Star Valley Portfolio

Version 34

10/1/2025

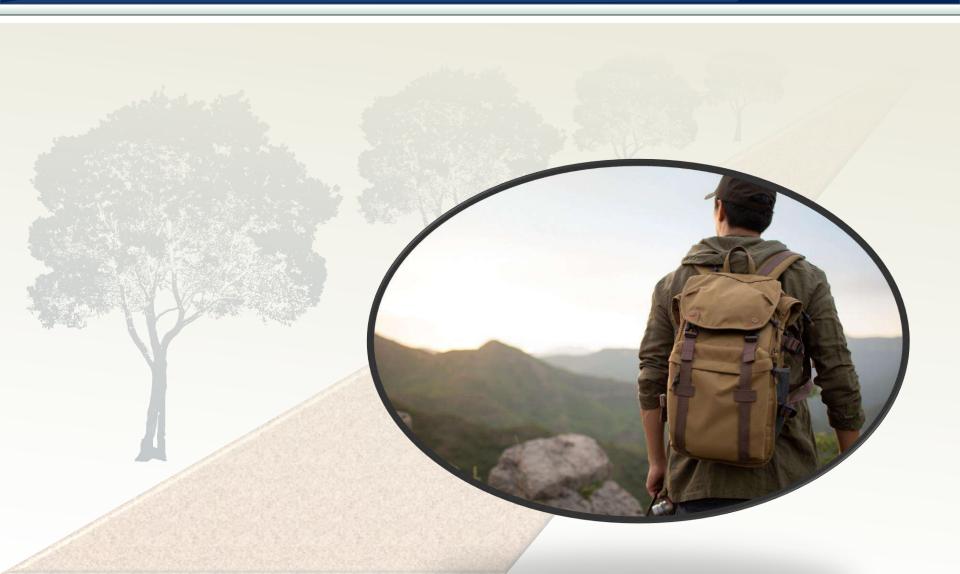


Life in the Valley

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Overview



About This Portfolio

This portfolio is a communication document used to convey the Star Valley Regional Economic Development Strategy. The Town of Borden is the centerpiece of this regional strategy.

This document includes a comprehensive overview of all economic development projects.

This is a living document and will be iterated as the internal and external environments change.



Town of Borden - Mission and Vision



Vision

Borden is a well-resourced community with a small town feel that supports existing businesses while increasing opportunities for those that call it home while respecting the town's history and heritage.



Mission

The Town of Borden is committed to fostering a collaborative community by leveraging external funding, promoting heritage-based tourism, and ensuring smart growth. Our mission is to enhance public safety, invest in our schools, attract high-quality housing, and elevate economic opportunities for all taxpayers.

Star Valley Region - Mission and Vision



Vision

Make Southern Indiana a national model for a community optimized to the context of global implementation of Artificial Super Intelligence (ASI) by building a robust, sustainable feeling economy based on high-trust volunteer networks.



Mission

- Implement Local to Global planning supported by Artificial Intelligence (AI), and eventually Artificial Super Intelligence (ASI).
- Restore the vision of the town of Borden's founder, professor William Borden to re-establish Borden (ASI) Institute modeled after the <u>World Resource</u> Simulation Center (WRSC) design concept.
- Expand the model across Southern Indiana, the state of Indiana.
 Simultaneously partner with Texas with an intent to scale the model nationally.

Star Valley Region - SWOT

Strengths

- Strong, experience-based vision and approach
- Beautiful, pristine countryside
- · Several high-quality attractions in close proximity
- Strong community leader and citizen support
- Adjoins Huber Farms and Winery
- Exceptional volunteer base with broad skills
- Strong media and political relationships

Weaknesses

- Lack infrastructure to support growth
- Geography (hills) can be challenging to develop
- Zoning currently at a county level
- Nested in areas (e.g., national forestry, large farms) that resist development or cannot be developed

Opportunities

- Re-establish Borden Institute as Borden ASI Institute
- Institute Local to Global Planning
- Expand tourism and services economy
- Establish a "Brown County" for southern, Indiana
- Establish local, sectional, and regional partnerships
- National future community leadership
- Healthy competition spurs development in other communities

Threats

- Unhealthy competition with other communities
- Chain store or housing development that detracts from the 'urban country' tourism appeal
- Small pockets of resistance
- Top-down global development

Star Valley Region - High-Level Trajectory

National expansion Establish healthy Borden ASI living brand/ Institute promotion and research startup (livinsouth.net) Establish Texas Expand core Initiate Core Expand high-trust Partnership network to volunteer networks southern Indiana network in Borden. Local- to Regional-الْمُثِينُّ الْمُثَانِّةِ to State-Level Planning **Explore Funding** for Borden ASI South Monon Strawberry Institute Trail dedication **Festival** Network READI 2.0 Expansion 2025 2013 2020 2024 2030 2035

Economic Development Plans



IN Regional Fragmentation

Indiana has some shared strategy, but regional misalignment across community support organizations.



Regional Boundaries Overlay

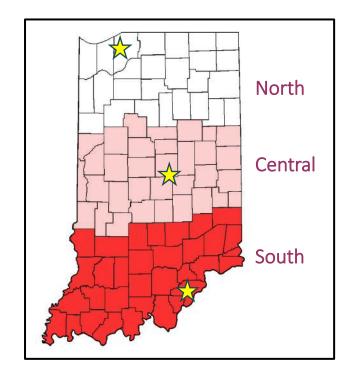


IN Regional Alignment

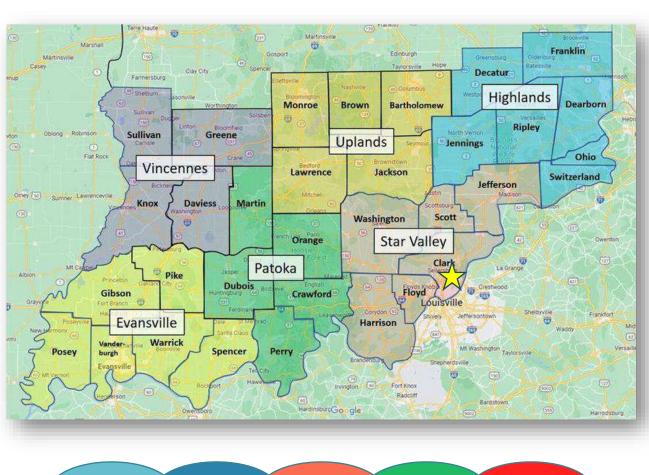
Focus public health, arts, economic development, tourism, and community resources on Medicaid Expenditure Reduction. Align Geographies into three regions, each with a regional local to global planning institute.

