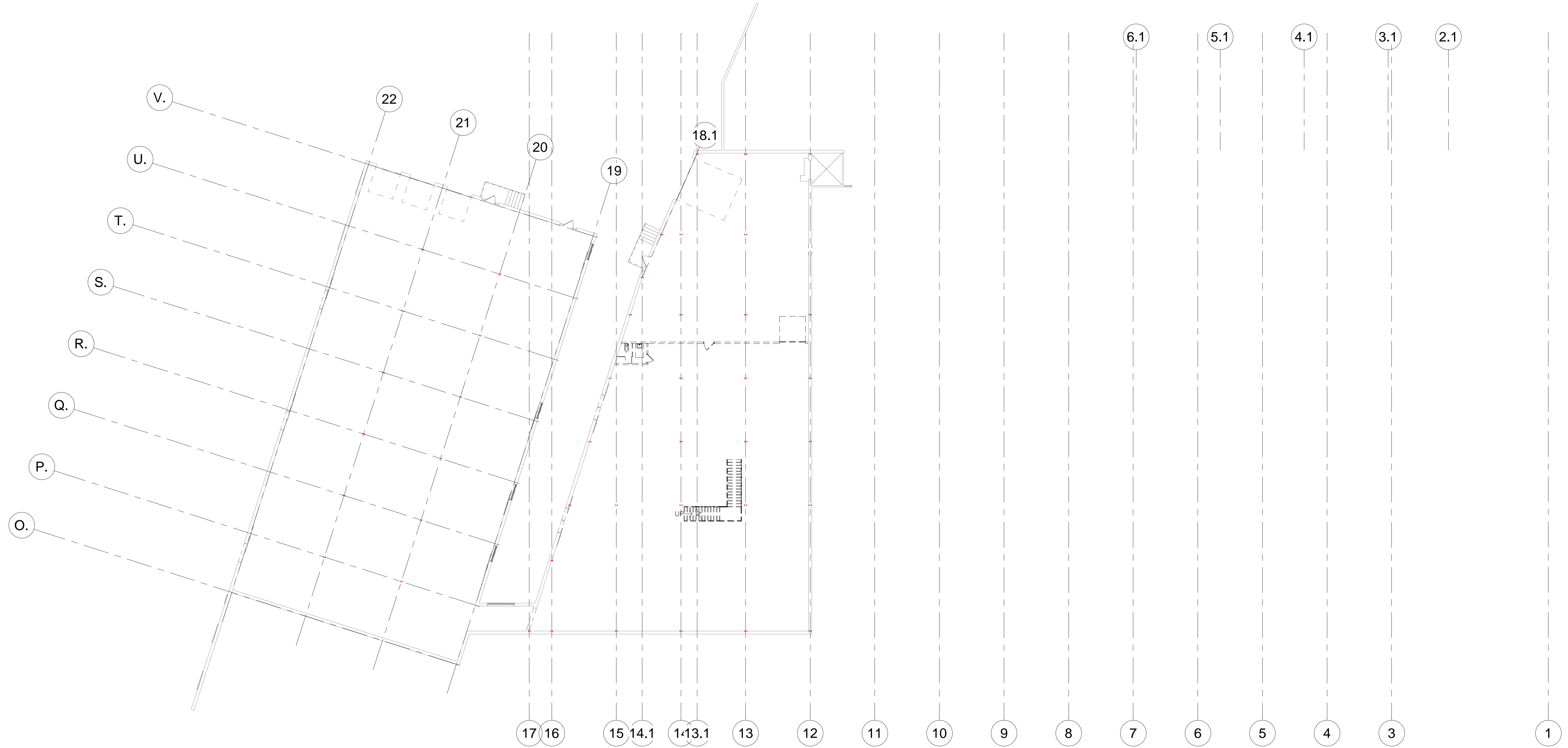



SITE PLAN
 1" = 40'-0" PARKING TOTAL 175 SPOTS

KEDCO INOVATION CENTER

12.10.2020





BASEMENT EXISTING PLAN

