



Fieldhouse of Dreams

Denny Harlan • Chad Hummel • Carol McGregor • Angie Summers

Agenda

Project Overview

Community Feedback

Vision

Sustainability Partners

Community Impact

Recommendations



Project Overview

Is there a desire for an indoor recreational facility in Kosciusko County?

- Community Leaders
- County Parks Board
- Community Survey

- Internet Research
- Site Visits
- Operator Interviews



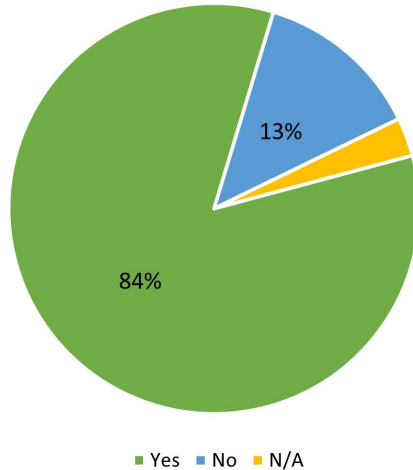


Community Feedback

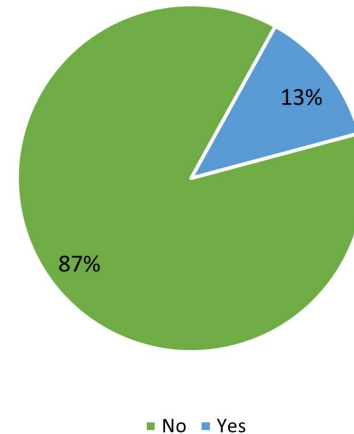
Kosciusko County Recreational Facility

Community Survey Results

Use Facilities in Kosciusko County



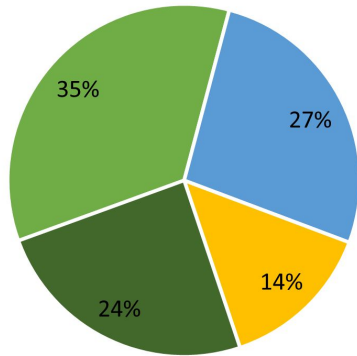
Kosciusko County has Enough



Kosciusko County Recreational Facility

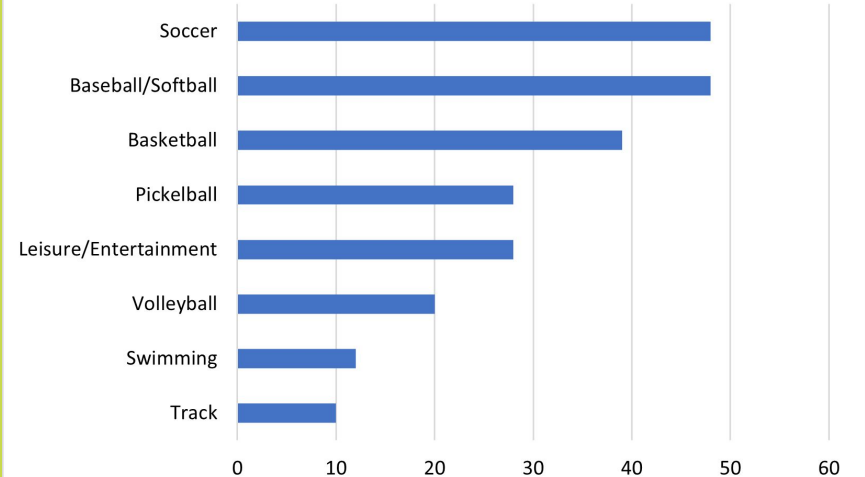
Community Survey Results

Travel Outside Kosciusko County Frequency



Very Frequently Occasionally Infrequently Never

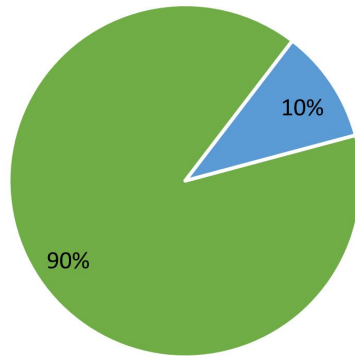
Activities



Kosciusko County Recreational Facility

