

TOWN OF FERDINAND  
SPECIAL TOWN COUNCIL MEETING  
September 11, 2024

The Ferdinand Town Council met for a Special Meeting at 7:30 PM on Wednesday, September 11, 2024, in the Ferdinand Town Hall. Present were President, Ken Sicard; Vice-President, Debbie Johnson; Member, Ron Weyer; Attorney, Sharon Bohnenkemper; and Clerk-Treasurer, Tamara Miller. Also present were Redevelopment Commission President, Dan Collignon; and Redevelopment Commission Member, Nate Schuler. Thomas Pitman, Barnes & Thornburg LLP our TIF consultant, via Zoom and Robert Reynold, LWG, via Zoom. Dr. Pund, Superintendent of Southeast Dubois County Schools, was also in attendance.

Miller stated there are two letters required from the Town Council to the Regional Opportunities Initiative to submit as part of the READI 2.0 Grant Application.

Sicard read the Town of Ferdinand's Statement of Project ROI and Impacts Letter (attached) and Ron moved to allow Sicard to sign the letter as part of the READI 2.0 Grant Application. Debbie seconded. Motion carried 3-0.

Sicard read the Town of Ferdinand's Commitment to Matching Funds Letter (attached) and Debbie moved to allow Sicard to sign the letter as part of the READI 2.0 Grant Application. Ron seconded. Motion carried 3-0.

Ron moved to approve Sicard to sign a Town Incentive for PIC Project letter outlining the Town's financial commitment to the Nexus Project. Debbie seconded. Motion carried 3-0. Pitman added that TIF and the Bond Financing Structure is an accepted method in deals of this nature because it does not put Town funds at risk.

Debbie moved to approve the Council to sign the Letters of Support to the Regional Opportunities Initiative READI Committee and the Indiana Economic Development Corporation (attached). Ron seconded. Motion carried 3-0.

Debbie moved to allow the Council to sign the Letter of Support for Ferdinand Tourism's German Christmas Pyramid CDTCIF Proposal (attached) to Visit Dubois County, Inc. Ron seconded. Motion carried 3-0.

Sicard stated that Jessica Condra with Region 15, assisted the Town in the successful

application of the SS4A (Safe Streets for All) Planning Grant for \$100,000 allowing the Town to create a comprehensive sidewalk plan. The next step would be to apply for an implementation grant to construct sidewalks.

Sicard stated that The Indiana Division of Historic Preservation and Archaeology informed the Town that the Ferdinand Historic District (roughly bounded by 1<sup>st</sup> Street on the south, Missouri Street on the west, 15<sup>th</sup> Street on the north and Michigan Street on the east. Main Street includes extensions to the north and south, Ferdinand) has been proposed for nomination to the National Register of Historic Places and will consider the nomination during their meeting on October 9, 2024, in Indianapolis.

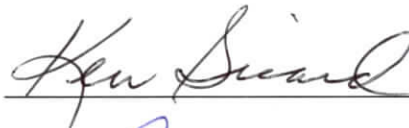
As there was no further business to discuss, Ron moved to adjourn. Debbie seconded. Motion carried 3-0. Meeting adjourned at 7:55 PM.

ATTEST:

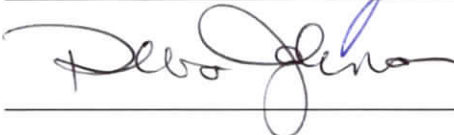
FERDINAND TOWN COUNCIL



Clerk-Treasurer









Town of Ferdinand  
2065 Main Street  
PO Box 7  
Ferdinand, IN 47532-0007  
Phone 812-367-2280  
Fax 812-367-1303  
[twnofferdinand@psci.net](mailto:twnofferdinand@psci.net)

September 11, 2024

Regional Opportunities Initiative  
100 S. College Avenue, Suite 240  
Bloomington, IN 47404

**RE: Town of Ferdinand's Statement of Project ROI and Impacts**

Dear Members of the ROI READI Selection Committee,

We are writing to formally express our commitment to the Town of Ferdinand Nexus Project, a pivotal development aimed at enhancing the infrastructure, housing, and childcare needs within our community. Last year, the Town rezoned and passed an ordinance for annexing the project area, showing our readiness for this transformative initiative.

We are currently in the process of identifying needs and will engage with property owners to obtain the necessary approvals. This step will ensure that all aspects of the Nexus Project align with community interests and legal standards.

We are grateful for the opportunity to participate in the READI program and excited about the potential regional impact. The Nexus Project is not only a testament to Ferdinand's growth potential but also a commitment to our residents' quality of life and our region's economic vitality.