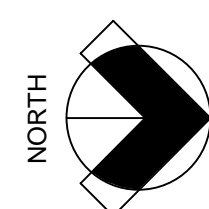
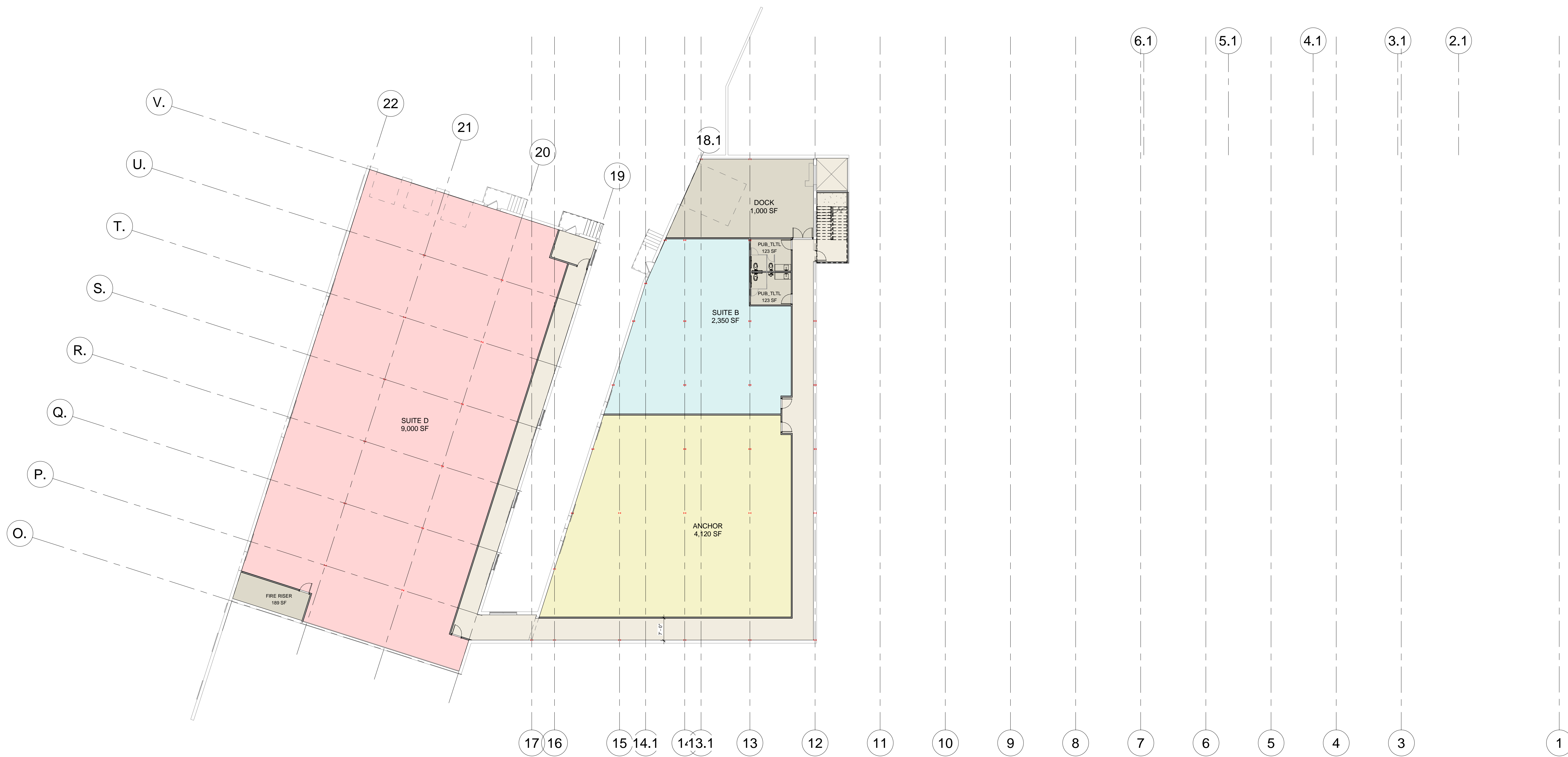
1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020



