

A landscape photograph showing a vast green field in the foreground, leading to a cluster of farm buildings including a large white barn and a yellow house in the middle ground. The background features a line of trees and a sky filled with large, grey, dramatic clouds.

Novaparke

INNOVATION & TECHNOLOGY CAMPUS

Where Innovation Begins

Contents

Firing Up the STEAM Engine	2
Edwardsville Gateway Plan	3
Novaparke Campus	4
Indiana University Southeast	7
Community Labs	7
Community Support	8
Housing Options	9
A Taste for Progress	10
The Competitive EDGE	11



Mission Statement

Novaparke Innovation and Technology Campus' mission is to create a diverse economic ecosystem where research, innovation, creativity, and entrepreneurialism collaborate; where innovative developments in the fields of advance manufacturing, bio-technology, life science and space development through a concentrated effort are fostered; where accessibility to needed and necessary resources such as the availability of laboratory research space, accessibility to cutting edge technologies, and advisory relationships of partner institutions are actively advanced; and where the advancement by production of technologies, products, and patents are championed.

Novaparke is where innovation begins.



Novaparke Innovation and Technology campus is designed to play a key role in promoting economic growth and creating high paying jobs by attracting tech talent and investment, fostering innovation and collaboration, and supporting the development of new technologies and industries.

Novaparke is positioned to be a regional leader in encouraging research and development. By providing resources and support for research and development such as the READI-funded labs, the campus can encourage the creation of new technologies and products, which in turn can drive job growth and high wages. By fostering innovation and collaboration, the campus can create an environment that is conducive to the formation of new companies, which can create additional high paying jobs.

Novaparke will foster local start-ups by providing a supportive ecosystem, which can grow and create high paying jobs as these companies expand. The campus will offer education and training programs to help local residents acquire the skills needed in entering the high tech workforce.

A key component for the campus will be wet and dry rental lab space that can be utilized by small companies — physical spaces where entrepreneurs and innovators can collaborate, experiment, test and validate their ideas. By providing access to the resources and equipment needed for product development, research, and innovation, they can play a crucial role in inspiring growth in entrepreneurship.

Novaparke...Where Innovation Begins.

*Robert Woosley
Floyd County Redevelopment Commission President*



Firing Up the STEAM Engine

“The STEAM Engine at Novaparke is designed to promote and develop locally owned businesses through advancing a collaborative entrepreneur ecosystem, advancing sound business practices, providing physical space, and promoting innovation.”

As part of Floyd County’s economic development strategy, the development and deployment of an economic development business incubator was proposed. The STEAM Engine at Novaparke is an incubator being developed within the Novaparke Innovation and Technology campus. Additional space is being set aside for common shared space for entrepreneurs as well. This space will be managed by Mark and Brigid Morrissey, owners of The Root, a coworking space located in an historic building in New Albany, Indiana.

STEAM Engine Business Incubator’s primary mission is to advance the successful development of Stage One businesses in Floyd County. Not only will they create new job opportunities and increase the local tax base, but these new businesses in the Science, Technology, Engineering, Arts/Agriculture, and Math sectors will also create a positive impact locally in terms of community development and spirit. The Floyd County Redevelopment Commission and Floyd County Board of Commissioners support the development and operation of the STEAM Engine Business Incubator.

The Historic farmstead will serve as a component to foster growth and development of local companies. The site is being repurposed to be a focal point for art, innovation, creativity, local markets, entertainment, and educational endeavors. Overall, the site’s 10,000 square feet of space will be integrated into an entrepreneurial space for innovation and development of the local economy. Fifteen spaces for start-up businesses will be available to locate in the incubator.

The STEAM Engine Business Incubator is designed to support the County’s goal of increasing the average wage and helping companies get established, planting roots in Floyd County so they will become permanent contributors to the overall vitality of the community.



Q&A With Mark & Brigid Morrissey

What are the best aspects of working with entrepreneurs?

Everyone has such a unique and interesting story! They’re typically the people who like to make their own way even when it’s difficult and uncomfortable.

Why be part of the STEAM Engine at Novaparke?

We want to be an entry point in the entrepreneurial community and be on the forefront of making resources (space, products, people) more accessible. There’s such a great vision for Novaparke and we’re beyond excited to be an early adaptor and help catalyze the growth.

What is it like to work with your daughter? Dad?