Thank you for considering our ongoing efforts and for your support in helping us realize the vision for a thriving, dynamic Ferdinand, and continued collaboration on this exciting venture.

Warm regards,

Ken Sicard  
Council President  
Town of Ferdinand

[ksicard@ferdinandindiana.org](mailto:ksicard@ferdinandindiana.org)  
812-630-6848



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**RE: Town of Ferdinand's Commitment to Matching Funds**

Dear Members of the ROI READI Selection Committee,

We are pleased to outline the Town of Ferdinand's commitment to financially supporting the Nexus Project through various matching funds. Our contributions are aimed at enhancing our community's infrastructure towards the housing and future childcare facility development. We are committed to making the Nexus Project a success in the following meaningful ways:

- **Residential Tax Increment Financing (TIF):** Allocating a portion of projected TIF revenues to support the project's infrastructure and development needs in the value of \$1,500,000.
- **PSC value of contribution to infrastructure (internet and phone) having a value of \$312,344.00.**
- **Dubois Rural Electric Cooperation value of contribution to infrastructure (electric) having a value of \$309,757.00.**
- **Town of Ferdinand contribution** of \$10 per month per street light paid to electric provider for the life of the project valued at \$72,000.00.

These strategic financial contributions demonstrate our strong commitment to the Nexus Project and highlight our role as an active partner in driving regional growth and development. We appreciate the opportunity to participate in the READI program and are excited about the positive impacts our joint efforts will bring to the region. Thank you for consideration and continuing our collaborative journey towards a thriving and dynamic Ferdinand.

Warm regards,

**Ken Sicard**  
Town Council President  
Town of Ferdinand, [ksicard@ferdinandindiana.org](mailto:ksicard@ferdinandindiana.org), 812-630-6848



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September 11, 2024

Indiana Economic Development Corporation  
1 North Capital Avenue  
Indianapolis, Indiana 46204

To Whom It May Concern,

The Ferdinand Community Nexus Project, known as Ironwood Residential Development, is ideally situated on approximately seventy-six (76) acres in northeast Ferdinand. This location is well-positioned to become a reality with the help of READI 2.0. The property is within walking distance of the high school, 18th Street Park, YMCA, the Ferdinand library, St. Benedict's Monastery, and the Ferdinand Community Center. The project, as it is currently envisioned will come in two phases. Phase 1 will encompass approximately 76 acres of infrastructure (streets, water, wastewater, stormwater, and utility services). Phase 2 is roughly forty to fifty (40 - 50) single-family homes, and of which approximately 30 acres is dedicated for multifamily units, such as condos, duplexes, and patio-style homes, including a childcare center. These owner-occupied homes will target the middle-income wage earners, accommodate needs for workforce, single-families, and those with school-age children. Ironwood will serve all phases of life from young professionals to families, and age in place generations.

The development will feature quality of life amenities such as an interior retention lake, pavilion, yards, driveways, and walkability for easy access to childcare and schools. A recent article pointed out the current need for over 1,800 jobs in Dubois County. This project will attract more to our local workforce and address the housing needs of teachers, healthcare professionals, manufacturing workers, and other essential employees. The expectation is to attract new residents, workers, and potential businesses, leading to a significant boost in economic activity.

Currently, there are no licensed childcare facilities in Ferdinand. In Phase two, the availability of building a quality childcare facility, located in the heart of the project, will enable families to settle confidently in Ferdinand. This security-accessed facility will support early education for up to one hundred (100) children, ranging from 6 weeks to 12 years in age, and be equipped with classroom and activity areas as well as an outdoor play area. The facility will serve working parents and allow them to participate actively in the workforce without worry of childcare. This should also bring employment opportunities for future staff. Completion of Phase 2 will help reduce stress, keep families from traveling outside our area for childcare, and attract other families to take

**KENNETH SICARD, President**  
**TAMARA MILLER, Clerk-Treasurer**

**DEBBIE JOHNSON, Member**  
**SHARON BOHNENKEMPER, Attorney**

**RONALD WEYER, Member**

residence in our community. The availability of quality childcare services will enable families to settle here confidently, knowing their children are well-cared for.

The Council understands that in addition to local, state, and federal funding resources, the READI funds will be used for critical infrastructure additions: streets, water, wastewater, stormwater, and utility services. This will support housing, amenities, and a childcare facility, enhancing and spurring economic opportunities for the town and the Uplands region. The Ferdinand Community Nexus Project represents a comprehensive approach to community development, addressing increased growth, childcare, infrastructure, and economic and social needs with both public and private entities working together to spur growth in the community of Ferdinand.