Strategic Alignment Public Health Arts Economic Development Tourism Community Resources

Geographic Alignment



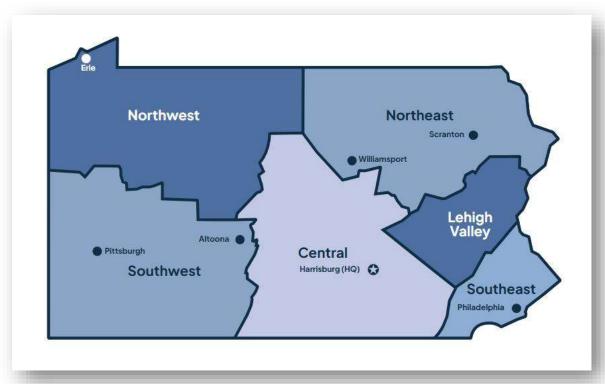
Consolidated Districts – Southern Indiana



Tourism Economic Arts Healthy Living Public Health

Pennsylvania DCOE (Example)

Similarly, Pennsylvania is divided into 5 regions with regional offices in each region. The <u>Pennsylvania Department of Community and Economic Development (DCOE)</u> merges community and economic development and has very high county health rankings.



Key Themes

Retail Shops, Restaurants



Residential Housing



Trails



Lodging



Agri/Educational Tourism



Forestry



Chalets



Research Institute



Healthy Living



The Shopping District

The concept of Star Valley Destinations is modeled after Peddler's Village in New Hope, PA. New Hope is remote suburb between Philadelphia, PA and New York City, NY.

The village includes lodging, a variety of dining and shops.



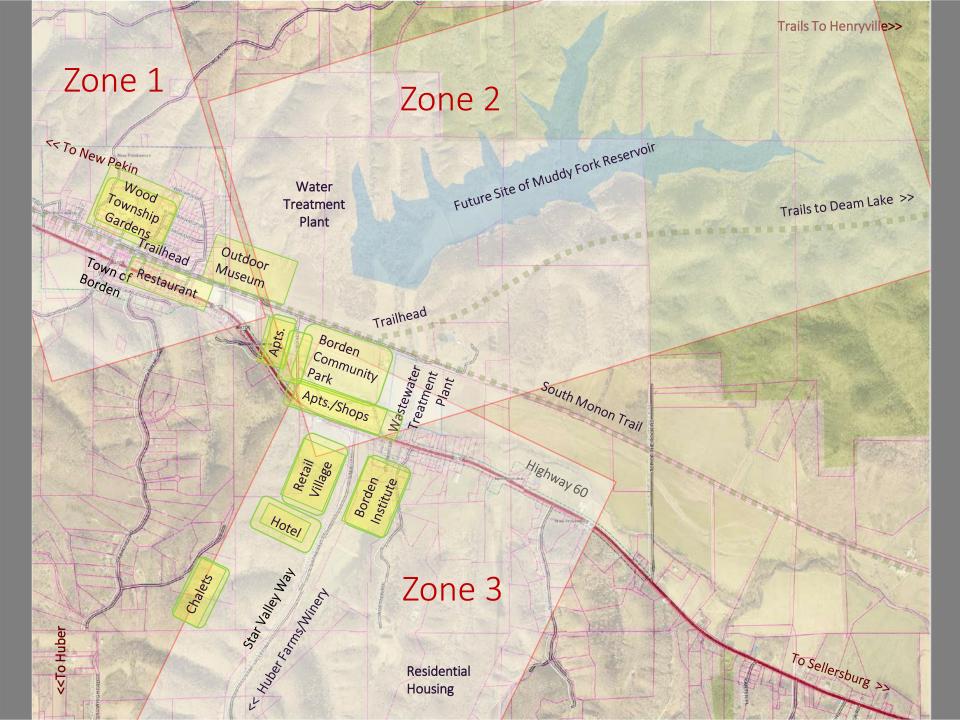














- 1 Shopping District
- 2 Hilltop Chalets
- 3 New Lake/Airbnb Housing



Cowboy Miniature Golf



Western Mining Town



Signage Consistent with Huber Farms



Multi-color, same color tone across shops





All Retail Shops are a Siding / Stone Combination. Old Colonial Architecture.



Barn Hotel



Red Brick Walkways Between Shops



Circular Gardens







Gazebo

Projects



Project Listing – Page 1

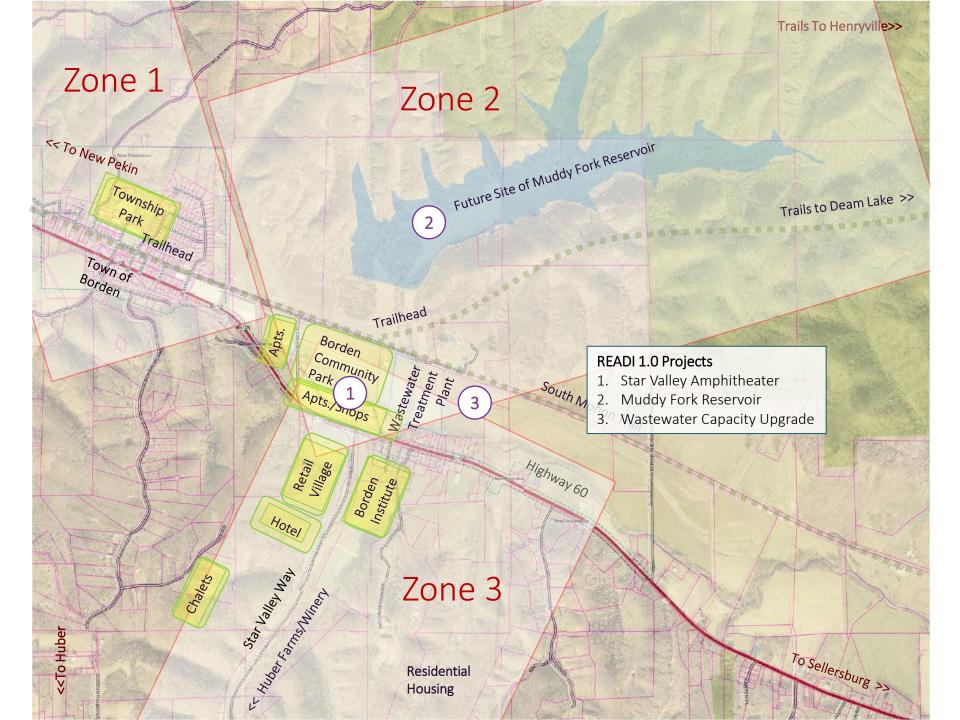
No.	Project Name	Funding Org.	Funding Status	Project Status
1	Star Valley Amphitheater	READI 1.0	Funded	Complete
2	Muddy Fork Reservoir	READI 1.0	Partial Funding	In Progress
3	Wastewater Capacity Upgrade	READI 1.0	Partial Funding	In Progress
4	Pierce Township Park	READI 2.0	Unfunded	On Hold
5	Pierce/Polk Fire Station and Trailhead	READI 2.0	Unfunded	On Hold
6	Wood Township Gardens and Trailhead	READI 2.0	Partial Funding	In Progress
7	Borden Tri-County Water Treatment Plant	READI 2.0/Borden Tri-County Water	Borden Tri-County Water Funding	Not Started
8	Star Valley Event Center	READI 2.0	Partial Funding	On Hold
9	Hardinsburg Hotel	READI 2.0	Not Funded	On Hold
10	Historic Bank Restoration	READI 2.0	Funded	In Progress
11	Family Dollar Retail Redevelopment	Private	Unfunded	Not Started
12	Brewer's Store Redevelopment	Private	Unfunded	Not Started
13	Borden Main Street Widening	CCMG (Community Crossing)	Funded	Complete

