



# DUBOIS COUNTY

## Strategic Investment Plan



*Spring into Dubois County*





## DUBOIS COUNTY LETTER FROM KEY OFFICIALS

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Hello Friends and Partners,

Dubois County has been called the “Heart of Southern Indiana” and its people are the lifeblood. We are home to multi-national corporations, high quality educational opportunities, agriculture that feeds the nation, and safe communities. Visionaries, entrepreneurs, builders, educators, and dreamers of the past and present have made Dubois County a regional economic engine and desirable place to call home. But there is more work to do.

In the fall of 2021, a partnership between Dubois County and the City of Jasper was selected for inclusion in the Hoosier Enduring Legacy Program. This program is an opportunity for us to collaborate and learn how to best invest recovery funds to create a lasting positive impact and legacy in our area.

The proceeding pages present the outcome of many hours of community research, meetings, and the work of citizen leaders. The actions and projects presented were drawn from hundreds of ideas proposed locally, were fully vetted, and we believe meet the high standards we always strive to hold. By creating this strategic investment plan, we have constructed a pathway upon which continued success can be built.

The development of this plan is but a beginning, a first step. I invite you to join us on this journey.

**Chad Blessinger**  
*Dubois County Commissioner, President*



## DUBOIS COUNTY

### LETTER FROM KEY OFFICIALS

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The City of Jasper is proud to be a part of the Hoosier Enduring Legacy Program (H.E.L.P.) and partner with our county leaders to create and implement our Strategic Investment Plan. Our vision in the Impact Jasper Comprehensive Plan states “Jasper is a dynamic and innovative community with a focus on families, healthy neighborhoods, connecting people, and employment growth. Jasper will be the ideal choice for residents, businesses, and investors.” The Strategic Investment Plan will allow us to address gaps in service to the community. It will enable us to focus on those items that have the most impact to our current and future residents.

We take pride in everything we do... workmanship, professionalism, competitiveness, friendliness and most importantly, the quality of life we can provide. Jasper residents place importance on building a future for our families through quality educational opportunities, entrepreneurship and innovation, and vast recreational and cultural experiences. We embrace diversity and inclusion and actively pursue opportunities to grow our population and welcome new residents to our community.

The public parks and playgrounds throughout the city provide recreational, health and wellness opportunities for all and we have plans for extending trail connectivity for bicyclists and pedestrians.

Education is key to our future. Our entire community has access to high-speed fiber, an initiative we wish to support to connect areas surrounding us. We’ve invested in continuing education and public arts with the recently opened Thyen-Clark Cultural Center – home of the Jasper Community Arts and the Jasper Public Library. As a recognized arts-focused community, we continue to build on our strengths with new projects and quality programming. We are a community with access to internet fiber to all.

We recognize and celebrate our past with the reconstruction of the Jasper Train Depot, the Spirit of Jasper (a beautifully restored passenger train), the Jasper Mill (an operating mill along the Patoka River), the Alexander Schoolhouse (a renovated and relocated one room schoolhouse), and the relocation of the Schaefer Barn and other log cabin structures which are adjacent to a community herb garden. A trip to the Dubois County Museum or the Indiana Baseball Hall of Fame will reinforce we take pride in everything we do. Our history is worth preserving and exploring as a tourism treasure.

We look forward to the opportunities before us to address legacy projects in the four pathways identified. I personally appreciate the catalyst this project has provided for expanded collaboration across Dubois County.

**Dean Vonderheide**  
*Mayor, City of Jasper*



## **DUBOIS COUNTY**

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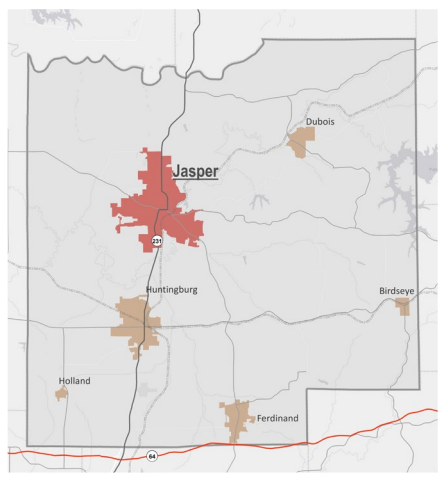
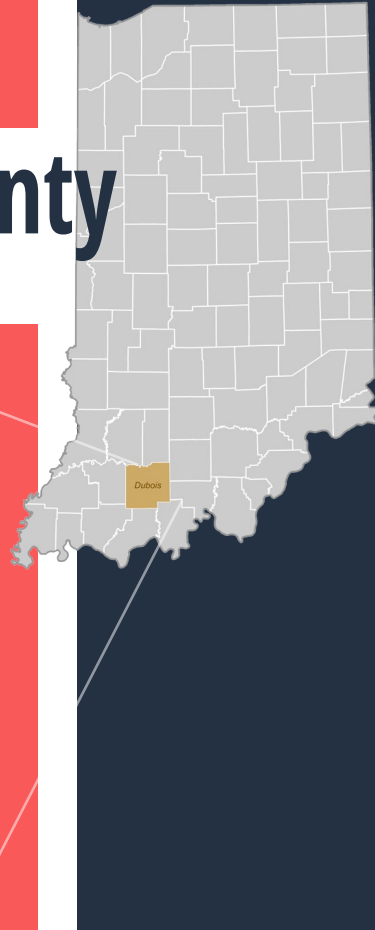
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## INTRODUCTION

# Dubois County

## Indiana



Situated 120 miles south of Indianapolis, Dubois County is nestled in the rolling hills of Southern Indiana. With a population of 43,549 (2021), Dubois County embraces a small town charm that beams with civic pride. That pride is visually apparent through manicured lawns and gardens, well maintained streets and roads, and the historic preservation of treasured landmarks.

Dubois County was officially recognized as a new county in 1818. German immigrants were drawn to the abundant forests of oak and poplar in the 1830s. Those woodworking artisans created a thriving wood furniture industry through a dependable work ethic, dedication, and pride in craftsmanship that is inherent today to the quality of life and place in Dubois County, through businesses like Kimball International, Indiana Furniture, OFS, Masterbrand, Jasper Group, and Best Home Furnishings. Although wood furniture manufacturing remains a dominant industry in Dubois County, Jasper Engines and Transmissions, Kimball Electronics, Ditto Sales/ Versteel, and Jasper Rubber Products as well as a thriving logistics industry through Meyer Distributing, Styline and Nancy Baer Trucking, provide the county with a large measure of commerce diversification.

The unique communities of Dubois County are strong together through their achievements. Jasper, the County Seat, was named the Indiana Chamber's 2018 Community of the Year, and Huntingburg was named a Stellar Community in 2014.