BASEMENT AREA SUMMARY		
■	- SUITE B	2,350 SF
■	- SUITE D	9,000 SF
■	- ANCHOR	4,120 SF
■	- SHARED/ COMMON SPACE	1,220 SF
■	- CIRCULATION	2,655 SF
		BASEMENT = 19,561 GSF



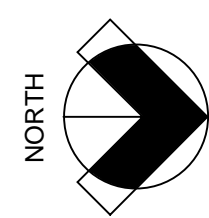
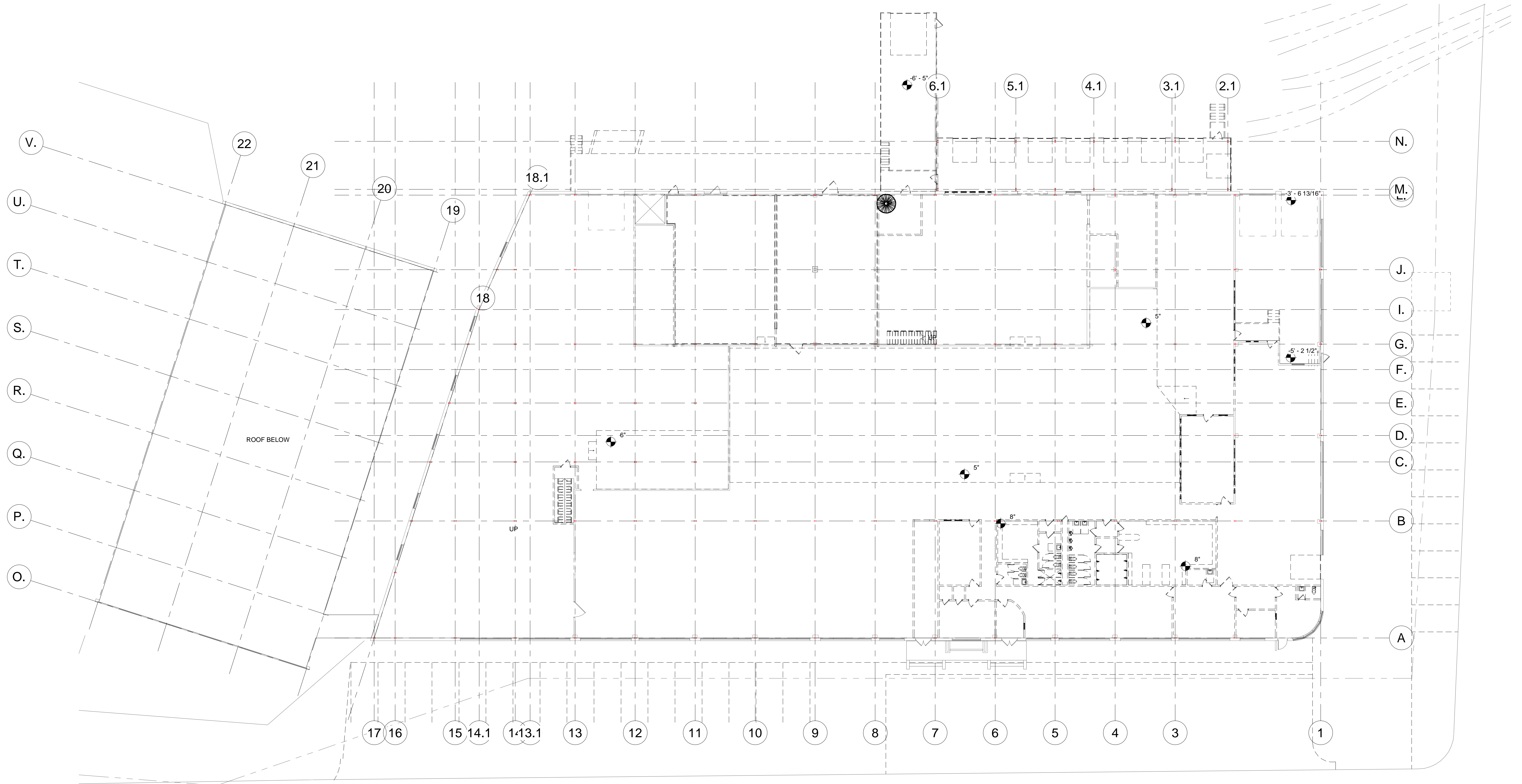
BASEMENT NEW PLAN