Project Listing – Page 2

No.	Project Name	Funding Org.	Funding Status	Project Status
14	Borden Welcome Sign	Town of Borden	Funded	In Progress
15	Starhenge	Multiple Sources	Partially Funded	In Progress
16	Park Signage	Park Board Maintenance Budget	Funded	In Progress
17	Park Tree Planting	Park Board Maintenance Budget	Funded	In Progress
18	Park Restroom Project	Readi 1.0	Funded	In Progress
19	Park Playbround Updates	Community Foundation of Southern IN, Starlight Foundation, Wood Carr Foundation	Funded	In Progress
20	Mural Project	IU Rural Placemaking Studio (Drawing)	Partially Funded	In Progress
21	South Monon Trail	READI 1.0, Next Level Trails (IDNR)	Funded	In Progress
22	Outdoor Trailhead and Signage	Next Level Trails (IDNR)	Funded	In Progress
23	Star Valley Way Sewer Project	Clark County ARPA Funds/READI 2.0	Partially Funded	In Progress
24	Indiana Health Nexus	Private	Funded	On Hold
25	Borden ASI Institute	TBD	Unfunded	In Progress

READI 1.0 Project Submissions





Project 1 - Star Valley Amphitheater (Complete)

The Star Valley Amphitheater was funded as part of READI 1.0 and construction has been completed (photo at right).

The amphitheater will serve as an outdoor stage for the Strawberry Festival, Concerts by the Creek, and other events held in Borden Community Park.



Project 2 - Muddy Fork Reservoir (Permitting)

- A planned 189-acre recreational lake that will adjoin Borden Community Park.
- Adjoins Clark State Forest, a 24,000-acre state forestry
- Access will be restricted to paid visitors
- A local water source and regional emergency water source.
- Planned amenities like glamping, boating, fishing, fishing tournaments, walking/biking trails, and horseback riding.
- Will include wilderness trails from the Borden Community Park Trailhead through Clark State Forest to Deam Lake and another to Henryville, Indiana.
- Requested permitting assistance and did not submit a funding request.



Project 3 - Wastewater Capacity Upgrade (In Process)

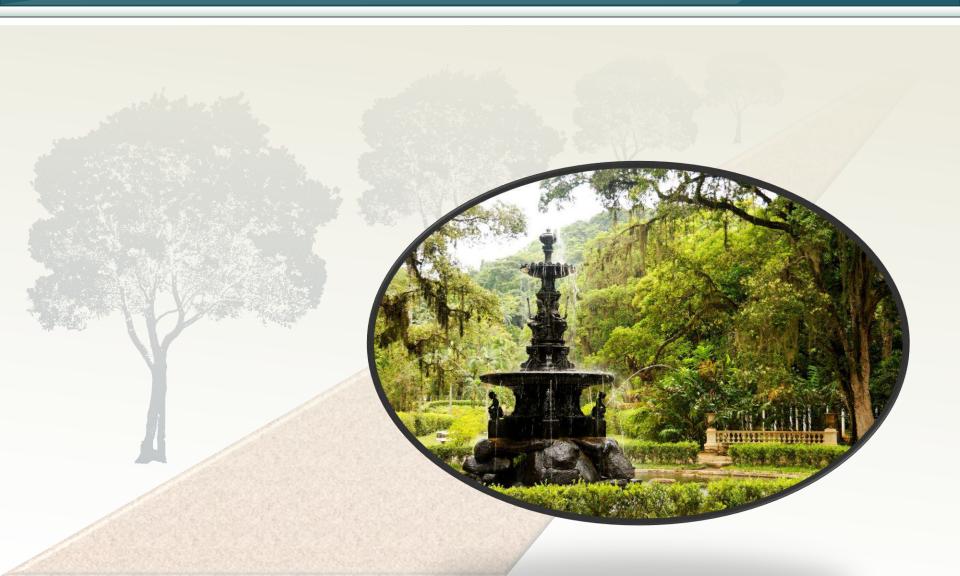
The Town of Borden owns and operates a Class II wastewater treatment plant (WWTP) serving a population of approximately 1,737 people. The WWTP is located just east of Borden Community Park.

This project includes:

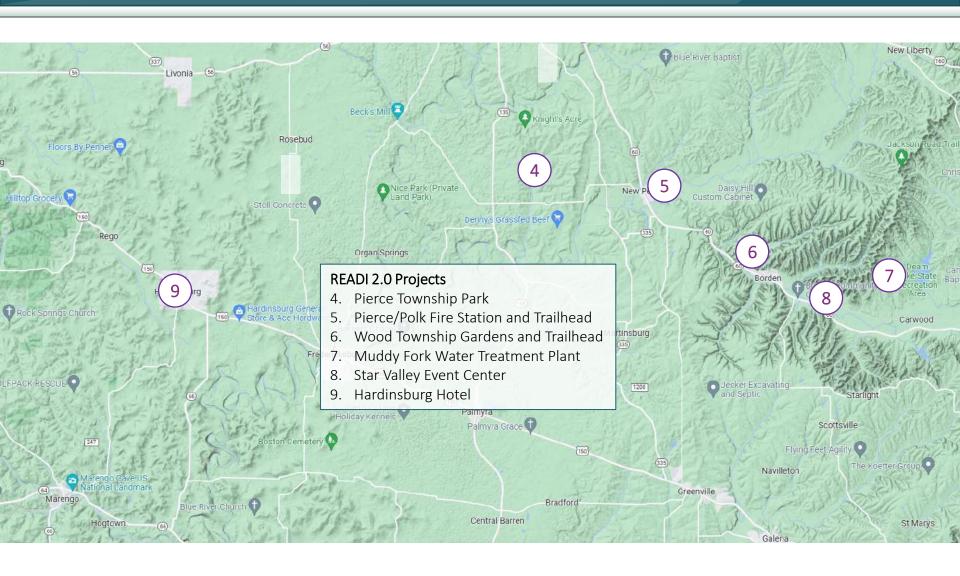
- Necessary plant and line upgrades and repair
- New wastewater treatment lines from Borden, IN to Starlight, IN and from Borden, IN across highway 60.