A rich faith base, diversified businesses and industries, four strong school districts, twelve volunteer fire departments, outdoor recreation, awe-inspiring attractions, multiple family-friendly festivals, and civic pride make life good in Dubois County.





*"We envision a county with strong schools, healthy and safe communities, beautiful landscapes and farmlands, thriving businesses and opportunities."*



*"Jasper is a dynamic and innovative community with a focus on families, healthy neighborhoods, connecting people, and employment growth. Jasper will be the ideal choice for residents, businesses, and investors."*

## COMMUNITY ENGAGEMENT

In order to successfully complete the Hoosier Enduring Legacy Program, community engagement took place to promote, interact, and secure community buy-in. Three extensive engagement activities took place in Fall 2022 which included community open houses, an online survey, and direct outreach. The community open houses were held one evening in each of the four county school districts; the community dropped in to give pathway project ideas and their input on community concerns. An online survey was created and live for two weeks for community members to prioritize the four pathways and submit project ideas. The Core Team facilitated direct outreach by contacting community members, engaging local businesses, broadcasting on the local radio station, writing to the local news outlets, and posting on social media. With outstanding community involvement, there were hundreds of project ideas that were developed through the local community engagement efforts.

## EASE OF BUSINESS PROCESS

### Dubois County

- 1 Dubois County Government does not have permitting requirements and very limited land use restrictions within its jurisdiction. We want doing business here to be easy.
- 2 If abatements or other tax incentives are sought from Dubois County, an entity may request time on the agenda of the Dubois County Council (contact the Auditor to be placed on the agenda) to state their proposal. The Council will consider requests to determine if they meet the goals of the community and board.
- 3 The County Council will approve or deny the funding request.

### City of Jasper

- 1 Contact the Community Development & Planning Department to discuss zoning, development, permitting, and incentives.
- 2 If incentives (tax phase-in/abatement) are requested, a meeting with the Mayor, City Attorney, and the Director of Community Development & Planning will be held to discuss the project qualifications. If the project is eligible, the applicant will file an application with the Economic Development Commission (EDC) for scoring.
- 3 After scoring is received from the EDC, the City Council will meet with the applicant to review the project and create the Economic Revitalization Area to support the tax phase-in/abatement.
- 4 Tax phase-in/abatement incentives are in effect after a second meeting with the Common Council at which time a declaratory resolution is approved.

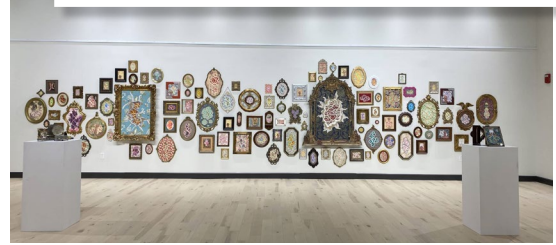
\* Plan review on major development projects are held with city departments, such as Engineering, Street, Utilities, etc. through a Technical Assistance Committee (TAC) scheduled by the Department of Community Development & Planning prior to formal permit submittals to work through questions with the project staff and consultants.

\*\* Other incentives opportunities through state and local economic development organizations are also shared through the Department of Community Development & Planning.



## Thyen - Clark Cultural Center

A one of a kind civic complex, the Thyen - Clark Cultural Center, was completed in 2020 and is now home to the Jasper Public Library and Jasper Community Arts. The facility features over 63,000 square feet of cultural enrichment in the heart of downtown Jasper. The Arts wing houses Jasper Community Arts' staff, features multiple galleries, workshops, private studios, and a Black Box Theatre. The Jasper Public Library offers volumes of books and magazines, online resources, a children's area, a teen room, makerspace, private study rooms, and meeting rooms. A central atrium gathering space for 250 combines the two wings.

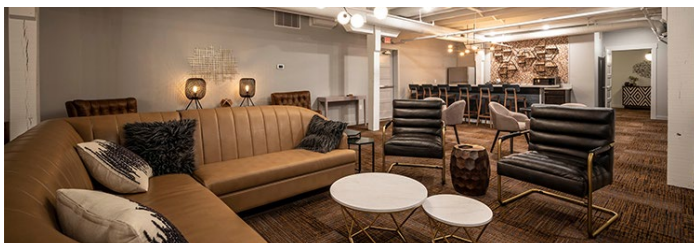


## Broadband Connectivity

Southern Indiana Resource Solution (SIRS) in partnership with Dubois County expanded broadband services to additional Dubois County communities and SIRS. The pandemic revealed the importance of broadband connectivity across the county. In total there are 5 wireless hotspots throughout Dubois County including Holland Commons, Birdseye Park, Dubois County Park, Haysville Parks, and SIRS.

## River Centre

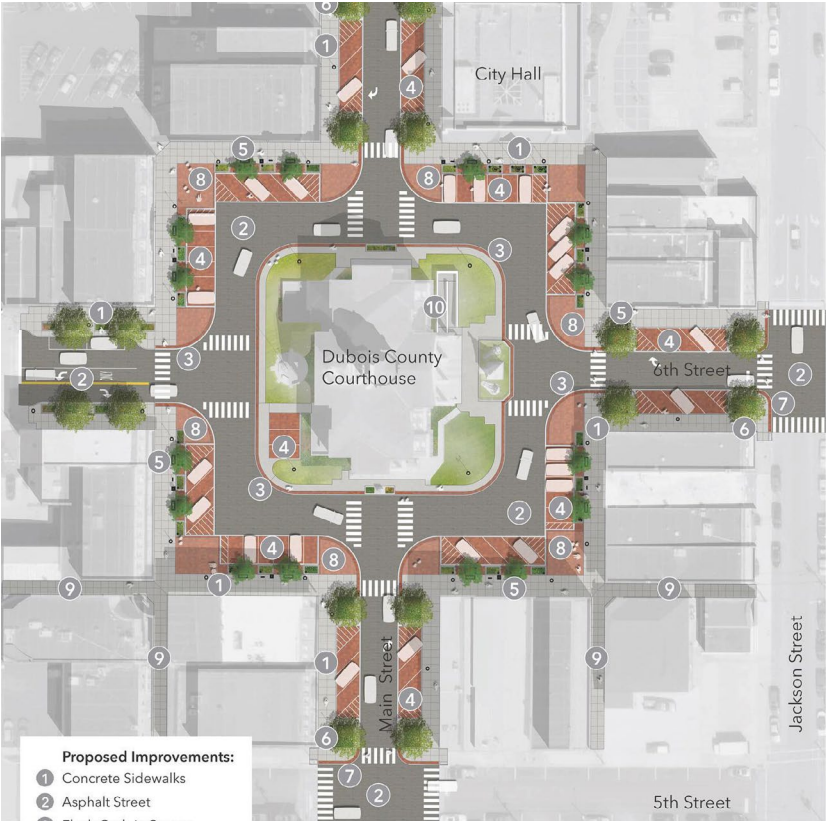
River Centre is a redevelopment located along the Patoka Riverfront that converted a vacant historic factory complex into a vibrant mixed use residential and commercial development. Opened in 2020, River Centre is home to 76 market-rate apartments, commercial properties including Kristen Ruhe Design Studio, Cafe Pina, FitFuel, St. Benedict's Brew Works, Beauty Bar, ERA Real Estate, and Owsley's Lounge. The River Centre complex is also home to Fairfield Inn by Marriott along with event spaces to rent including High Pointe Rooftop Venue, The Courtyard, Community Rooms, and Owsley's Lounge.





