



*Main Street*

*Business  
Resources*



# COMMISSIONS

Play a Supporting Role



## Economic Improvement District (EID)

The Economic Improvement District was established as a property tax on building owners in the downtown Kendallville corridor to help pay for services such as snow removal, animal control, and beautification efforts. To calculate each parcel's portion of the EID tax, simply multiply .3¢ x every \$100 of the assessed value of the property. For example, a building with an assessed value of \$40,000 would pay \$120 annually ( $\$40,000/100 = 40 \times .3 = \$120$ ).

### Services that may be provided by the EID include:

Snow removal from sidewalks in district  
Main Street flowers and landscaping  
Tree trimming  
Weed spraying  
Animal control

Christmas/downtown décor  
Highway signs promoting downtown Kendallville  
Promoting local/downtown commerce  
Business attraction efforts

## Historic Preservation Commission (HPC)

The Historic Preservation Commission was created to help preserve the historic integrity of Kendallville's downtown buildings which fall within the National Register of Historic Places (the Historic District). Property owners who wish to make changes to the exterior appearance of their building are required to obtain a Certificate of Appropriateness (COA) from the HPC prior to completing any work to ensure the work meets the Historical Guidelines defined by the city.

A copy of the guidelines, as well as the COA application, may be found on the city's website at <https://www.kendallvillein.gov/Documents>. The HPC meets on the first Wednesday of each month at noon at City Hall. All COA applications should be submitted at least one week prior to the meeting to be eligible for consideration.

## Redevelopment Commission (RDC)

The RDC permits the use of conduit financing to enable private companies to borrow funds using the City's name to finance economic development projects. This Commission consists of 5 members appointed by the Mayor and/or City Council.

Members meet on the 2nd Wednesday of each month or on demand at 8:00 AM in the Council Chambers at City Hall (234 South Main Street).

The RDC offers a variety of Façade Improvement Matching Grants that are designed to encourage both business and building owners to improve the aesthetic appearance of their building façade in an effort to help stimulate commerce and enhance the overall business environment of the Kendallville community.

Applications may be obtained from the city's website at <https://kendallvillein.gov/documents>.

A completed application must be submitted via email to [kritchie@kendallville-in.org](mailto:kritchie@kendallville-in.org) or US mail to the address below **at least one week prior to a scheduled RDC meeting** to be eligible for consideration.

Redevelopment Commission, c/o City Hall, 234 S Main Street, Kendallville, IN 46755

# HISTORIC DOWNTOWN KENDALLVILLE

Plays a Supporting Role



## Historic Downtown Kendallville (HDK)

Historic Downtown Kendallville is a nationally accredited Main Street organization, whose mission is to *"encourage the economic development, historic preservation, and continuous improvement of downtown Kendallville."*

As a Main Street organization, HDK uses the following 4-point approach to achieve their mission:

**PROMOTION:** Positions the downtown as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.

Some of our work in this area includes our various downtown events, which attract patrons to the district, as well as our ongoing marketing efforts to attract visitors to downtown Kendallville as a destination - such as our Shop Small Campaign.

**DESIGN:** Supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.

Examples of this include our historic preservation efforts, downtown art installations, and seasonal decor.

**ORGANIZATION:** Involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.

This includes our collaboration with other organizations that provide support and increased capacity for our downtown district, including city and county government, various commissions, non-profit organizations, and many others.

**ECONOMIC VITALITY:** Focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.

Some of our work in this area includes the recent development of the 231 coworking/entrepreneurial hub, our efforts to bring 2nd floor housing to the downtown district, as well as attracting new businesses to downtown.

### Our Transformational Strategy: FAMILY-FRIENDLY

*Family-friendly, family-serving commercial districts offer a range of products and services for all members of the family. But the "family-friendly" nature of these districts is defined as much, if not more, by the types of special events they offer, their store hours, and the overall atmosphere of inclusiveness that they provide. Special events provide opportunities for families to have fun together, for children to have a safe environment in which to play, and for young people to build lasting memories of the district. Businesses adapt their merchandise mix, services, and hours to meet the needs of busy families. And the physical characteristics of the district help make the experience of visiting a convenient and engaging one.*



# GRANT INCENTIVES

To help your business thrive



## RDC Facade Grants

The Façade Improvement Matching Grant Program established by the Kendallville Redevelopment Commission (RDC) is designed to encourage both business and building owners to improve the aesthetic appearance of their Kendallville building façade in an effort to help stimulate commerce and enhance the overall business environment of the Kendallville community.

The program offers an opportunity for a property owner or tenant to receive monetary grant assistance for improvements to their property. All grants awarded (apart from the Architectural and Engineering Assistance Grant) require a matching dollar-for-dollar expenditure by the owner, tenant, or other reliable funding source (such as a bank loan or additional grant funds). Grants may not exceed \$15,000 per year and will be awarded based upon a needs assessment by the RDC.

## RDC Historic Facade Grants

The Historic Facade Grant is also a program of the Kendallville Redevelopment Commission. These grants are awarded for specific types of historic preservation work on buildings located within the downtown Historic Preservation District. Historic Facade grants require a 25% match from the property owner, with a maximum grant payout of \$50,000 from the RDC. These grants are specific to the historic preservation of the building, and only cover street-facing facade work such as paint, tuckpointing, and cornices. Signs and awnings are not eligible. This grant opportunity is scheduled to sunset in 2025.

