



INDIANA OFFICE OF
Community & Rural Affairs
Where Rural Matters

Visioning for Converse

Creating the Future

9/16/10

Office of Community and Rural Affairs (OCRA)

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Community Liaison



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Town of Converse

September 16, 2010

Susie Bruce, Project Manager

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Accomplishments/Strengths

- Restaurants
- School System
- Fire/Ambulance
- Low Cost Housing
- Great Water
- Park/Gym
- Fair Grounds
- Airport
- Library
- Medical Facility
- Community of Choice
- Higher Education within Driving Distance (Ivey Tech, Taylor Huntington)
- Excellent School Pride
- Miss Indiana Basketball
- Mississinewa Reservoir
- Winery
- Inviting

- **24 Hour Gas Station**
- **Space Available for Industrial Park**
- **Great Mechanical Services**
- **Great Utility Infrastructure**
- **A “Can Do” Attitude**
- **Entrepreneurial Friendly**
- **Lots of Potential**
- **Major Highway**
- **Quality Roads**
- **Attractive Main St.**
- **New Street Lights**
- **Interstate that is Close**
- **New/Replaced Sidewalks**
- **Good Spiritual Community**
- **Outstanding Camping Close By**
- **Grocery Store and Meant Market**
- **Community Pride**
- **Two Pre-Schools**
- **Small Town Feel**
- **Dollar General**
- **Post Office**
- **Quiet**
- **Friendly**
- **Wood Carving Capitol of Mid West**
- **Productive**
- **Agricultural Bank is Largest East of Mississippi**
- **A Good Place to Live**
- **Not Many Empty Houses**
- **Hub and Wheel, Centrally Located**
- **Bedroom Community**
- **Self Governing**
- **Good Volunteerism**
- **Low to Moderate and Senior Housing**



Weaknesses

- **No Pharmacy**
- **No Laundromat**
- **Perception of High Priced Water**
- **Need Newer Housing**
- **No Building Lots**
- **Lack of Younger People**
- **Aging Community**
- **Brain Drain**
- **Low Income per Capita**
- **Counties “Step Child”**
- **Disconnected from County Seat**
- **Economic “Step Child” to Economic Development**
- **Lack of Solid Goal**
- **Lack of Common Vision**
- **Lack of Communication**
- **Lack of Enthusiasm**
- **Lack of Activities**
- **Reallocation of Time**
- **Lack of Festivals and Planning**
- **Lack of Business and Industry**
- **Loss of Revenue**
- **Some Blight**
- **Lack of Personal Pride**
- **Renter Mentality**



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External Threats

- **Government**
- **Changing Culture**
- **Crime**
- **Loss of Jobs/Income**
- **Utilities**
- **Taxes**
- **Aging Populations/Demographics**
- **Gas Prices**
- **Terrorism**
- **Natural Disaster**



List of Opportunities for Converse
Dot exercise (number equals number of dots received)

Future Accomplishments and Priorities	Total
1. Completion of Fitness Trail	23
2. Fiber Optics with Suitable Wireless Provider	9
3. Historic Down Town	9
4. Take Care of Blighted Areas	8
5. Pharmacy	8
6. Even Center for Banquets and Weddings	8
7. Restore Down Town Store Fronts	7
8. Nashville Type Shops	6
9. E & W Curb Appeal (Highway)	5
10. Develop IMI Property	3
11. Skate Park	3
12. The Robyn's Nest Bed and Breakfast	2
13. Fairgrounds Utilization	2
14. Cell Phone Coverage	2
15. Merchant Association	2
16. More Volunteers and \$	2
17. Nostalgic Converse Fair	2
18. Upscale Housing (\$400,00+)	1
19. Indoor/Outdoor Tennis Courts	1
20. Old Fashion Day Festival	1
21. Curves	1
22. Humane Society	1
23. Infrastructure Sewer/Water	1
24. Beautification of Town	1
25. Drag strip	1
26. Spruce up Fair Grounds	1
27. Wired Network	1
28. Antique Mall	1
29. Water Park (bigger than Holiday World)	0
30. Upgrade Airport to International	0

31. Bypass for Hog Trucks	0
32. A No Imported Goods Store	0
33. Special Golf Cart Trail	0
34. E & W New Buildings with and Old Feel	0
35. Down Town Parking additional 75 spaces	0
36. Weekend Condo Homes	0
37. 4 Star Hotel	0
38. Mini Mal	0
39. 2 New Businesses	0
40. Car Dealership	0
41. Nice Hometown Bakery	0
42. Florist that services Events	0
43. Farmers market	0
44. Town Comptroller and Staff of 120	0
45. 18 Hole Golf Course	0
46. Water Recreation Destination	0
47. Condo's	0

These are the results as recorded in the order they were recorded. This may help you as you look to see where people and their priorities rest. Just because something did not receive a dot, *do not discount that idea*. It may need to be visited at a later time, but is still a worthy idea. **The dots simply show you where you have the most support at this time**. Having the support suggest that you may have an opportunity, at this time, to explore the idea further and receive more positive involvement and feedback from your community. You may consider combining some of the totals into categories such as:

Tourism

Infrastructure

Entertainment/Restaurants

Etc.

You may discover even greater consensus upon doing this. It is important for you, as a community, to decide what those categories are and how you define them.

Next Steps....

Your next step should be to contact **Steven Ray**, your Community Liaison. Steven will be able to assist you with this report, next steps and information regarding *possible* funding opportunities.

Thank you very much! It was such a pleasure to work with you! I am excited to see all that Fayette County does in the future!! You have many ideas and a core group of community folks, and I believe, will help to make a brighter future for Fayette County. I have enjoyed working with you all so very much! I am always available for questions you may have regarding this process or report.

Susie Bruce

Ombudsman/Project Manager

September 17,2010