Downtown Jasper Revitalization

Beginning in 2022, the City of Jasper is undertaking a complex rehabilitation of the streetscape following major infrastructure improvements underground. The areas impacted are around the Courthouse Square and one block in each direction on Main and Jackson Streets. Best management practices to capture and treat stormwater will include installation of permeable pavers and rain gardens with native plantings. To build greater flexibility into the public spaces for more community programming, the project includes the activation of alleyways and creation of corner gathering spaces with seating areas.



- Proposed Improvements:
- 1 Concrete Sidewalks
  - 2 Asphalt Street
  - 3 Flush Curb in Square
  - 4 Permeable Brick Pavers
  - 5 Street Tree in Planter
  - 6 Stormwater Planter
  - 7 ADA Curb Ramps
  - 8 Clay Brick Amenity Zone
  - 9 Accent Lighting in Alleys
  - 10 Courthouse ADA Ramp

#StrongSquare  
scan for updates



Regional Sewer District Establishment

In 2021, Dubois County established the Regional Sewer District Study by Clark Dietz, Inc. The county is currently divided into 7 sewer districts with a combination of both private septic systems and public wastewater treatment facilities. A study was done to identify priority private septic system areas where public wastewater infrastructure is needed to provide environmental benefits, have minimal implementation constraints, and be cost effective for a larger population. Clark Dietz is continuing their work with Dubois County to begin the planning and implementation phases of the Regional Sewer District.

Project	Local Municipal Investment	Grant Investment	Private Investment	Total Investment
Thyen - Clark Cultural Center	\$6,000,000 (city bonds) \$6,500,000 (library)	\$2,867,084	\$4,325,000	\$19,692,084
Broadband Connectivity		\$127,743		\$127,743
River Centre	\$6,000,000	other	other	\$40,000,000
Downtown Jasper Revitalization	\$5,881,000		\$1,250,000	\$7,131,000
Regional Sewer District Establishment	\$69,250			\$69,250

Dubois County Park Plan

Project	Local Municipal Investment	Grant Investment	Private Investment	Total Investment
Dubois County Master Plan 2022-2027	\$15,000			\$15,000
Dubois County Bike and Pedestrian Master Plan – 2021		\$10,000	\$50,000	\$60,000
Ferdinand Old Town Lake Trails IDNR-LWCF	\$309,362	\$200,000	\$50,000	\$559,362
DC Park Campsites, Trails, Restrooms & Parking IDNR-LWCF	\$750,000	\$250,000	\$1,000	\$1,000,000
Huntingburg Northside Park IDNR-LWCF	\$300,000	\$300,000	\$3,000	\$603,000





## Economic Development

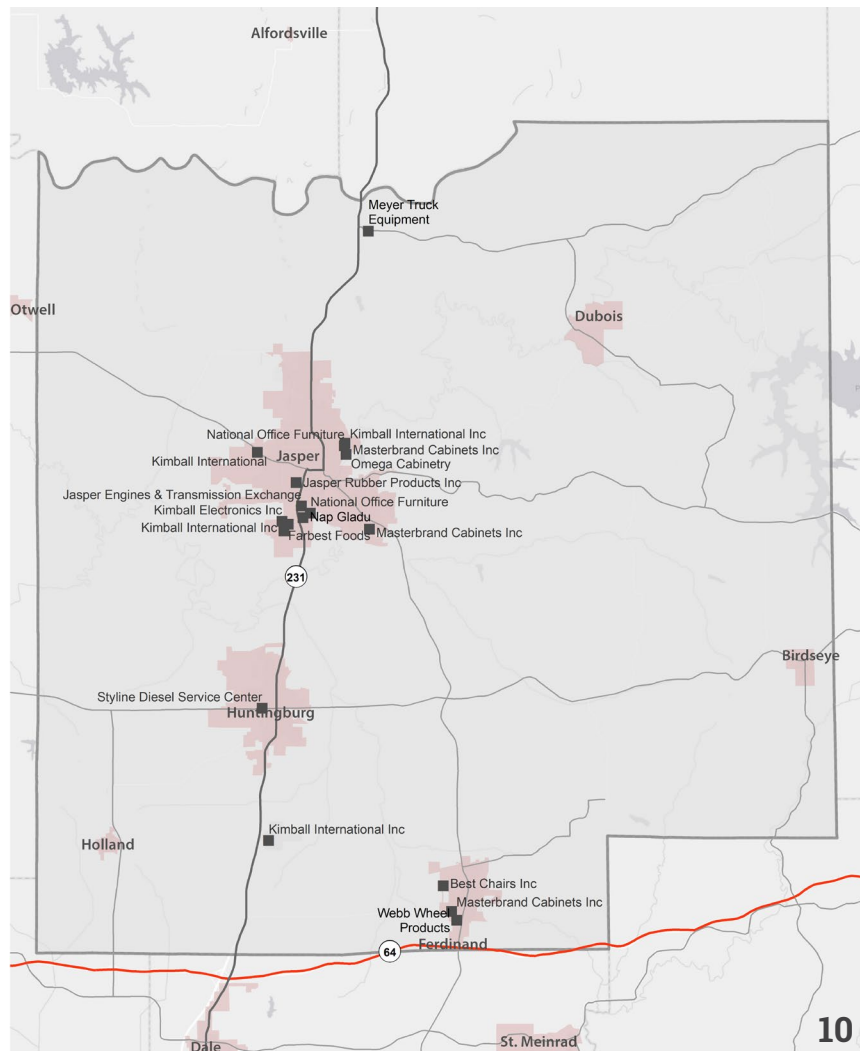
Dubois Strong is the county-wide economic development organization who collaborates through public and private partnerships to foster economic growth where people can live comfortably and enjoy the numerous amenities. Dubois County is the employment center for the region with workforce opportunities and entrepreneurial support. Dubois Strong networks with State, Regional and Local groups for the betterment and fostering of economic growth.