READI 2.0 Project Submissions



Star Valley Region – READI 2.0 – Project Submissions Map



Project 4 – Pierce Township Park (On Hold)

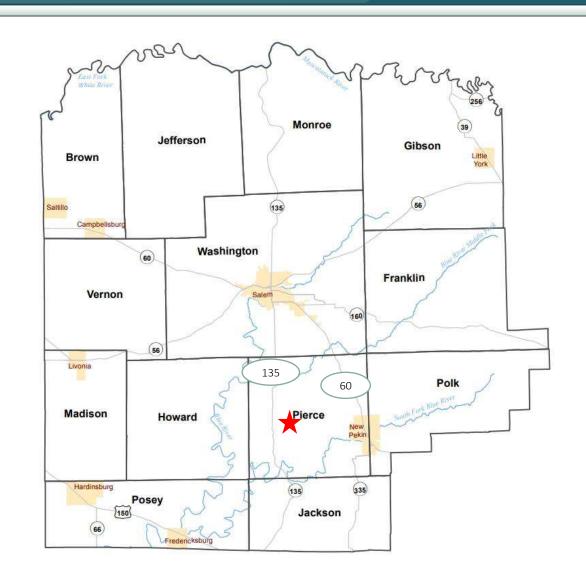
Pierce Township Facts

• Population: 2,839

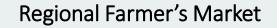
• 35.6 square miles

• Average age: 39

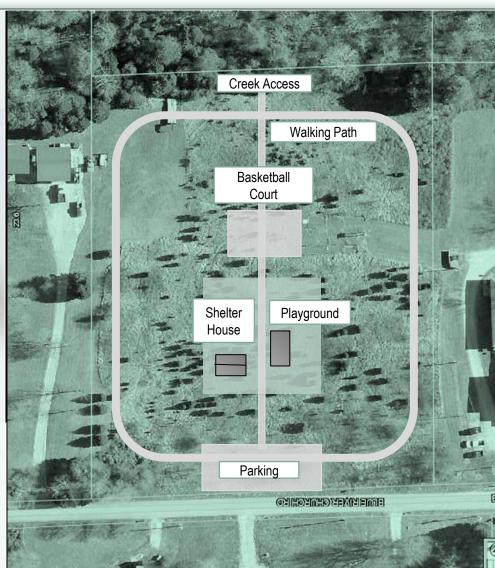
- Average income: \$66,678
- 1,159 housing units
- Average commute to work: 30 min.



Pierce Township Park – Layout







Pierce Township Park – Details

HISTORY / FEATURES

- The Pierce Township Park was once a popular gathering place for Pekin residents. It is located next to the historic Pierce Township School which is now an apartment complex.
- Located in rural Washington county, in a thriving farming community.
- Shelter house, children's playground, basketball courts, creek access, and lawn for a monthly Farmer's Market.
- Intent is to have the park to:
 - o Increase quality of life and place
 - Serve as a healthy food basket for our region.

PROGRESS TO DATE

- Land owned by Pierce Township surveyed.
- Used in-kind work to clear, grade and seed the property.

Project 5 – Pierce/Polk Fire Station and Trailhead (On Hold)



Pierce/Polk Fire Station and Trailhead – Details

FEATURES

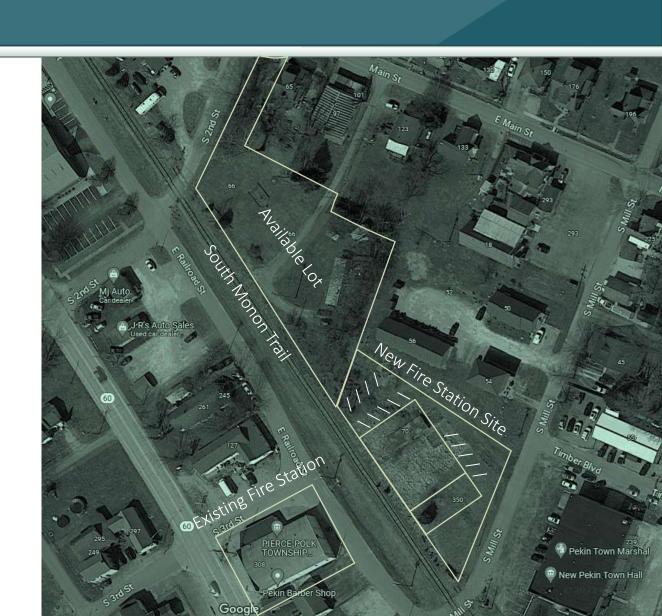
- Move from fire fighting equipment stored in two separate buildings to equipment stored at one location with ample parking. This will substantially lower emergency response time.
- South Monon Trail emergency response command center with ATV trail response.
- A side porch that will serve as a South Monon trailhead with external self-locking restrooms.
- Regional training center for firefighter, paramedic/EMS, and trail safety training.

PROGRESS TO DATE

- Partnership with Polk Township established.
- \$750,000 raised for the project.
- Lot with South Monon trail access has been secured, surveyed, and cleared in downtown Pekin.
- Partnerships with Salem FD and Borden FD established.

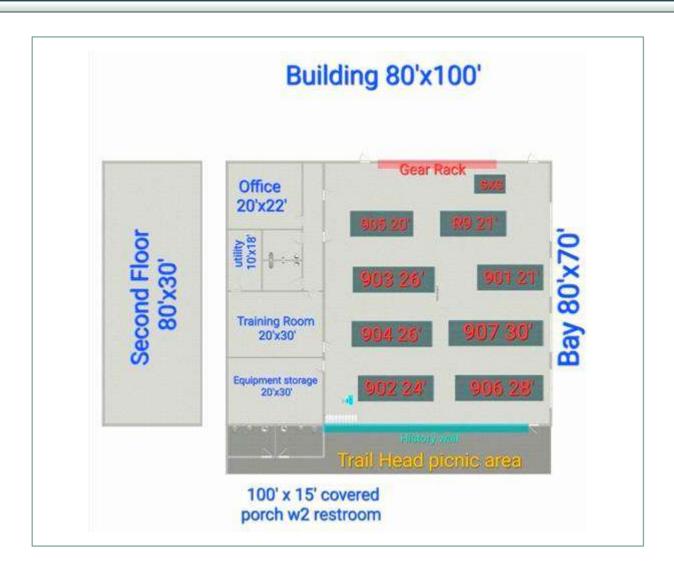
Pierce/Polk Fire Station and Trailhead – Site Map