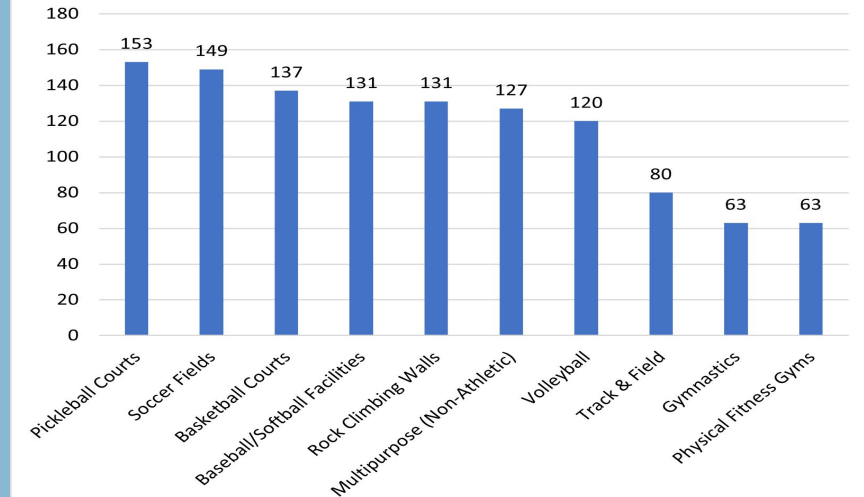
Community Survey Results

Kosciusko County Needs More



■ Yes ■ No

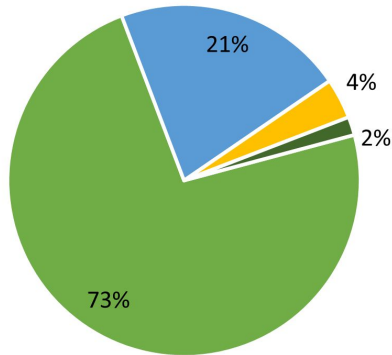
Activities



Kosciusko County Recreational Facility

Community Survey Results

Support Level



Very Supportive Somewhat Supportive Not Supportive No Opinion

Feedback

“The need for indoor sports facilities has been very real for years.”

“An event center for sports use as well would be a major contribution to the community.”

“The revenue from hosting indoor sporting events would bring money [to] local businesses, restaurants, and lodging.”

“Thank you for considering ways to grow our community!”



Vision

Comparable Facilities

The Plex North

Turnstone Plassman Athletic Center

SportONE Fieldhouse

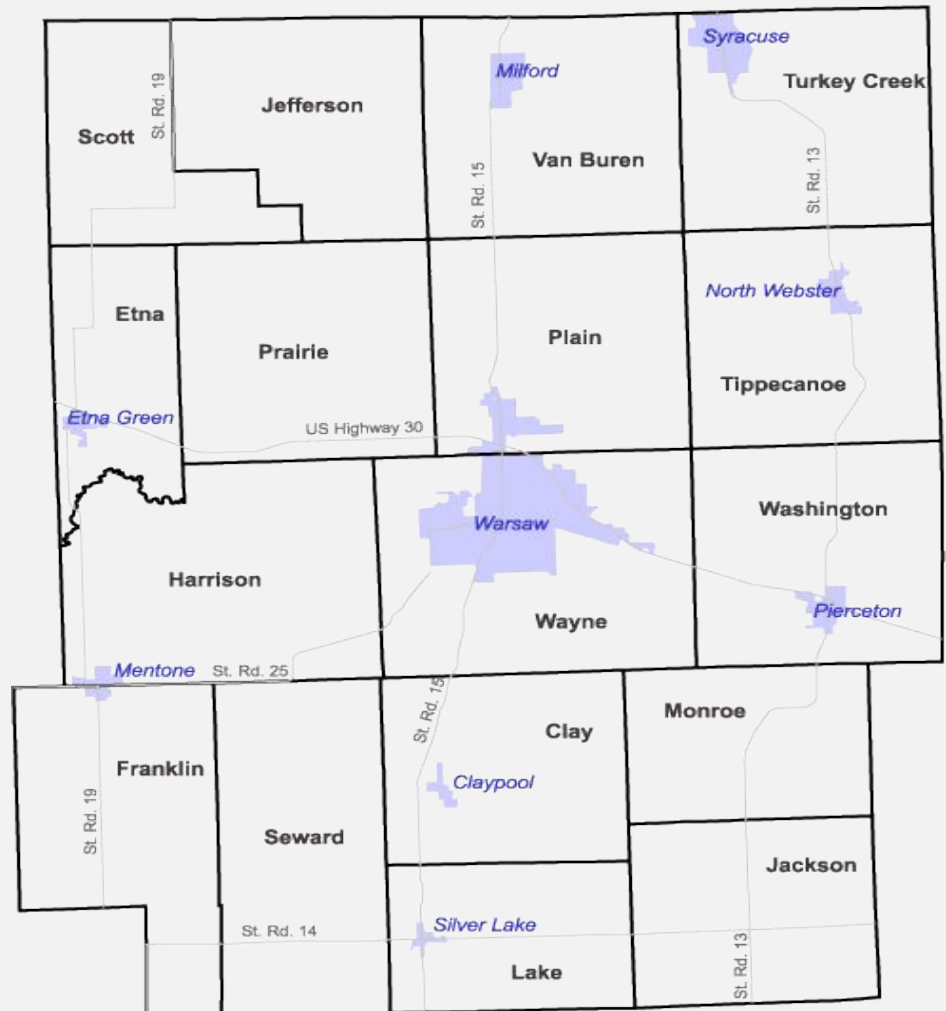


Location

Warsaw

Winona Lake

Route 30 Corridor



Source: Census 2000 Tiger files
Map produced by the Indiana Business Research Center, IU Kelley School of Business