*Mark: Indescribably fantastic!
Brigid: It’s pretty incredible. Never growing up did I imagine he and I would be working together. He’s always supported me and my dreams, and it’s been such a fun journey creating this career path with him! We complement each other very well as far as our skill-sets go, and he lets me get away with a lot more than another partner normally would.*

What’s one lesson you would want every entrepreneur to know?

This is a tough one, because there are so many lessons that we’ve learned in our own entrepreneurial process! But I would say that you should focus on building important relationships. Your network and community members can be your biggest asset, and you never know when someone you meet (on an airplane, in the line at the grocery store, anywhere!) will become a key contributor to you and your business.

The Root is a coworking space designed to be a hub of new ideas and innovation, business and creative activity, and resources for your business to flourish. The Root’s mission is to connect unconnected people in a versatile environment by showing the business world what love looks like.

Going the Distance

Edwardsville Gateway Plan: Forerunner to Innovation Corridor

Completed in 2011, the Edwardsville Gateway Master Plan was developed to promote growth along the State Road 64 and State Road 62 interchange with at the Edwardsville-Georgetown Interstate 64 Exit 118.

The plan detailed the methods, manner and process to create an economically viable and vital corridor in Floyd County.

The Edwardsville Gateway Plan designed a compelling new gateway identity into the region along the I-64 corridor.

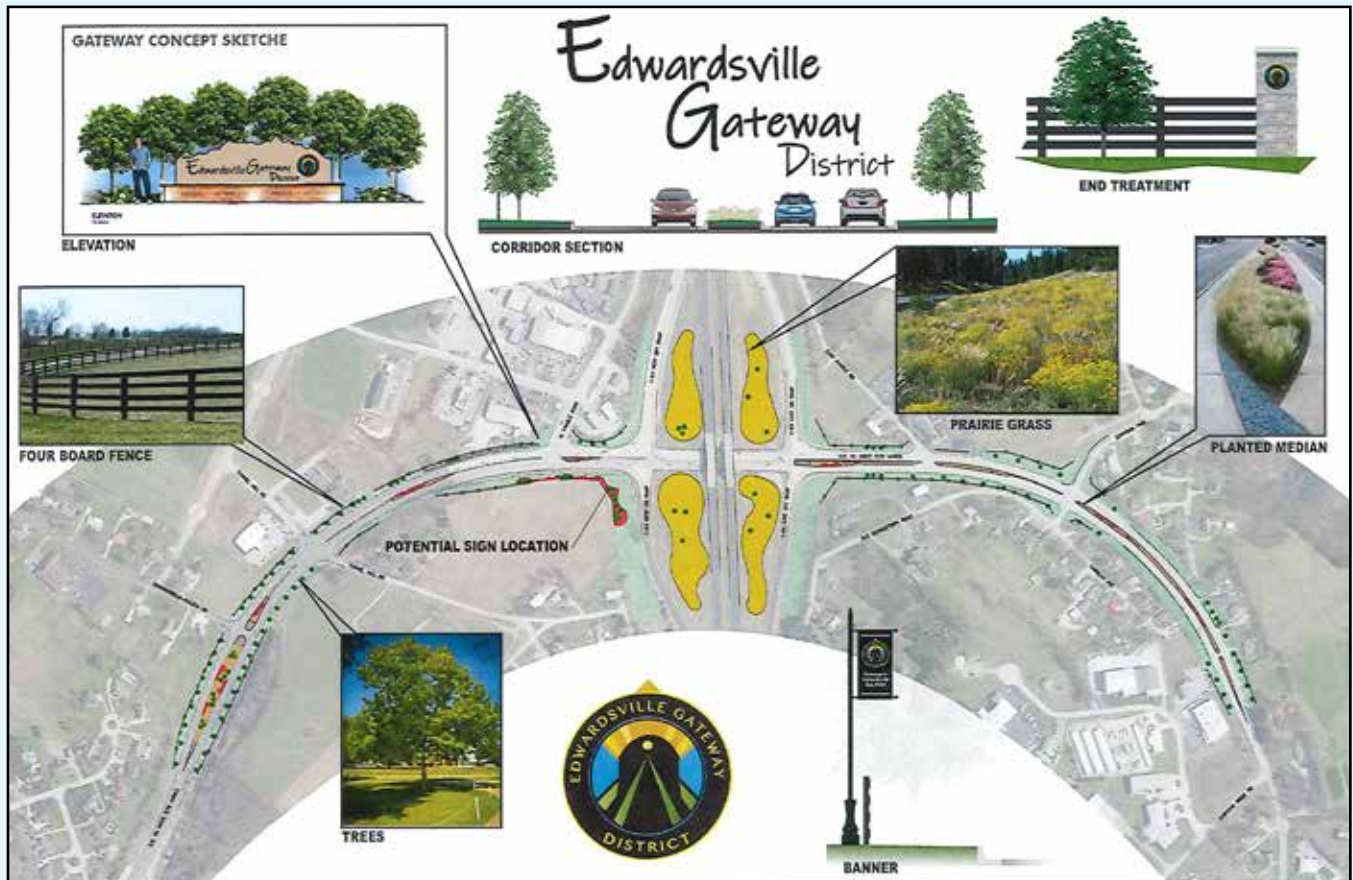
The plan for the interchange area brings a sense of order and enhanced development to the area for a variety of potential uses designed to broaden the economic development opportunities of the corridor.