## Community Infrastructure

Dubois County is fortunate to have Patoka Lake and Patoka River supplying the drinking water needs to the water utilities. Wastewater is treated by community wastewater treatment plants forever upgrading to state of the art facilities. Electric is provided by IMPA or the Dubois Rural Electrical Cooperative. Natural Gas is available. The community utility boards take pride in keeping the infrastructure operating smoothly with competitive rates. Most roads in the County are paved, bridges are in good condition, and interstates exist. Local rail connecting to the Norfolk Southern mainline offers supply movement.

## Industries and Businesses

The regional Star Clusters in this employment center are Forest and Wood Products; Primary Metal Manufacturing; Agribusiness; Transportation Equipment; and Advanced Materials Supply Chain.



## School Districts

Dubois County has four public school corporations educating High School, Middle School, and Elementary students. Many extracurricular, core and advanced placement classes, with community support and excellent teachers are available in these highly ranked schools.

## Higher Education

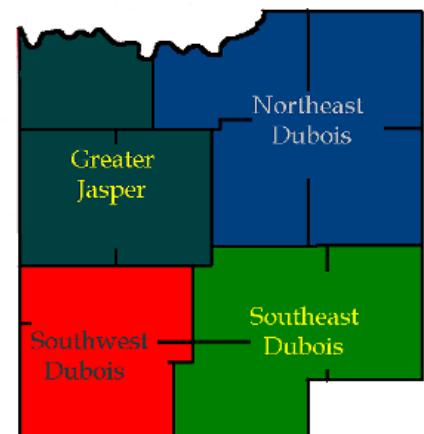
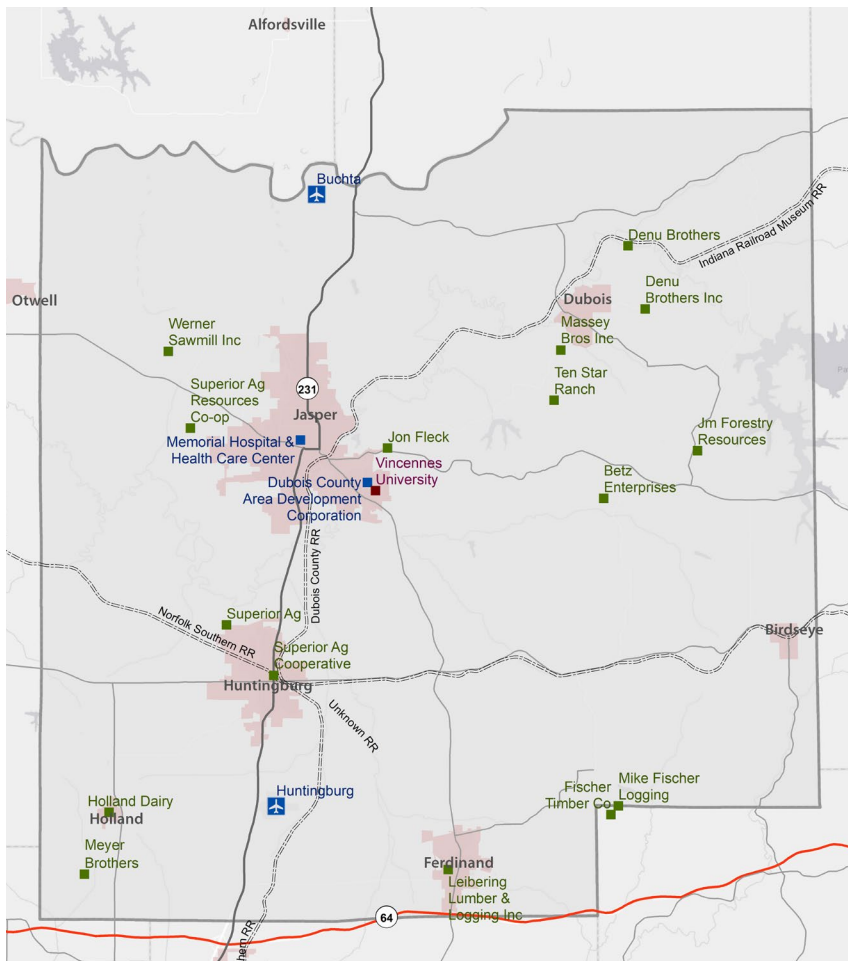
Vincennes University Jasper VUJ offers two year degrees affordable and attainable to all. Business Management & Administration, Education, Finance, Health Sciences, Human Services, Information Technology, Law, Public Safety, Corrections & Security, Science, Technology, Engineering & Mathematics are available on campus.

## Dubois County Airport

The Dubois County Airport began in 1937 along US Hwy 231 just north of Interstate 64. The paved and lighted runway is 5,000 feet. There is a fixed base operator offering maintenance, corporate aircraft, seven hangers, charters, rentals, and flight training.

## Regional Hospital

Memorial Hospital and Health Care Center is a regional hospital located in Jasper, Indiana, that serves 7 surrounding counties with medical clinics. Memorial Hospital thrives on providing a compassionate, caring workforce to provide quality healthcare services to patients with positive outcomes and a great experience.





## Parks and Natural Resources

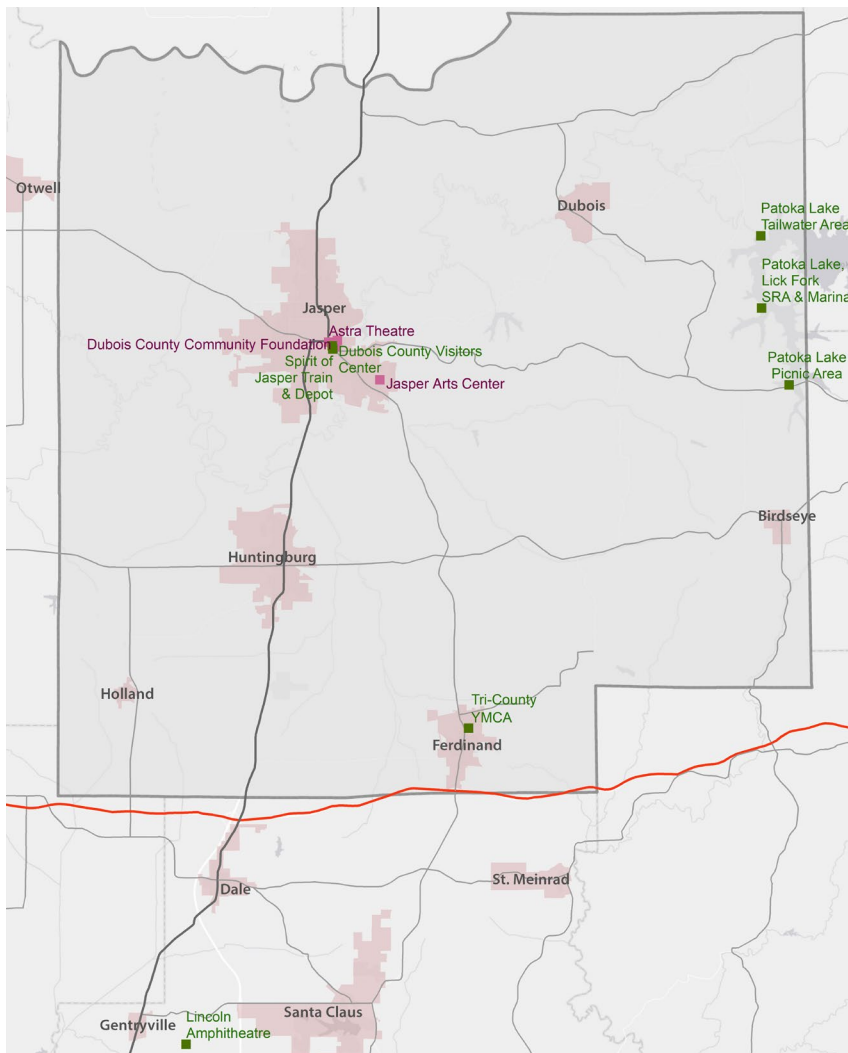
Dubois County has over 2,000 acres of fun including: Hoosier National Federal Forest, Ferdinand State Forest and Patoka Lake Recreational Areas, and over 70 local recreational areas: which include camping, trails, ballfields, event gathering, train excursions, lakes, senior centers, teen center, golf courses, dog parks, frisbee golf, tennis, pickleball, soccer, splash pads, boating, tourism welcome centers, natural features, YMCA, riverwalks, playgrounds, pools, outdoor music and historical recreation areas.