• Site map



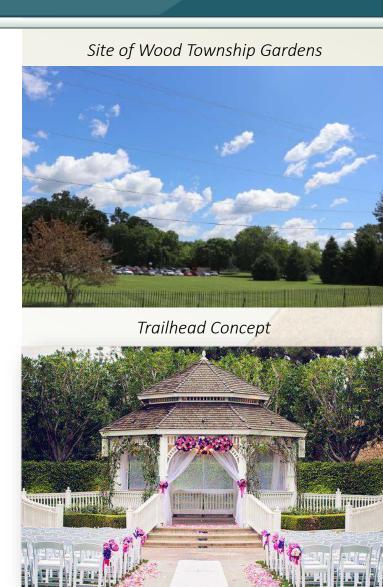
Pierce/Polk Fire Station – Basic Layout

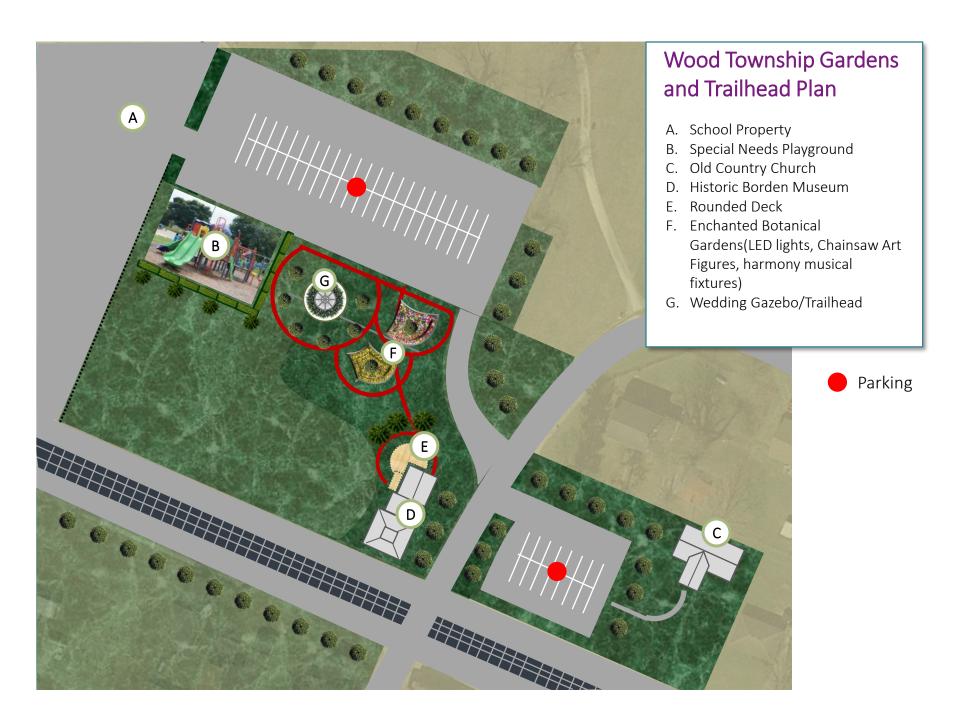
 The first draft conceptual building design.



Project 6 – Wood Township Gardens and Trailhead (In Progress)

- Wood Township has purchased the historic church adjoining the museum parking lot which will be used as a gathering and wedding venue. Wood Township is using the sale of a donated building frame to fund this purchase.
- Plan is to construct a wedding-appropriate gazebo in the Museum courtyard to serve as an outdoor wedding venue and trailhead.
- The museum has ample parking and external, self-locking restrooms are currently being installed.
- We have secured a volunteer arborist/landscaper to design the gardens and grounds surrounding the gazebo, museum, and church to create a cohesive campus look and feel.





Wood Township Gardens – Outdoor Museum

Outdoor Museum

- Displays in the gardens and across the front and back walls, e.g., of the Borden Business Park (permission secured) and stand-alone signs and/or kiosks in the Borden Museum gardens.
- Plan is to use artificial intelligence software to increase the resolution of historic photos so they can be scaled to 4 to 8-foot displays.
- Photos printed on aluminum panels and coated with automotive ceramic clear coat (<u>Cerakote.com</u>).
- Each panel will display a photo with corresponding historical information.













Project 7 - Borden Tri-County Water Treatment Plant (Not Started)

- BTC is a 100 square mile distribution system providing water to four counties.
- BTC currently purchases \$240M gallons from American Water and treats 80M gallons per year.
- By May 1, 2025, American Water re-sale rates will increase a total of 36%.
- Estimated project cost from \$11M to \$30M, depending on the solution chosen.
- New Plant could increase water production from 300,000 gallons to 2.5M Gallons per day.
- Adding an additional facility would allow BTC to hydraulically serve 100% of it's customers.
- BTC has committed \$1.75M to provide infrastructure from the lake to the plant.
- 5 acres of land have been provided by the Muddy Fork Conservancy for the plant.
- Intent is to design the treatment plant as an expandable facility.
- This expansion would set us up to assist neighboring water utilities with water needs they have expressed to BTC.

<u>Note</u>: Any expansion would require additional funding.



Muddy Fork Lake – Update (In Progress)

- Muddy Fork Lake is now on track for permitting to be approved.
- An environmental economist has joined the engineering team and is helping us work through permitting barriers.
- The lake will serve as a residential water source, agricultural water source, and as a recreational lake.
- Use as a residential and agricultural water source will require a water treatment plant.

Future Site of Muddy Fork Lake and Water Treatment Plant



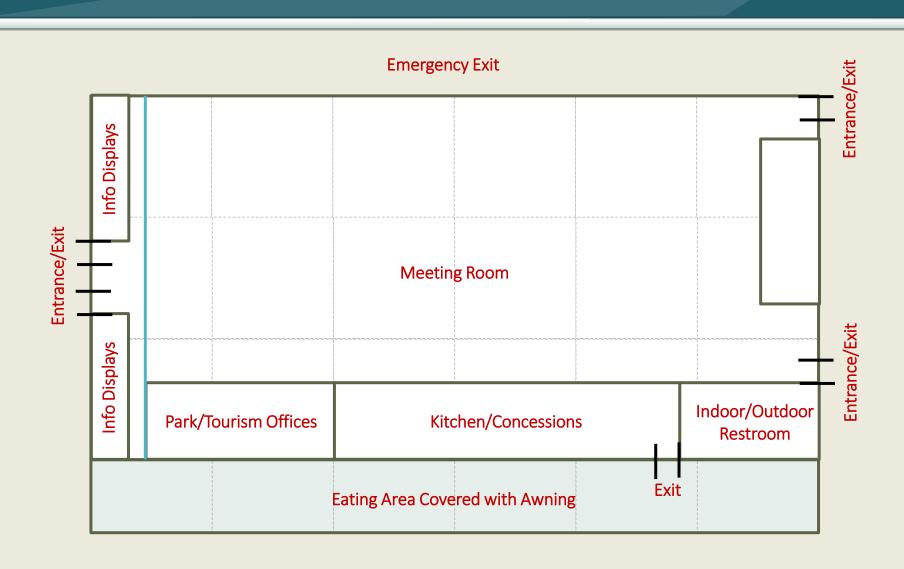
Project 8 – Star Valley Event Center (On Hold)

Event Center Features

- Serve as a visitor welcome center
- Serve as a flexible, multi-purpose, meeting and event space
- Host meetings for local groups like the senior program.
- Provides a kitchen/concessions area for events
- Include restrooms with indoor and outdoor access
- House offices for Friends of the Borden Community Park
- Displays artwork from local artists



Star Valley Event Center – Floor Plan (Partial Funding)