Public improvements including gateway, streetscape, signage and wayfinding and community gathering within the Edwardsville community were identified in the plan. Heritage Engineering developed streetscape and landscape designs. The Floyd County Redevelopment Commission has slated these streetscape and landscape improvements to start in 2023.

The plan also provides guidance in terms of economic development activities. Economic development is focused to a great degree on the development of locally owned businesses.

Emphasis was given to promoting technology-based, advanced engineering-manufacturing, and sustainable agricultural businesses.

Fostering entrepreneurship was another priority, including review of residential components to promote live work, co-work opportunities, and other innovative approaches.



Novaparke

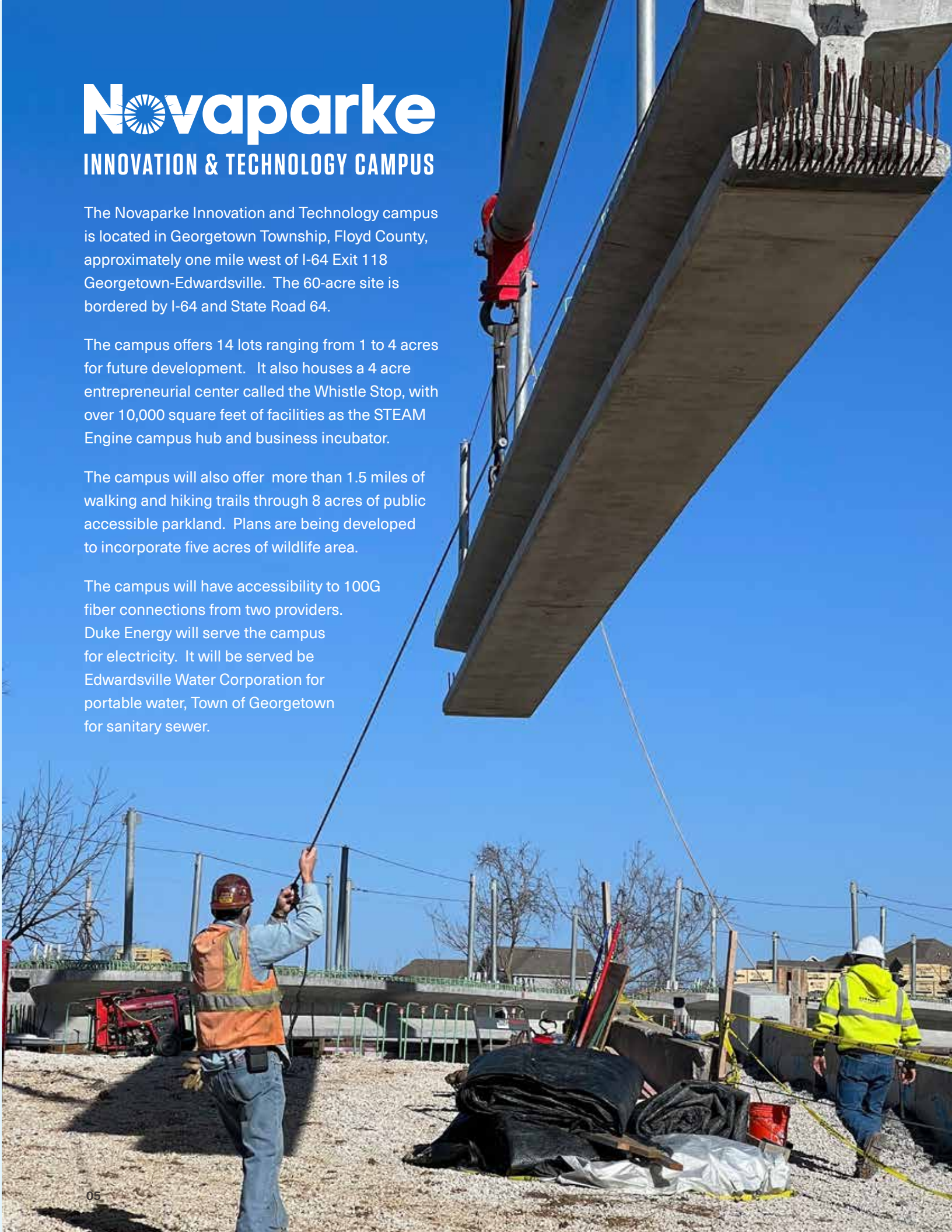
INNOVATION & TECHNOLOGY CAMPUS

The Novaparke Innovation and Technology campus is located in Georgetown Township, Floyd County, approximately one mile west of I-64 Exit 118 Georgetown-Edwardsville. The 60-acre site is bordered by I-64 and State Road 64.

The campus offers 14 lots ranging from 1 to 4 acres for future development. It also houses a 4 acre entrepreneurial center called the Whistle Stop, with over 10,000 square feet of facilities as the STEAM Engine campus hub and business incubator.

The campus will also offer more than 1.5 miles of walking and hiking trails through 8 acres of public accessible parkland. Plans are being developed to incorporate five acres of wildlife area.

The campus will have accessibility to 100G fiber connections from two providers. Duke Energy will serve the campus for electricity. It will be served by Edwardsville Water Corporation for portable water, Town of Georgetown for sanitary sewer.



Whistlestop Co-Work Space - Building 1

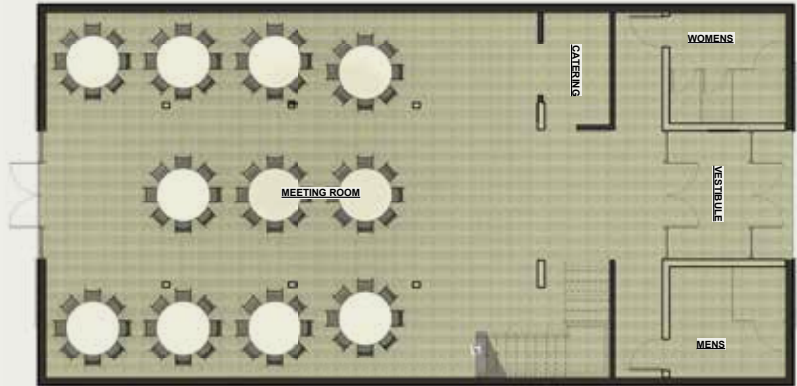


The Conference Center - Building 2