## Arts and Culture

Jasper Community Arts has been serving the County since 1975 with the Jasper Arts Center completed in 1977 hosting international, national, and regional acts. The Astra Theatre hosts movies and entertainment throughout the year. The Thyen-Clark Cultural Center is home to the Jasper Community Arts and Jasper Public Library with multiple galleries and cultural enrichment. Cultural events such as the Strassenfest, Herbstfest and Latino festival bring the community and visitors together.

## Dubois County Community Foundation

The Dubois County Community Foundation is a trusted local philanthropic resource where leaving a legacy is committed to the evolving community needs. The Foundation has provided beneficial advice and support throughout the county.



POPULATION



Population

Dubois County

43,549

City of Jasper

16,713



Age Structure *County*

Preschool (0-4)

6.2%

School Age (5-17)

18.1%

College Age (18-24)

7.9%

Young Adult (25-44)

22.7%

Older Adult (45-64)

26.5%

Seniors (65+)

18.5%



Race *County*

White

96.8%

African American

1.1%

Other

2.1%



Ethnicity *County*

Hispanic

9%

Non-Hispanic

91%



Education *County*

High School Graduate or Higher (25+)

90%

ECONOMICS



Median Household Income

Dubois County

\$65,389



Unemployment Rate *County*

Anually

2.4%



Employment Clusters *County*

Manufacturing

10,807

Workers

Healthcare & Social Assistance

3,568

Workers

Retail Trade

2,968

Workers



Workforce Location

Dubois County Residents

15,233

Commuting to Dubois County

10,580



Poverty Level

Dubois County

7.5%



Housing *County*

Owner-Occupied Unit Rates

78%

# Enhancing Quality of Place

## Regional Sewer District

There are currently no public wastewater facilities in many parts of rural Dubois County, leading to unhealthy soil and water conditions. The Indiana Department of Environmental Management (IDEM) has detected elevated E.Coli levels in the Haysville area watershed and this is a threat to public health.

In solution, a Regional Sewer District was established. The Regional Sewer District collection system infrastructure in the Haysville and Portersville areas will connect to the Jasper Sanitary Sewer System to treat wastewater, thus keeping harmful materials out of the soil and water. Haysville was identified as a high priority area in the County Infrastructure and Sanitary Sewer Assessment by Clark Dietz Inc.

The development of a board, bylaws, infrastructure, staff, and a paying customer/user base, the regional sewer district is sustainable. It will be successful as city and county leadership are championing the cause, it is supported by citizens, and will support development in stagnant areas of Dubois County. The groundwork for district development has begun, local leadership and citizenry support the project, and some funding is already in hand.

This project opens future opportunities for expansion to other areas of the county such as Holland, Indiana. This is an opportunity to improve the health of our soil and water resources resulting in a higher overall quality of place.

LOCATION

Portersville, Haysville,  
and surrounding areas

Funder	Source	Amount
County	ARPA	\$1,500,000
Grant	USDA	\$1,000,000*
Grant	SRF	\$9,000,000
Total Projected Funds		\$11,500,000
Projected Cost		\$18,000,000
Funds Needed		\$6,500,000

\*Not fully secured.