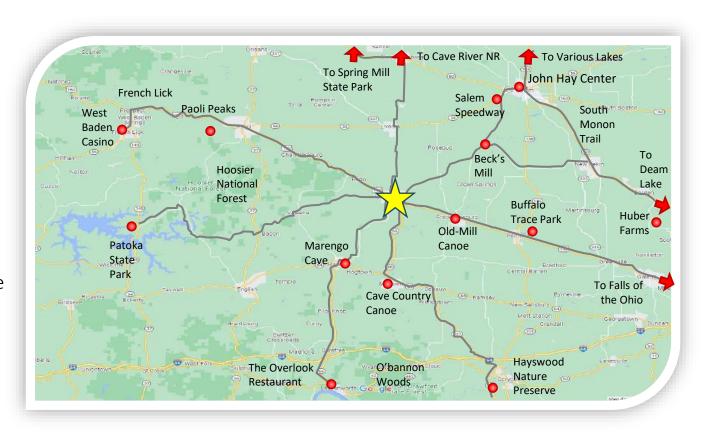


Project 9 – Hardinsburg Hotel (On Hold)

The area around Hardinsburg is highly accessible to tourism-related assets in Southern Indiana.

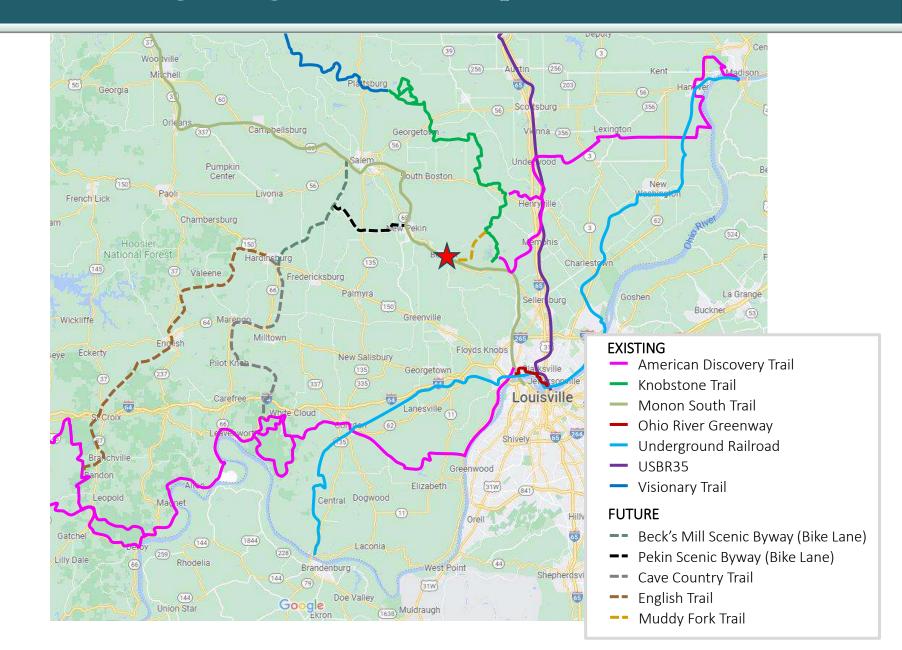
Most attractions are within 30 minutes of Hardinsburg, which makes this area a prime location for a hotel.

Hardinsburg is also a key access point to trails.



This project is on hold, and we are not actively partnering with Hardinsburg.

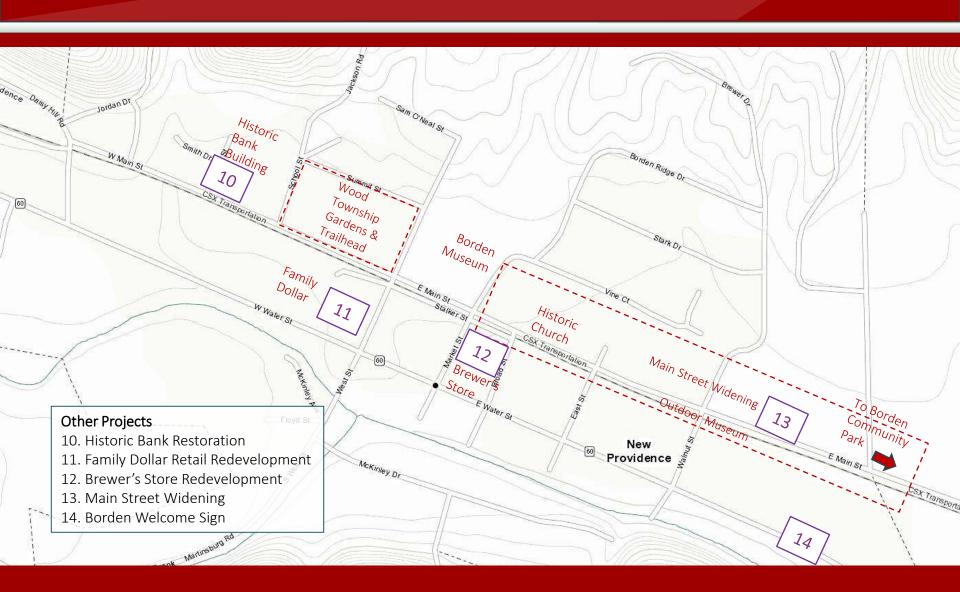
Hardinsburg - Regional Trail Map



Borden Redevelopment Projects



Borden Redevelopment – Project Map



Project 10 - Historic Bank Restoration (In Progress)

The current intent is to use the historic bank building as a multi-purpose building with these main functions:

- Visitor center providing information on places to go, things to see in and around Borden.
- Rest stop, point of interest on the trail, which passes right in front of the building.
- Art gallery or museum (use of wall space).
- Meeting area to for rental by the Town of Borden.

The building is structurally sound but needs repairs to the roof, floor, and windows.

Historic Bank Building (Current)



Project 11 – Family Dollar Retail Redevelopment (Not Started)

The Family Dollar Retail Outlet has gone out of business in Borden and vacated the building. We are seeking a business or restaurant to occupy this facility.



Project 12 - Brewer's Store Redevelopment (Not Started)

The Brewer's General Store is a history grocery store site in the Town of Borden, Indiana. The site is located on the South Monon Trail across the street from the church that Wood Township recently purchased for wedding events.

We are seeking investors for a proposed mixed-use development with living spaces and restaurant/retail shop. The intent is to have garage doors on the trail side of the building that open to a veranda and courtyard with outdoor umbrella seating adjoining the South Monon trail. We want the building to be an inviting stop for visitors on the trail.

