



**WARSAW COMMUNITY
DEVELOPMENT CORPORATION**

...working to have a light on in every window.

1997

Annual

Report

Greetings,

The term that best characterized the Warsaw Community Development Corporation during 1997 was "revitalization". The corporation began to redesign itself, refreshed its mission statement, set new goals that focus on property ownership and affordable housing, and adopted a new image through a new logo and stationary. The board added new members who represent residents of the Central Business District. WCDC enhanced its computer system and developed a very successful Web site. The administrator's talents were recognized at the state level, resulting in her membership on a state Economic Development Board and a Property Tax Reform Task Force.

With WCDC Board and Administrator assistance, the downtown merchants created the new "Downtown Days" and "Hometown Holidays" events. Financial commitments were secured to greatly expand the revolving loan program for building facade renovation. There was strong support for the City to revitalize streets and sidewalks in the Central Business District. The Administrator served on the committee that increased the downtown Christmas decorations for further holiday beautification.

The Warsaw Biblical Gardens were restored to their former beauty this year through the dedication and talent of our master gardener, a host of volunteers and the leadership of the WCDC Administrator. Fundraising and promotional events revitalized the community's interest in the Gardens. Our new Web site brought national and international recognition and interest.

Revitalization of our downtown impacts us all. To those businesses and individuals who assisted our efforts through financial contributions and the donation of time and resources, thank you. We are looking forward to 1998 and all that will be accomplished through your efforts.

Best Regards,

Kurt Carlson

President



Front Row L-R: Frish Brown, Executive Director; Avis Gunter, County Commissioner; Kurt Carlson, Bowen Center; Sue Allen, Aller's Designs, Jean Northenor, Lake City Bank;
2nd Row L-R Jay Baumgartner, Bowen Center; Neal Carlson, Kosciusko County Historical Society; Cindy Jones, Apollo One-Hour/Cox Studios; Gary Nesemeier, R.R. Donnelley;
Bob Sanders, Bodkin Abstract; Eugenia Fulkerson, Champs; Jim Brennan, Brennan Pharmacy
3rd Row L-R Doug Grant, Lake City Bank; Mayor Ernie Wiggins; John Elliot, First National Bank

Not Pictured-Senator Kent Adams; Bob Beam, Beam & Beam; Bess Joyner, Mallers Joyner Cinemas; Larry Long, Zimmer; Harvey Miller, WRSW; Rick Moriarty, Dahms & Yarian;
Chris Kehler, Kehler Law Office; William Tidmore, DePuy; J.C. Silveus, City Council; Jon Garber, Warsaw Parks & Recreation; Tom Kallay, NIPSCO; Bob Steel, Retired

ACCOMPLISHMENTS



In 1997, WCDC:

- Adopted a new mission statement: "The mission of the Warsaw Community Development Corporation is to encourage the further economic development of the Warsaw Central Business District through investments in people, buildings, business and land."
- Secured \$200,000 in commitments for the continuation of the Revolving Loan Program for commercial property rehabilitation. The Revolving Loan has made 29 loans totaling \$500,000.
- Purchased a home on High Street with the help of a \$200,000 grant from the Indiana Housing Finance Authority as well as a grant from the Kosciusko County Foundation. This purchase marked the beginning of WCDC'S initiative to create affordable housing in Warsaw's central business district.
- Completed the building expansion and renovation project at the Biblical Gardens. The newly-expanded building allowed the Gardens to host a series of gardening classes. 1997 saw the financial and physical stabilization of the Gardens, as well.
- Worked with the Downtown Merchants' Association to plan and promote Downtown Days.

- Created designs for the re-use and rehabilitation of several houses along the Jefferson Street Corridor with the help of a Ball State architecture student and the Indiana Main Street program.
- Helped plan and coordinate the 1997 City of Lakes Annual Balloonfest Parade--the largest Balloonfest Parade to date.
- Created World Wide Web pages for the WCDC and the Warsaw Biblical Gardens. The WCDC page is among KC Online's top 10% visited site. The Biblical Gardens also has a high "hit rate," with a large number of international visitors.
- Assisted in the creation of the Bike Path Plan, a multi-township project that will serve the central downtown area as well as surrounding areas.
- Adopted a new logo, giving WCDC's correspondence a fresh, new look. The new WCDC logo emphasizes our mission of revitalization.
- Helped secure Christmas Decorations for Downtown Warsaw.