1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020





FIRST FLOOR EXISTING PLAN
 1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020



119 West Wayne Street, Fort Wayne IN 46802
 260.422.0783 | www.MKMdesign.com
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 Inovation_Central_jowens\KEDCO.rvt

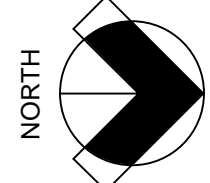
EXISTING BUILDING AREA SUMMARY

BASEMENT	19,561 GSF
FIRST FLOOR	46,031 GSF
MEZZANINE	2,548 GSF
SECOND FLOOR	9,034 GSF
TOTAL	77,174 GSF

FIRST FLOOR AREA SUMMARY

GRACE COLLEGE	13,904 SF
KITCHEN/CAFE	1,281 SF
CO-WORKING	3,000 SF
PROTOTYPE LAB	3,700 SF
SUITE B	2,800 SF
SUITE C	10,200 SF
SHARED/COMMON SPACE	3,100 SF
CIRCULATION	4,700 SF

FIRST FLOOR = 46,031 GSF

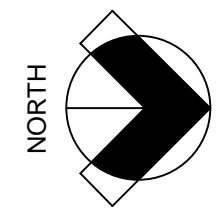
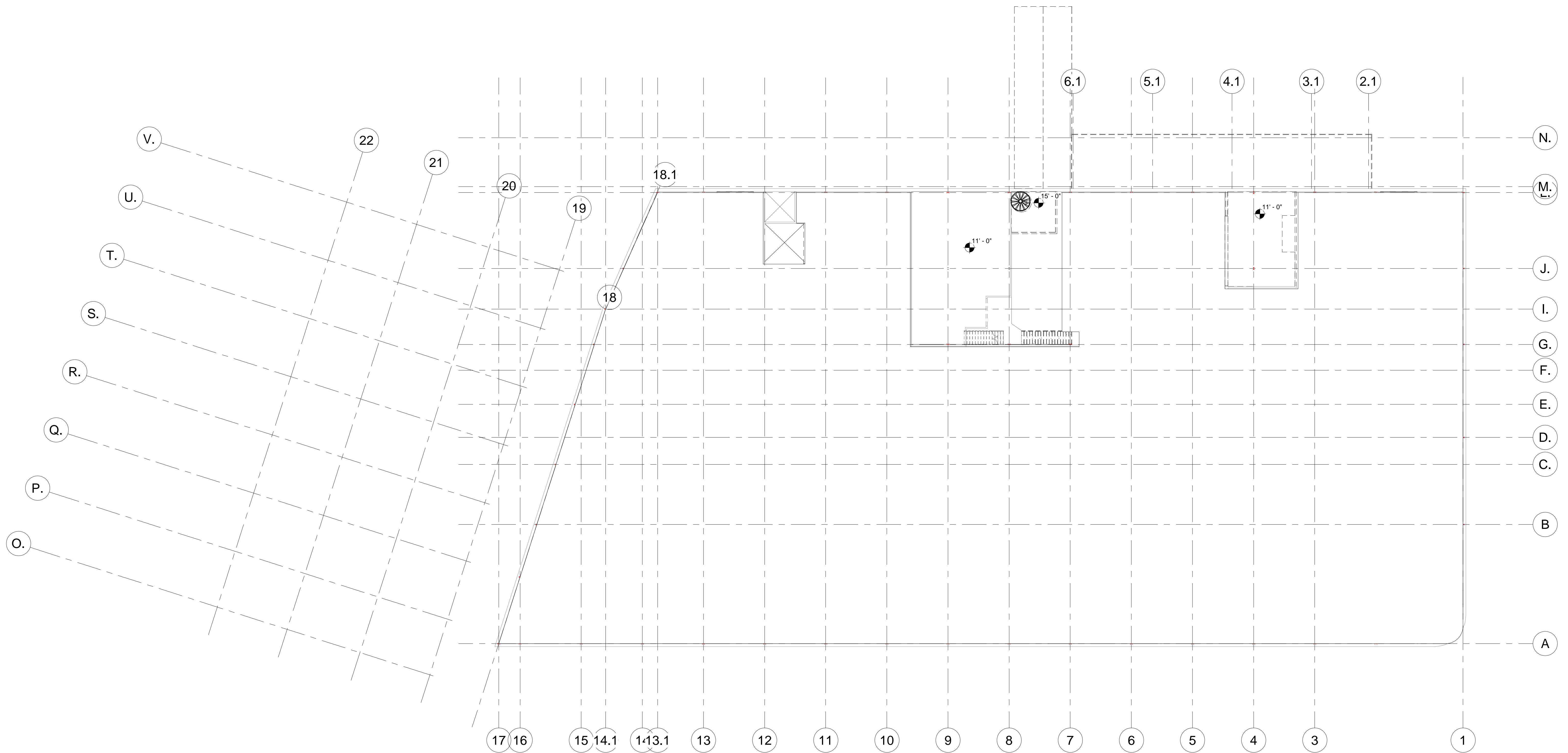