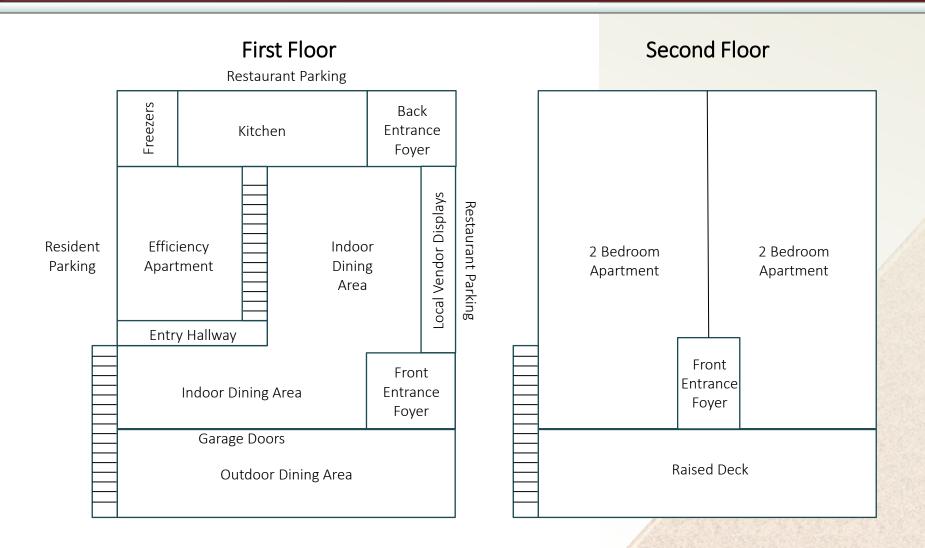
While the building frame is very solid, the building is large and needs significant reconfiguration, updating, and repairs.

The integrated housing is designed to help fund the longterm maintenance of the site.





Brewer's Store - Basic Floorplan



Project 13 – Borden Main Street Widening (Complete)

The section of Main Street between the Borden Museum and Borden Community park was narrow and a safety hazard.

We leveraged a Community Crossings Matching Grant (CCMG) to redesign Main Street and how it will interact with the South Monon Trail.

In-kind work was also used to help with the trail construction on this project.

The Outdoor Museum will be located near the back wall of the Borden Business Park facility.

Main Street (Before)



Main Street (After)



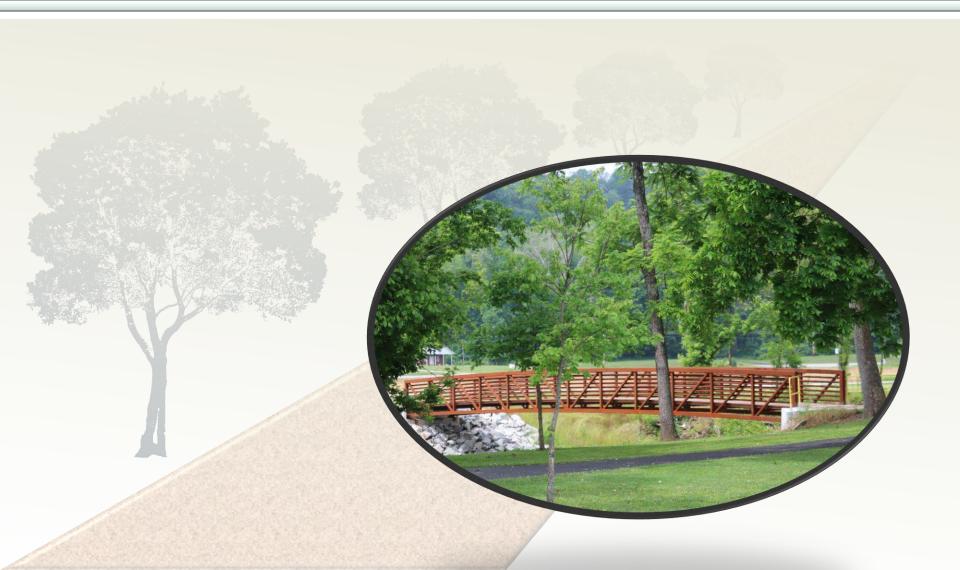
Project 14 - Borden Welcome Sign (In Progress)

This project is in design phase.

We are working on design options to replace the current welcome signs on Highway 60 visible to vehicles entering town limits.



Borden Community Park Projects



Park Leadership

The **Town of Borden Park Board** was created by the Town of Borden in 2000 to oversee park improvements and maintenance.

The **Friends of Borden Community Park** is a 501c3 formed in 2018 to oversee events, facilities, grants, and in-kind work related to the park.

Borden Community Park is committed to make natural and educational assets available to all citizens in the region.

The overall intent is to create culturally diverse, universally ADA accessible, offerings for both the citizens and visitors of Star Valley.



Friends of Borden Community Park - Events

- The annual **Strawberry Festival** attracts approximately 15,000 people to Borden each spring.
- Concerts by the Creek A monthly concert series held at the Borden Amphitheater in Borden Community Park. Currently draws ~500 people.
- Spring Bazaar Arts & Crafts Show
- The Borden Sunshine Gang is the largest and most successful senior gathering in this region.
- The **Highway 60 Yard Sale** is a cross-community partnership to build a 50+ mile yard sales consisting of both family and group sales.
- Holiday Bazaar Arts & Crafts Show
- Light Up Borden is our annual Christmas display unveiling. Borden Community Park is decorated with lights and Santa comes to Borden to see the kids.
- Monthly Fish Fry A simple fish fry with entertainment to benefit Friends of Borden Community Park



Borden Community Park – Land Use Plan

A – Starhenge B – Dog Park

Sensory Walk I – Ball Fields J – Concessions

K – Tree Farm
L – Walking Bridge
M – Event Center
N – Restroom
O – Amphitheatre

P - Shade Trees

and grass parking

Parking

Note: All open fields will be used for event space

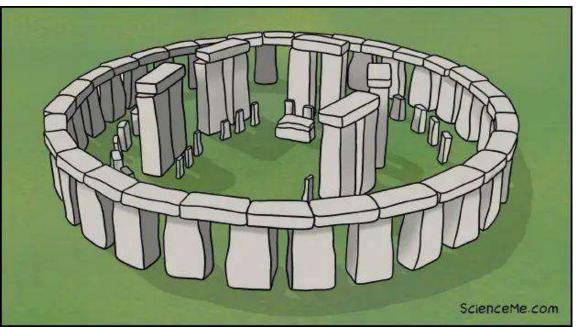
(Planted)

C – Volleyball Court D – Basketball Court E – Walking Bridge F – Shelterhouse G – ADA Playground/



Project 15 – Starhenge (In Progress)

Starhenge will be an independently funded, full-scale limestone replica of Stonehenge in Amesbury, Wiltshire, England. This replica will be sculpted by David Ruckman in the Borden Community Park in Star Valley across from the proposed site for Muddy Fork Lake. The completed model will have 32 pillars designed to roughly correspond to the themes in our local to global planning model. This will be used both as a marketing tool and as a tourist attraction.





Starhenge Building Site

Project 16 - Park Signage (In Progress)

Four new signs will be placed at entrances to the park and walking trail. All signage will have a consistent look and feel.