- Helped with the planning of the highly successful, second-annual Hometown Holiday Weekend.
- Hosted the American Boy Choir-Biblical Gardens fundraiser
- Held the annual Halloween Spooktakular with over 200 children participating in the costume judging contest.

Executive Committee

Kurt Carlson President
Jim Brennan Vice President
Rick Moriarty Treasurer
Trish Brown Secretary
Jean Northen Member at Large
Gary Nesemeier Past President

Affordable Housing

Jean Northen
Fue Allen
Tom Kalay
John Warren
Vickie Province
Kent Adams
Chris Kehler

Long Range Planning: Downtown
Warsaw

John Elliott
Mac Silveus
Bob Steele
Gary Nesemeier
Bob Sanders
Pat Hudson
Avis Gunter

Microloan Committee

Todd Lybaeger
Bob Beam
Anthony Avallone
Cindy Jones
Randy Vutech

Finance Committee

Jay Baumgartner
Kurt Carlson
Rick Moriarty

Warsaw Biblical Gardens

Robert Fuson
Fue Bradley
Kurt Carlson
Eugenia Fulkerson
Jon Garber
Bess Joyner
Fardee Levin
Willie Nize
Cindy Reinholt
Mark Sanders
Cathy Tegtmeyer

Christmas Decorations

Carol Huffer
Jim Brennan
Mac Silveus
Brian Beam
Kim Leake
Bruce Shaffner
Bruce Howe

Balloonfest Parade

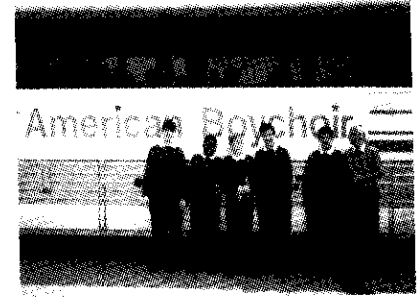
Keith Reinholt
Harvey Miller
Mary Kittrell
Libbie Tom
Charlie Barrett
Jackie Barrett

Historic Preservation & Design

Neal Carlson
Bob Sanders
Bob Steele
Jon Shively

Retail Merchants

Brian Beam
Jim Brennan
Jay Warracutt
Cathy Ott



1997 WCDC Membership Contributions

\$2,000 AND ABOVE

- Biomet
- First National Bank
- Lake City Bank
- Zimmer

\$1,000

- DePuy
- NIPSCO
- R.R. Donnelley & Sons
- Sprint

\$500

- Dalton Foundries
- Little Crow Foods
- Mallers-Joyner Cinemas
- Maple Leaf Farms
- REMC

Other Contributors

- Allen's Design
- Apollo One - Hour Photo
- Beam & Beam Clothiers
- Beauchamp & McSpadden
- Bob List Photography
- Bodkin Abstract
- Bowen Center
- Bowser & Geberin
- Brennar Pharmacy
- Center Title Services
- Champs Sporting Goods
- Cox Studio
- Crownover Jewelry
- Dennie House

- Downtown Eatery & Spirits
- Edward D. Jones
- First Source Bank
- Frank Bush
- E.L. Saemann
- Gary Neemeier
- Gordy's Sub Pie
- Hall & Marose Agency
- Hardesty Printing
- Instant Cody
- Jean Northenor
- Karer Best
- KC Online
- Kehler Law Office
- Kosciusko Community Hospital

- Lavender Law Office
- LeBarron Photography
- Merrill Lynch
- NBS Office Supply
- Neal Carlson
- Printing Plus
- GIOT
- Rader On
- Readers World
- Reed & Earnhart Furniture
- Rick Moriarty
- Rick Snodgrass
- Ringer Body Shop

- R. Douglas Grant
- Senator Kent Adams
- Service Liquors
- The Papers
- Warsaw Community Public Library
- Warsaw Real Estate
- Wild West Design Co., Inc.
- Wil Brandt
- Woodward Realty

***Please note:** This list only includes membership contributions. Many Members have also contributed generously to other WCDC events and programs.

WARSAW COMMUNITY PUBLIC LIBRARY



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Kosciusko Leadership
Academy White Papers
1998

WCDC

K98-133
1998

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