FIRST FLOOR NEW PLAN
1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020





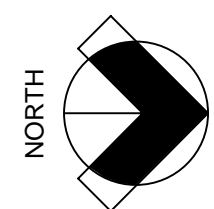
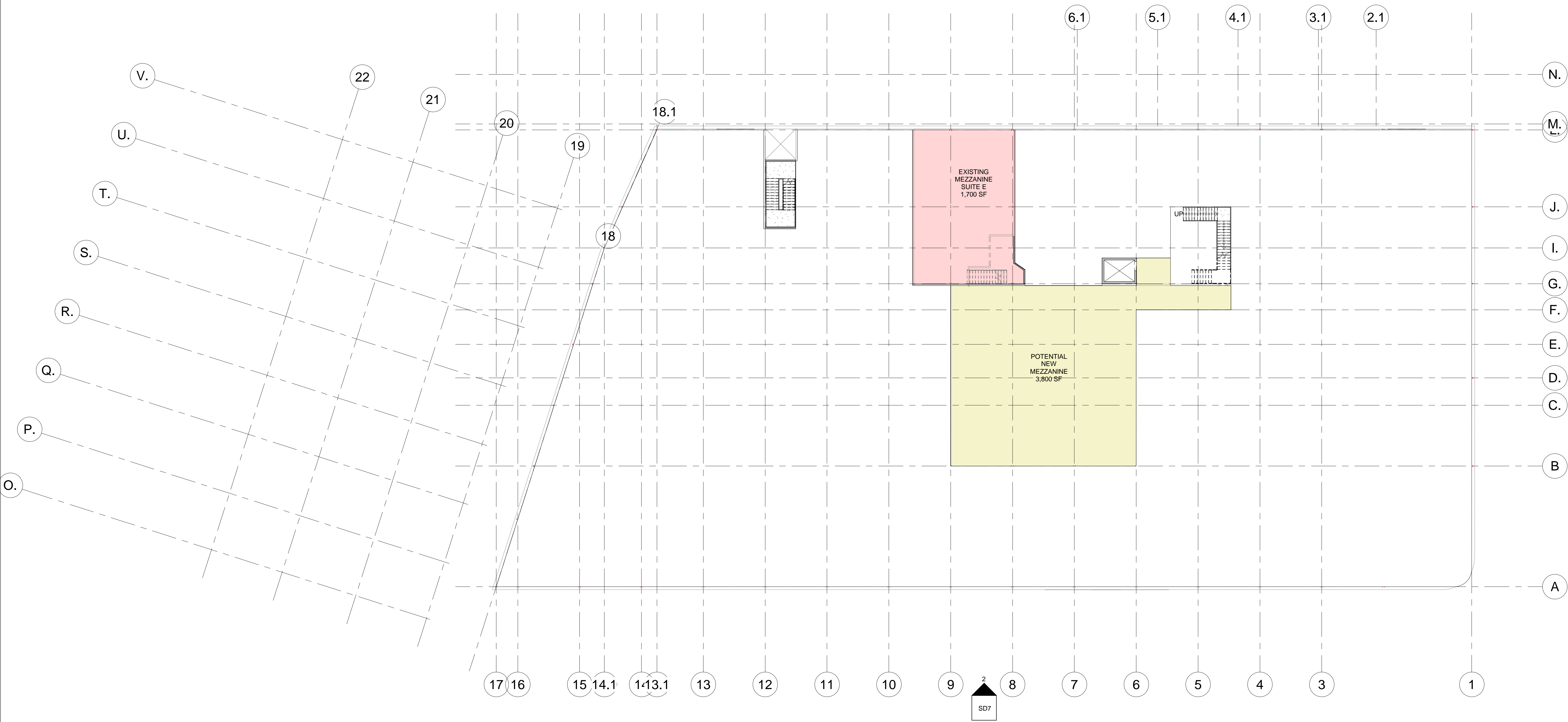
MEZZANINE EXISTING PLAN