## PROJECT SCOPE

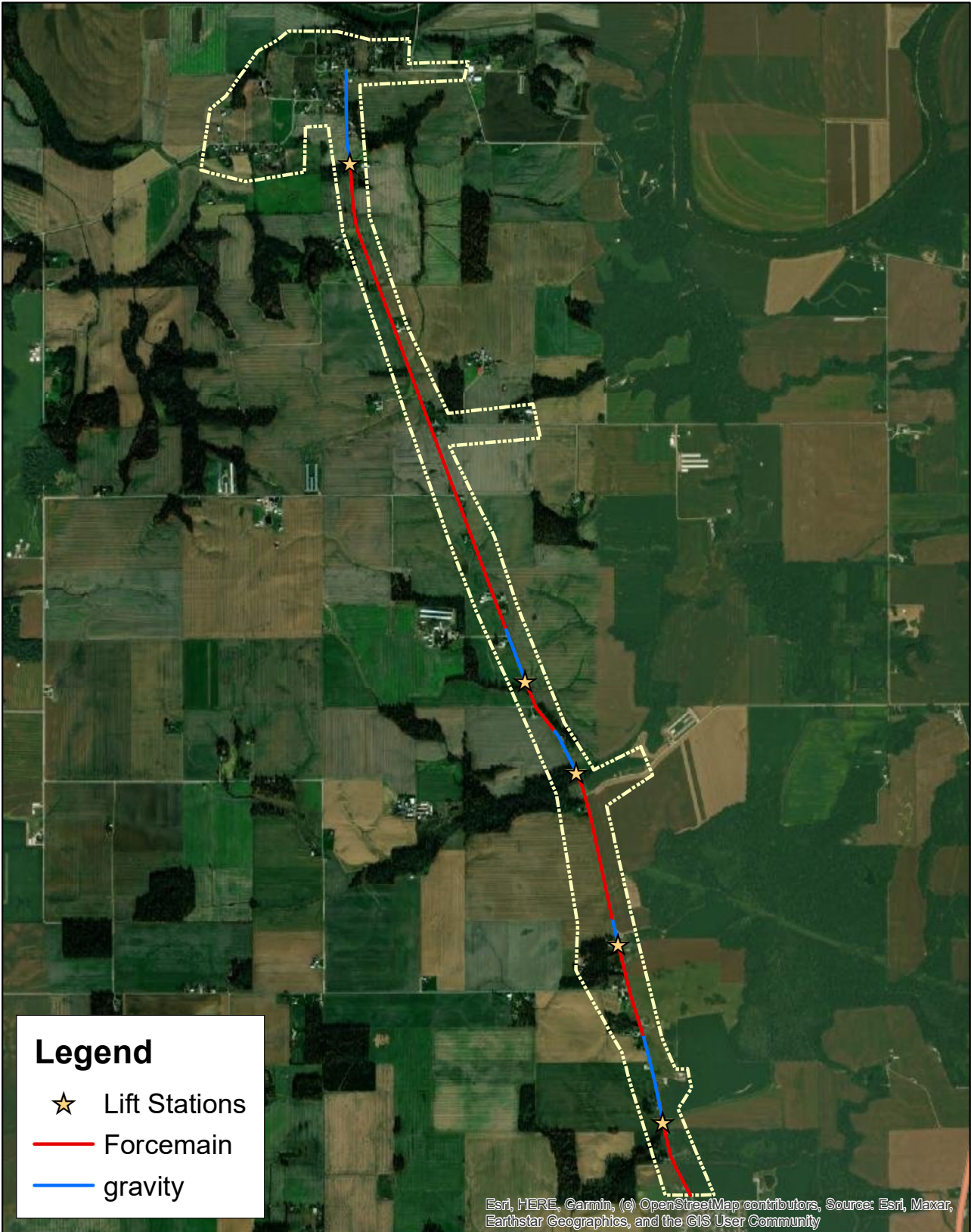
The Regional Sewer District improves quality of life and community wellness in many ways. Particularly, in 2022, the CDC data showed an uptick of COVID-19 cases in about a third of wastewater sampling sites, providing early warning signs about the rise of COVID-19. By properly treating wastewater, not allowing it to free flow onto property due to non-functioning or non-existent septic systems, will lessen the likelihood of disease spread. This project will serve property owners in the selected areas in Haysville and Portersville. Initially, the project positively impacts soil and water quality for all property owners in the Haysville and Portersville areas as well as those in the watershed. The Regional Sewer District will sustain through the collection of user fees.

\*Not eligible for CDBG-CV funding\*





Regional Sewer District | Portersville Sewer Map



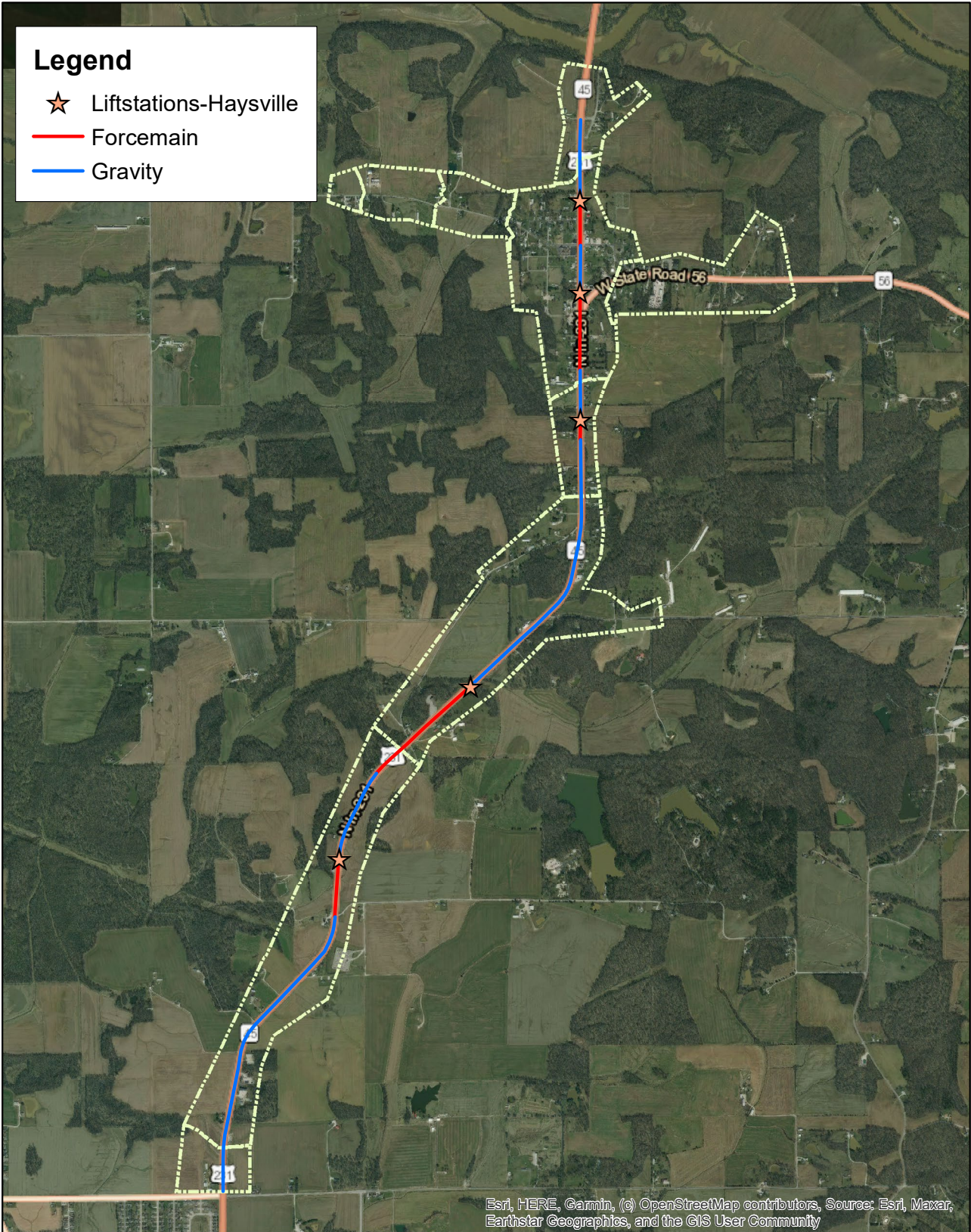
Legend

- ★ Lift Stations
- Forcemain
- gravity





Regional Sewer District | Haysville Sewer Map



## Owner-Occupied Rehabilitation

## LOCATION

Qualifying Dubois  
County Homeowners

## PROJECT TIMELINE

The Owner-Occupied Rehabilitation program will serve low to moderate income homeowners in Dubois County. This program will upgrade housing and standard of living, while addressing the number of degrading homes in the area. In response to COVID-19, homeowners are unable to afford home improvements projects due to the rising material costs and contractor availability. The county and municipalities will research other programs for housing rehabilitation efforts upon completion of this effort to continue the program. The Owner-Occupied Rehabilitation program is eligible for CDBG funding.