The Whistlestop at Novaparke offers four private offices as well as a co-working space, while the Conference Center offers two large co-working spaces and event space, all with high-speed internet. Additional spaces may be available as buildings are developed. These spaces will be managed by The Root, a co-working space located at 110 East Market in the heart of downtown New Albany. Solo entrepreneurs and others looking for a work space will be able to work with The Root to rent a private office or become a member and enjoy flexible shared work spaces. Members who use the co-working space in New Albany also have access to the new spaces at Novaparke in Georgetown, and vice versa. Those interested can contact The Root now to take a tour, reserve space or begin a membership at TheRootWorkspace@gmail.com or (812) 725-3724.

Cattle Barn - Building 3



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Dairy Barn - Building 4





Community Partnerships

Indiana University Southeast

Indiana University Southeast is a premier university in our region. As a community partner with Novaparke Innovation and Technology Campus, IU Southeast has agreed to provide faculty and staff services to assist local entrepreneurs in their efforts to develop and grow.

Through its award-winning School of Business, the university will have a presence on campus and will provide one-on-one sessions with local entrepreneurs, business seminars and training sessions. Additionally, the faculty will be available through our business accelerator program to assist selected firms in the development and growth of their business.

The campus will also house wet and dry laboratory space that will be

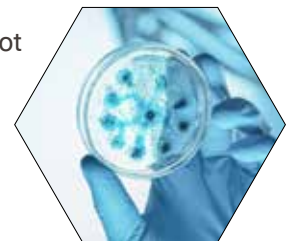
available to IU Southeast Natural and Life Science Department faculty, staff and the public. We anticipate additional opportunities and partnerships with various IU Southeast departments as Novaparke develops and grows.