For the Town of Ferdinand, this is a major investment of time and treasures into our Town's future. It would be the largest residential development in the history of Ferdinand.

If you have any questions, please feel free to contact me at [ksicard@ferdinandindiana.org](mailto:ksicard@ferdinandindiana.org) or by calling 812-630-6848.

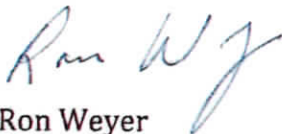
On behalf of the Town of Ferdinand and our surrounding community, we are supporting the Ferdinand Community Nexus Project,



Ken Sicard  
Town Council, President



Debbie Johnson  
Town Council, Vice President



Ron Weyer  
Town Council, Member

**"Visit us for a day, Join us for a lifetime."**



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Regional Opportunities Initiative READI Committee  
100 S. College Avenue, Suite 240  
Bloomington, IN 47404

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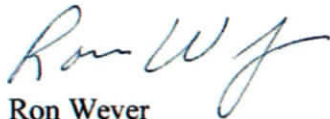
On behalf of the Town of Ferdinand and our surrounding community, we are supporting the Ferdinand Community Nexus Project,



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Town Council, President



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September 8, 2024

Visit Dubois County, Inc.  
248 Third Street, Ste. C  
Jasper, IN 47546

RE: LETTER OF SUPPORT for the Ferdinand Tourism's German Christmas Pyramid  
DCTCIF Proposal

Dear Members of the DCTCIF Review Committee,

The Town Council of Ferdinand, Indiana, supports the Ferdinand Tourism's grant application for the purchase of a German Christmas Pyramid that could become a signature feature along Main Street in the heart of our town each year during the Christmas season.

Christkindlmarkt and other Christmas events in the county already draw 8,000-10,000 visitors to the Ferdinand community and to Dubois County annually. For over 25 years, Christkindlmarkt has made Ferdinand a travel destination and, in turn, brought tourism dollars to Ferdinand and the entire county. Yet, we feel, we always have room for growth and are exploring ways to make this event have an even bigger impact.

The addition of a German Christmas Pyramid would bring another level of excitement to Christkindlmarkt, further reflecting our rich German heritage and drawing even more people to Ferdinand. Those new visitors could then experience all of the attractions and amenities that Ferdinand offers, including the historic Monastery Immaculate Conception, which is the beautiful "Castle on the Hill" that houses the Sisters of St. Benedict along with their craft brewery and pizzeria. These same visitors would also support our other gift shops and restaurants, that are owned by local entrepreneurs who do rely on the tourism dollars brought in during Christkindlmarkt weekend each year. We feel that some of those new visitors would then become repeat visitors!

This new pyramid centerpiece would further cement Ferdinand's place as a regional holiday destination and could potentially even garner mainstream attention beyond our area. As an example, the annual Christkindlmarkt in Carmel, Indiana, which is one of just three community festivals in America that currently features a German Christmas Pyramid, has been honored by USA Today as the country's best holiday market for the past three years in a row. Imagine that type of national attention shining a spotlight on Ferdinand!

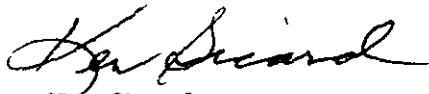
Your grant would facilitate the purchase of a German Christmas Pyramid and would be very much appreciated by all of us who call Ferdinand "home". We not only look forward to not just attending the Christkindlmarkt event annually, but many of us are also volunteering our time and efforts to make it happen.

The addition of a German Christmas Pyramid would further enhance the beauty of the Christkindlmarkt event here in Ferdinand. We are a Town that truly wants to share ourselves with the people from other areas. Our community has done this by hosting the Christkindlmarkt in December along with the Heimatfest in June and the Ferdinand Folk Festival in September. These events help us support our Ferdinand vision of "Visit us for a day, join us for a lifetime!"

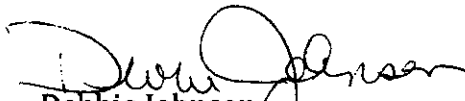

The Town Council wants to thank you for the opportunity to express our support for Ferdinand Tourism's application. We are genuinely excited by the prospect of adding a German Christmas Pyramid to enhance our holiday festivities and create a new seasonal tradition for families from both near and far!

If you have any questions, please feel free to contact me at [ksicard@ferdinandindiana.org](mailto:ksicard@ferdinandindiana.org) or by calling 812-630-6848.

On behalf of the Town of Ferdinand and our surrounding community,



Ken Sicard  
Town Council, President

  
Debbie Johnson  
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Ron Weyer  
Town Council, Member