# Promoting Community Wellness

## Indoor Community Wellness and Aquatic Center

Through the City's comprehensive planning process involving significant community outreach, the Indoor Recreation and Wellness Center was identified as one of the highest priorities.

The City of Jasper is collaborating with the Indiana National Guard, Memorial Hospital and Healthcare Center and the Tri-County YMCA to develop a community wellness facility that will serve as a multi-purpose facility including indoor recreation, fitness, learning and much more. The state-of-the-art facility will be in the center of the community, adjacent to other fitness and recreation assets such as The Parklands, a new outdoor swimming pool, Jaycee Park and just down the road from Jasper High School. The facility location provides the greatest access for all citizens of Dubois County.

While the City of Jasper will own the facility, partners will lease space through long-term agreements. Through this strategy, the project team was able to identify secure and dedicated space for its partner, the Indiana National Guard. This was a win-win. This critical project is able to be located in the best possible location while the ING is able to proceed with much needed upgrades and gain use of new locker rooms, meeting rooms, kitchen, exercise and drill - all built into a shared space used by the City, the YMCA and Memorial Hospital and Healthcare Center.

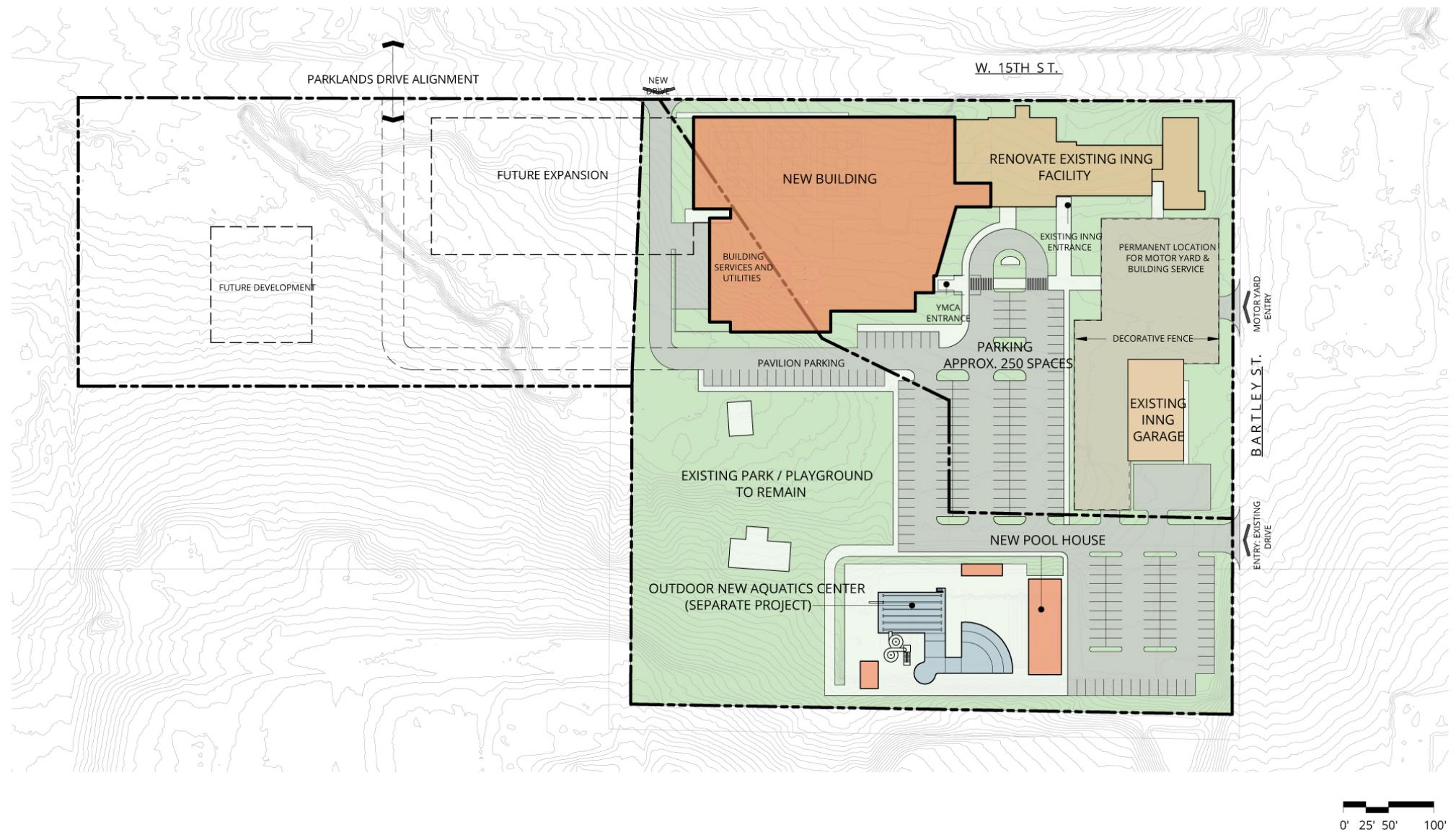
### PROJECT TIMELINE



Estimated Cost
\$37,000,000
Funding Sources
Private and corporate fundraising, food & beverage tax proceeds, TIF proceeds, bonds.