Project 17 - Park Tree Planting (In Progress)

The Town of Borden Park Board in cooperation with the Friends of Borden Community Park is creating a comprehensive plan for tree placement.

This includes large tree transplant to provide shade for the amphitheater audience.



Project 18 – Park Restroom Project (In Progress)

This project is intended to provide restroom facilities for the south side of Muddy Fork Creek near the amphitheater in Borden Community Park.
Engineering and design is complete.

This project will absorb some of the infrastructure costs (utilities and paving of the access road) for the proposed Event Center.



Project 19 – Park Playground Updates (In Progress)

The playground in Borden Community park was upgraded to an all-inclusive playground by adding new playground equipment, a sensory walk, and pour-and-play surfacing for ADA accessibility.

This upgrade was funded by the Community Foundation of Southern Indiana, the Starlight Foundation, and Wood Carr Foundation.

The sensory walk is partially complete, but still under construction.



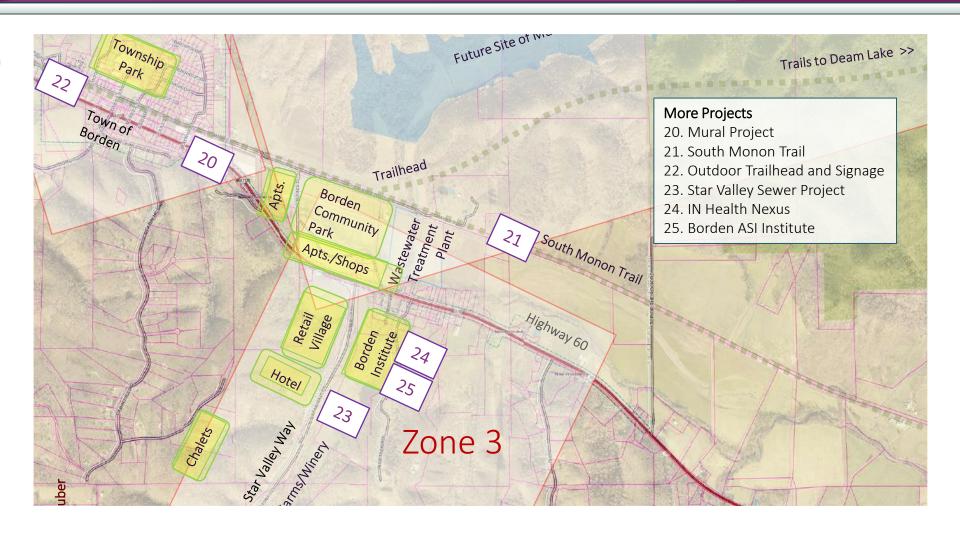




Key Partnership Projects



Other Projects Map



Project 20 – Mural Project (In Progress)

The Town of Borden is partnering with Borden Business Park ownership and Indiana University (IU) Rural Placemaking Studio to design a mural on the east side of the business park facility adjoining the South Monon Trail. The town is seeking funding and is organizing a call for artists to complete the project.



Project 21 – South Monon Trail (In Progress)

Borden and Star Valley are participants in the South Monon Trail Project.

The South Monon Trail is a 57.9-mile trail currently under development across southern Indiana. This trail will connect Borden, New Pekin, Salem, Campbellsburg, Saltillo, Orleans, and Mitchell, Indiana.

Construction on the Borden portion of the trail and trail head has been completed. Tree planting and signage is still under construction.



Project 22 – Outdoor Trailhead and Signage (In Progress)

A trailhead pergola has been constructed adjacent to Borden Town Hall with ADA compliant access, a bike repair center, air pump, and a USB solar charging station.

Some trail signage has been placed, but the signage portion of this project is not yet complete.





Project 22 - Star Valley Way Sewer Project (In Progress)

Phase 1 of the Star Valley Way Sewer Project is in progress. These efforts were funded by Clark County ARPA funds.

Activities completed to date include:

- Sewer plant drying beds cleaned
- Purchased new sewer plant generator
- Sewer plant security implemented
- Lift stations have been upgraded
- Sewer lines were installed in the easement along one third of Star Valley Way.



Project 24 – Indiana Health Nexus (On Hold)

Health activation is the use of healthy living interventions to activate the health of individuals and groups

We are seeking funding and/or volunteer resources to conduct research and complete the website.



Health Environment

- Assets
- Economics, housing, food insecurity
- Laws, policies, regulations

Healthy Behaviors

- Prevention/Health screening
- Promotion/activation
- Exercise
- Diet

Social Health

- Social needs
- Events/activities
- Social equity
- Social impact
- Healthcare
- Medical Interventions

Health Factors and Outcomes

- Health Factors
- Mental Health Outcomes
- · Physical Health Outcomes

Social Determinants of Health (SDOH)



Health and Human Services (HHS) Health.gov site and program includes Social Determinants of Health (SDOH).

These SDOHs can be used as a framework for Star Valley healthy living research and health activation.

Healthy Living Networks

Health activation will flow through our network infrastructure **Partner Networks** Not-For-Events, **Civic** Community **Profit** Activities, Coordinator Government Organization **Programs** Senior Volunteer **Program** Network **Community Relations**

Healthy Living Promotion

<u>livinsouth.com</u> and <u>livinsouth.net</u> is an example draft of a potential healthy living activation portal that could support health activation in the Star Valley region.



Project 25 – Borden ASI Institute (In Progress)



Borden ASI Institute

Conservative Think Tank Proposal

(ASI = Artificial Super Intelligence)

The proposed Borden ASI Institute has two primary objectives:

- 1. Institute Local to Global Planning starting in Borden, IN
- 2. Partner with a key technology company to transition the World to Artificial Super Intelligence (ASI)

Local to Global Planning Pillars

- 01 Trust
- 02 Spiritual
- 03 Cultural
- 04 Family
- 05 Food
- 06 Water
- 07 Housing
- 08 Civic Spaces
- 09 Belonging
- 10 Transportation
- 11 Healthy Living
- 12 Rural
- 13 Urban
- 14 Tourism
- 15 Opportunity
- 16 Education

00 - Earth



- 17 Energy
- 18 Law/Ethics
- 19 Knowledge Access
- 20 Science
- 21 Technology
- 22 Freedom
- 23 Human Rights
- 24 Equity
- 25 Governance
- 26 Political
- 27 Safety
- 28 Security
- 29 Privacy
- 30 Societal Planning
- 31 Societal Advance
- 32 Generations

Visualization Center

The Borden ASI Institute Visualization Center will be used to host **local to global planning** meetings. The planning space will be modeled after the <u>World Resource</u> <u>Simulation Center (WRSC)</u> design concept and similar to a NASA launch command center. The interactions will be supported by the latest in AI technology and innovation science methodology.

How do we make the world work for 100% of humanity in the shortest possible time through spontaneous cooperation without ecological damage or disadvantage to anyone?

-R. Buckminster Fuller



Contact Us

Please direct all questions and business inquiries to:



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