1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020





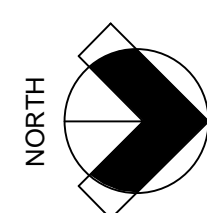
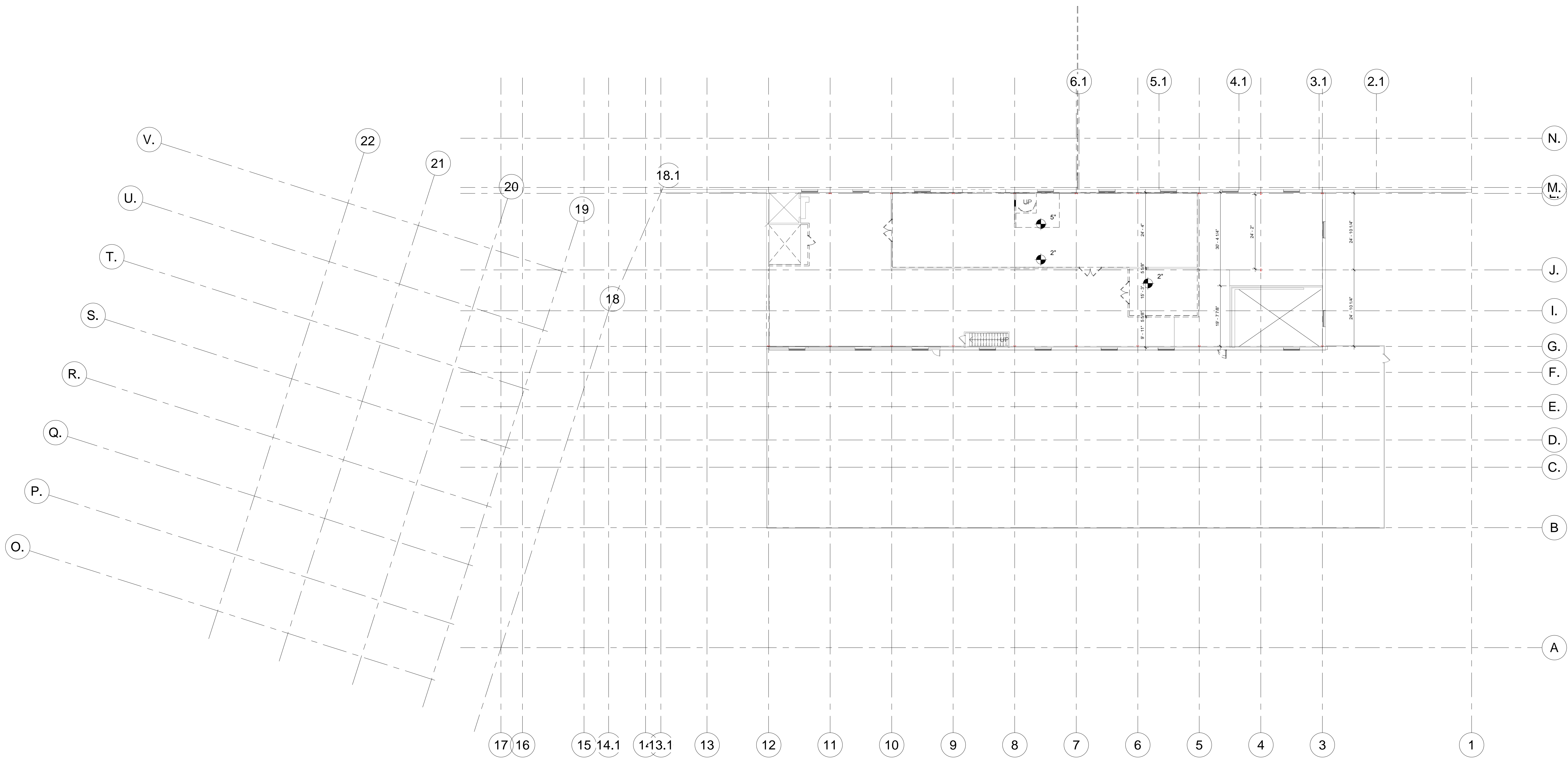
MEZZANINE NEW PLAN