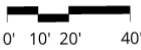
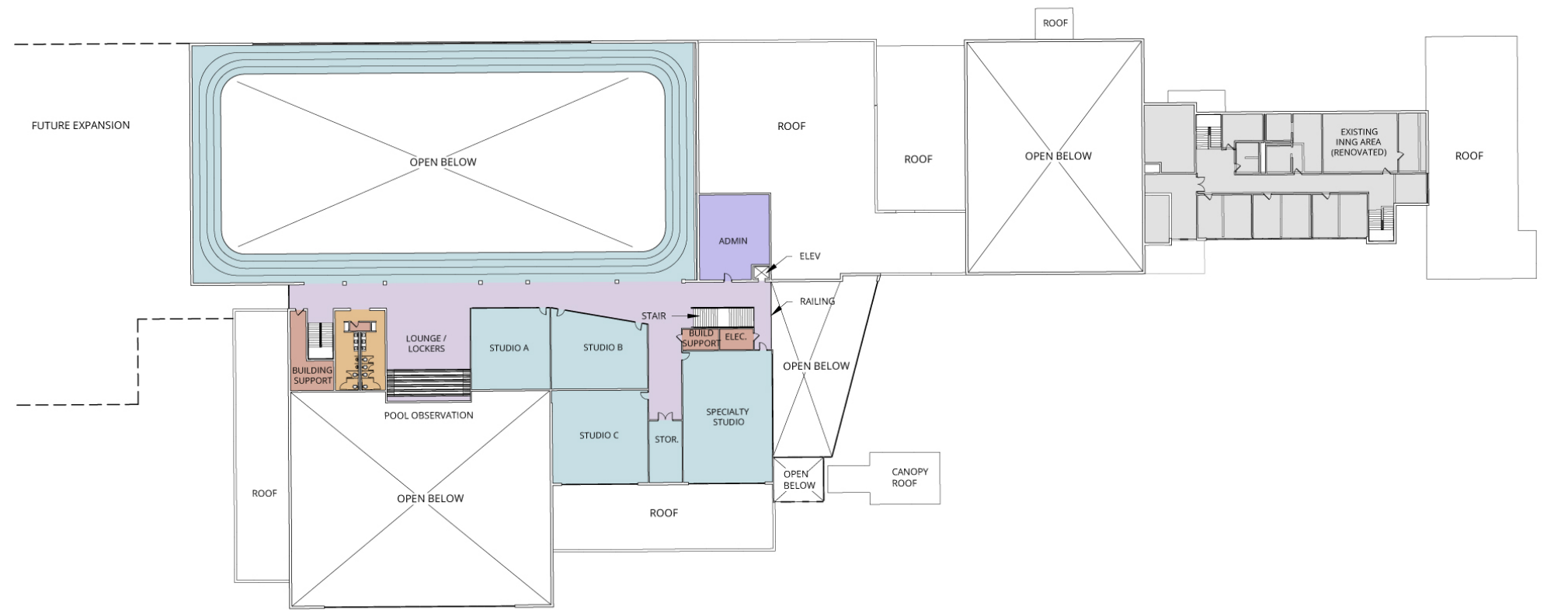
Indoor Community Wellness and Aquatic Center | Site Plan







Indoor Community Wellness and Aquatic Center | Second Floor Plan



# Promoting Community Wellness

## TRI-CAP Head Start

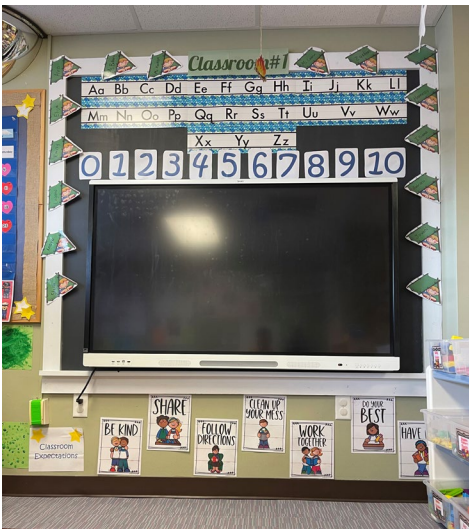
TRI-CAP Head Start is a comprehensive child development preschool program for children to promote physical, social, emotional, and cognitive growth. They serve primarily children whose families fall within the federal poverty guidelines, which are verified, in Dubois County. Head Start nurtures and improves self-sufficiency by providing family and early childhood education services. These services happen in and out of the classroom that empowers families, strengthens family well-being, and improves the community we serve. TRI-CAP owns the Head Start program, and a grant administrator will manage the CDBG funds. The CDBG HELP program funds will be available from 2023 - 2025.

LOCATION

607 Third Ave  
Jasper, IN 47546

TOTAL INVESTMENTS

\$300,000  
(State Funding)



PROJECT TIMELINE






## PROJECT SCOPE

Head Start serves primarily children whose families fall within the federal poverty guidelines, which are verified, in Dubois County. The program prevents, prepares, and responds to COVID-19 by strengthening families through improved childcare opportunities. Head Start nurtures and improves self-sufficiency by providing family and early childhood education services. These services happen in and out of the classroom that empowers families, strengthens family well-being, and improves the community we serve. This program is eligible for CDBG-CV funding. TRI-CAP Head Start will research and seek grants and private funds to sustain the program.



Chad  
**Blessinger**

*Dubois County Commissioner,*  
Dubois County Government

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Dean  
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ACKNOWLEDGMENTS



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## Core Team

Name	Title	Organization	Email
Chad Blessinger	County Commissioner	Dubois County	cablessinger@duboiscountyin.org
Craig Greulich	County Treasurer	Dubois County	cmgreulich@duboiscountyin.org
Darla Blazey	Director of Community Development/ Planning	City of Jasper	dblazey@jasperindiana.gov
Dean Vonderheide	Mayor	City of Jasper	dvonderheide@jasperindiana.gov
Kevin Manley	City Council Member	City of Jasper	kmanley@jasperindiana.gov
Kiersten Knies	Clerk-Treasurer	City of Jasper	kknies@jasperindiana.gov
Lisa Gehlhausen	Executive Director	Indiana 15 Regional Planning Commission	lisa@ind15rpc.org
Michael Kluesner	County Council Member	Dubois County	mwkluesner@duboiscountyin.org
Rilyn Bawel	HELP Community Coordinator	Dubois County	rmbawel@duboiscountyin.org
Sandy Morton	Auditor	Dubois County	slmorton@duboiscountyin.org





## Pathway Teams

<i>Enhancing Quality of Place</i>		
Adrian Engelberth	Jamie Jahn	Phil Seger
Christian Blome	Jeff Jessee	Stephany Gutierrez
Dan Buck	Kate Schwenk	Teresa Kendall
Eddie Luegers	Kathy Bachman	Tracy Troesch
Gibson Goodness	Kyle Rupert	Tom Moorman
Helen Camacho	Maureen Braun	Whitney Lubbers

<i>Strengthening Local Economies</i>		
Andy Smith	Ed Cole	Melody Ginder
Brad Becker	Keelie Dall	Nancy Eckerle
Brenda Stallings	Ken Schuetter	Renee Kabrick
Brock Bawel	Mark Nowotarski	Tanner Egbert
Caroline Brinster	Melanie Powell	Travis McQueen
	Dennis Tedrow	

<i>Promoting Community Wellness</i>		
Brandy Small	Jodi Richardson	Sarah Blackgrave
Candy Neal	Joe Crutchfield	Shawn Werner
Chris Schmitt	Megan Durlauf	Shelley Madison
Dana Wood	Molly Wuchner	Stacy Moore-Nolan
Emily Meyer	Natalie Colson	Tammy Humbert
Erin Kidwell	Nikki Lasher	Tracy Lorey
Jenna Jones		Paula Rasche

<i>Advancing E-Connectivity</i>		
Carla Buechler	Gary Eck	Mat Gaug
Fred Recker	Greg Dilger	Morris Serrano Miranda