Revenue Opportunities

Community Health & Well-being

Leagues & Camps

Tournaments & Events





Sustainability Partners

Partner Puzzle

Fitting the proper pieces together



Funding Partners

- 1) Grace College & Lilly Endowment
- 2) K21 Health Foundation
- 3) Health Networks



Operating Partners

- 1) Parkview Warsaw YMCA
- 2) City-County Athletic Complex
- 3) Kosciusko County Parks
- 4) Grace College



Outside Community Partners

- 1) Triad Associates
- 2) Rentals and Event Operators



Sporting Partners

- 1) Youth programs
- 2) Adult leagues
- 3) Rentals and Event Operators



Community Impact

Fieldhouse of Dreams

Community Impact

“Community Impact is the action of deliberately improving one’s surroundings - whether that is through directly changing behaviors, education, or contributing to the community financially”

Tangible and Intangible Benefits

1. *Economic and Fiscal Impact*
2. *Catalyst for future economic development*
3. *Attract visitors for Peak and Non-Peak months*
4. *Venue to host diverse events*
5. *Tool to attract talent to our county*
6. *Enhance overall Livability of our county*
7. *Promote healthy living through youth sports*

Fieldhouse of Dreams

Economic Impact - Kosciusko County

Tourism and Travel - Why It's Important

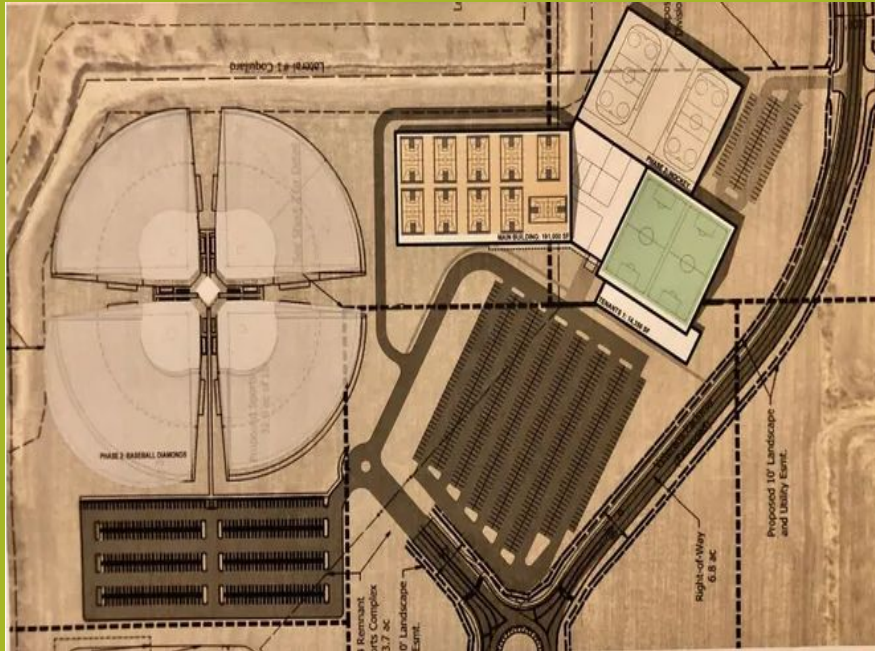
- The industry has contributed \$200 million to county (2019) - up \$16 million from 2017
- Has created 2,161 jobs in our county and \$39 million in wages
- Local residents contributed \$21.2 million and 254 jobs.
- 47.1 million in tax revenue - 9.3 stayed in our local economy

Innkeepers Tax

- 5% tax on all businesses renting or furnishing accommodations (less than 30 days)
- Includes lodging (hotels, motels, resorts), banquet rentals, campsites etc
- 2022 - K-County received \$902,386 tax revenue from the Innkeepers Tax alone
 - Ranks 15th highest out of 92 counties
- Dollars Spent...
 - 34% - Food and Beverage
 - 23% - Attractions
 - 17% - Lodging
 - 16% - Shopping
 - 7% - Travel
 - 3% - Souvenirs

Fieldhouse of Dreams

Economic Impact Comparison



Mishawaka Fieldhouse (Card & Associates)

- *191k sqft Fieldhouse*
 - *10 courts (dual sport usability)*
 - *2 indoor turf fields*
 - *14k sqft building for conventions*
- *Estimates 30-40 events/year in youth events*
 - *Not including conventions and weekly local usage*
- *Draw visitors from 3 state region (Indiana, Michigan, and Ohio)*
- *Estimate \$64 million impact on local economy*

Fieldhouse of Dreams

Talent Attraction

Challenges

- **Talent Attraction/Retainment**
- **Business Retention**
- **Job Growth**
 - K-County employs 40.2k people
 - 2% job growth in 2022
 - 36.6% Future job growth (10yrs) 3% higher than national average
- **Continuing to develop our community with amenities will impact attractiveness**

Grace College Impact

- **Potential Fieldhouse Sustainability Partner**
- **Creative way to attract and retain talent**
- **>25% of graduating students remain locally to begin their career**

Fieldhouse of Dreams

Recommendation

- Project Infancy - "Dream"
- Playbook
- Research proves validity of exploration
- "... It's going to take a Village"
- Northenor Award