1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020





SECOND FLOOR EXISTING PLAN

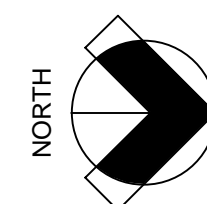
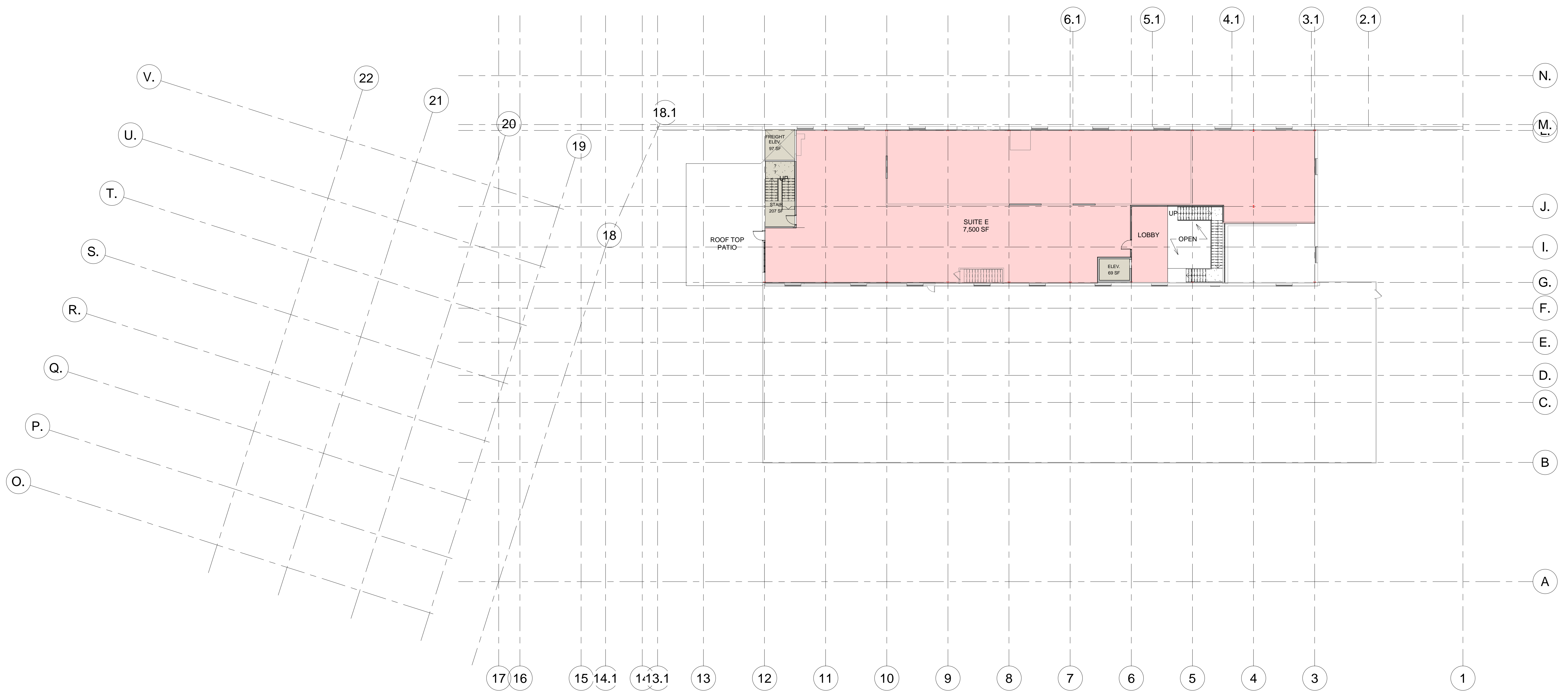
1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020