## RDC Marketing Grants

The Kendallville Redevelopment Commission offers downtown merchants grants of up to \$500 to market their business annually. Eligible projects include promotional materials, website development, and more.

## RDC Roof Grants

The Kendallville Redevelopment Commission offers roof replacement/repair grants for buildings within the downtown TIF district. These grants require a 5% match from the property owners, with a maximum payout of \$50,000 per property.

**Applications for each of these grant opportunities must be submitted in their entirety – with all the necessary supporting documents attached – before they will be considered for review by the RDC.**

A list of grant requirements, along with grant applications for each of these grants may be found on the city's website at [www.kendallvillein.gov/Documents](http://www.kendallvillein.gov/Documents).

For more information regarding these grant opportunities, please contact RDC President Loren Allen at (260) 318-5137 or [llallen5@sbcglobal.net](mailto:llallen5@sbcglobal.net).



# TAX & BUSINESS INCENTIVES

To help your business thrive



## Historic Rehab Tax Credit

The Federal Historic Rehabilitation Investment Tax Credit is administered by the National Park Service and the Internal Revenue Service in partnership with the State Historic Preservation Office which, in Indiana, is the Division of Historic Preservation & Archaeology (DHPA). The Federal Historic Rehabilitation Investment Tax Credit offers a 20% income tax credit on qualified expenses for the rehabilitation of historic, income-producing buildings.

For more information or to apply, please contact:

**DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY (DHPA)**  
402 West Washington Street | Room W274 | Indianapolis, IN 46204 | 317-232-1656 | [dhpa@dnr.state.in.us](mailto:dhpa@dnr.state.in.us)

## Vacant Building Tax Abatements

A vacant building tax abatement is calculated as an annual percentage deduction of assessed valuation as the result of new investment. Vacant building tax abatements may be issued if a vacant building is located in an economic development target area established under Indiana law. Kendallville's Main Street has been designated as such an area (called an ERA).

Property owners interested in applying for a vacant tax abatement would need to file a State Form 53179. Additionally, the building would have to have been vacant for at least a year. Most applications will require at least two meetings prior to approval. The tax break only applies to the building, not land, and the taxing authority decides the amount of the tax break and/or over what period of time at their discretion.

## Other Indiana Business Incentives

- The Noble County Economic Development Investment Trust Fund stewards a portion of County Economic Development Income Tax (CEDIT) dollars and considers investments for expansion of infrastructure, placemaking and quality of life enhancements.
- Local utilities may offer energy credits for qualified new and expanding businesses. Explore electric incentives at <https://aeped.com/regions/indiana/>. Explore natural gas incentives at <https://nipsco.com/partner-with-us/economic-development>.
- Indiana NextLevel Jobs provides free state-wide training for employees in high-paying, in-demand industries and reimbursements of up to \$50,000 to train employees in these high-growth fields. Learn more at [www.nextleveljobs.org](http://www.nextleveljobs.org).
- The Indiana Economic Development Corporation (IEDC) offers several incentives programs including tax credits, skills enhancement funding, and tax exemptions for qualifying companies. Learn more at <https://blsstrategies.com/indiana>.



# 2025 MAIN STREET EVENTS



Event	Date(s)
2025 Fairy, Gnome and Troll Festival	Saturday, May 17th 10am - 2pm
2025 Kendallville Car Show	Saturday, September 6th Noon -5pm
2025 Trick or Treat on Main	Saturday, October 25th 10am-11am
2025 Kendallville Lantern Parade	Saturday, October 25th at dusk
Shop Small Saturday	Saturday, November 29th

**Skate Parties, Summer Concerts, Art on Main, and the Christmas Tree Lighting dates have not been determined yet**



# IMPORTANT CONTACTS



## **City of Kendallville**

Lance Waters, Mayor: 260-347-0352 [mayor@kendallvillein.gov](mailto:mayor@kendallvillein.gov)

Katie Ritchie, Clerk Treasurer: 260-347-2452 [clerk@kendallvillein.gov](mailto:clerk@kendallvillein.gov)

## **Historic Downtown Kendallville**

Kristen Johnson, Main Street Manager: 260-318-0883 [kendallvillemainstreet@gmail.com](mailto:kendallvillemainstreet@gmail.com)

Tara Streb, Board President: 260-318-5301 [tara@noblecountyedc.com](mailto:tara@noblecountyedc.com)

## **Redevelopment Commission**

Loren Allen, RDC President: 260-318-5137 [llallen5@sbcglobal.net](mailto:llallen5@sbcglobal.net)

## **Economic Investment District**

Susan Jansen, EID President: 260-403-6771 [smiledoc@mchsi.com](mailto:smiledoc@mchsi.com)

## **Historic Preservation Commission**

Deb Parcell, Indiana Landmarks: 574-536-6769 [dparcell@indianalandmarks.org](mailto:dparcell@indianalandmarks.org)

## **Kendallville Chamber of Commerce**

Sharon Montoya, Executive Director: 260-347-1554 [smontoya@kendallvillechamber.com](mailto:smontoya@kendallvillechamber.com)