SECOND FLOOR AREA SUMMARY		
	SUITE E	7,700 SF + MEZZANINE BELOW + OUTDOOR PATIO
	CIRCULATION	375 SF
SECOND FLOOR =		9,034 GSF



SECOND FLOOR PRESENTATION PLAN

1/16" = 1'-0"

KEDCO INOVATION CENTER

12.10.2020



Program Name : Warsaw Innovation Center

Project Contact: Jeremy Skinner

Project Contact Email: jskinner@warsaw.in.gov

Project Contact Phone: 574-372-9550

Relationship to Project: Community Development Director for City of Warsaw

Address: Warsaw, IN 46580

County: Kosciusko County

What Type of Project: Capital & Programming

Hybrid Project & Program: Yes

Select Project/Program Focus Area: Grow the Workforce & Entrepreneurship & Innovation

Description of Project/Program:

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How Does this Project/Program Relate to the Identified Focus Area:

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What is the Project/Program Timeline:

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What is Sustainability of the Project/Program:

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Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ 1,400,000	\$ -	\$ -	\$ -	#####	4%
Design/Inspection Expense		\$ 100,000	\$ 1,500,000	\$ -	\$ -	#####	4%
Legal/Financial Expense		\$ -	\$ -	\$ 750,000	\$ 750,000	#####	4%
Infrastructure Construction Cost		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Building Construction Cost		\$ -	\$ -	\$ 17,750,000	\$ 17,750,000	#####	89%
Other Construction Costs		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Project Construction Expenses Totals per year		\$1,500,000	\$1,500,000	\$18,500,000	\$18,500,000		
Total Construction Expenses Project Cost		(all fiscal years)		\$ 40,000,000			
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
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Project Program Expense Totals per year		\$ -	\$ -	\$ -	\$ -		
Total Program Expenses Project Cost		(all fiscal years)		\$ -			
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Other Funds \$		\$ -	\$ -	\$ 3,500,000	\$ -	#####	9%
Private/Philanthropic Funds \$		\$ 1,400,000	\$ 1,500,000	\$ 27,900,000	\$ -	#####	77%
Local Government Funds \$		\$ 100,000	\$ -	\$ 5,600,000	\$ -	#####	14%
Project Income Totals per year		\$1,500,000	\$1,500,000	\$37,000,000	\$ -		
Total Project Income		(all fiscal years)		\$ 40,000,000.00			
Total Project Cost		(all fiscal years; Construction Expenses + Program Expenses)		\$ 40,000,000.00			