Overall Community Access

How are Community Wet and Dry labs valuable resources for an Innovation Community?

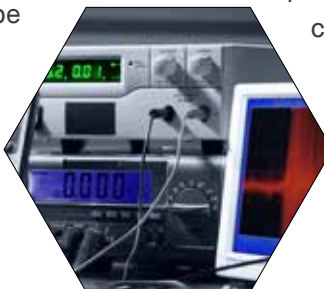
Access to equipment: Community dry and wet labs provide access to expensive and specialized equipment that may not be readily available to individual entrepreneurs or small startups. This can help reduce barriers to entry and increase opportunities for innovation.



Collaboration and networking: Community labs can foster collaboration and networking among entrepreneurs, researchers, and investors. These connections can lead to new partnerships, funding opportunities, and the sharing of ideas and knowledge.

Mentorship and support: Community labs can offer mentorship and support to entrepreneurs, helping them overcome challenges and accelerate their growth. This can include access to technical experts, business coaches, and other resources.

Testing and validation: By providing a space for entrepreneurs to test and validate their ideas, community dry and wet labs can help entrepreneurs avoid costly mistakes and increase the likelihood of success.



Community support

Community support is essential for innovation campuses to thrive and provide an environment for entrepreneurs, researchers and businesses to collaborate and grow. From local government support to unique public-private partnerships, the development of community support for a project like Novaparke is critical.

Through the County's effort, the campus has secured two major grants. A U.S. Economic Development Administration grant of \$2.9 million ensures safe access to the site via the Norfolk Southern Railroad overpass. And \$4.2 million from the Our Southern Indiana READI Regional Development Authority will provide needed entrepreneur and lab facilities.

Additionally, the campus has created two unique partnerships. One is with Indiana University Southeast, and the other is with The Root co-working space.

Indiana University Southeast will have a visible present on campus through its Schools of Business and Life Sciences. Each department will have offices and classrooms on site.

The Root co-working space (see page 2) will manage the new co-work space at the campus.



This collaboration between government, businesses and university will help spur innovation and ensure that resources are leveraged to their fullest potential.

A unique and high quality of life is a cornerstone in the development of the campus and innovation corridor. A strong community of highly skilled workers provides a talent pool for innovation campuses, helping to attract businesses and entrepreneurs.

Additionally, access to resources such as capital, mentorship and networks can nurture new ideas and bring them to market. A community that values innovation and entrepreneurship fosters a culture of creativity and risk-taking that is essential for driving new ideas and technologies forward.

Unique public spaces play a key role in attracting new residents to a community. Providing a sense of place is an essential part of making a community attractive. The innovation corridor has several unique public spaces and businesses that define our community's identity and create a sense of place.

Novaparke is conceived and designed with quality public space in mind. Over 15% of the campus will be protected woodlands, with walking and hiking trails.

Solar powered street and parking lot lights illuminate Innovation Parkway and the campus main parking lots.



Additional solar power facilities are being designed to offset electricity usage on campus and EV charging stations will be available at the site.

The campus is being developed to re-adapt a 1880s farmstead and inn into a home for high tech entrepreneurs and small businesses. Natural landscaping to offset the storm water run-off and an Eagle Scout project designed to provide carbon capturing wooded area using the Mywaski method have been built as a demonstration project.

Directly adjacent to the campus, the Floyd County Board of County Commissioners and Floyd County Department of Parks and Recreation purchased 200 acres to be developed as the County's first Regional Park.

The park will be the largest in the County's Park system, and will be home to the area little league baseball, softball and 4H activities, with over three miles of walking and hiking trails. This park will provide a focal point for the corridor recreational needs well into the mid-century and beyond.

Additional efforts along the corridor include renovations by the Town of Georgetown to their Town Park facilities and adding safe sidewalk access throughout the main street corridor.



Community Housing Options

The area has a mix of housing types to assist the development of entrepreneurs in a community, including affordable housing options to make it easier for entrepreneurs to live in the community, even with limited financial resources.

The corridor housing developments encourage the creation of walkable, livable communities that are safe, accessible and appealing to residents.

The diversity that results from bringing together people from different backgrounds and experiences provides entrepreneurs with access to a wide range of perspectives, experience and networks that can help them grow their businesses.

This proximity of ample housing to the Novaparke campus offers short commutes, ready access to child-care and schools, and a wealth of recreational activities. And quick access to Louisville expands and amplifies those opportunities.

Knob Hill Apartments

As part of the mixed-use development, the Knob Hill Apartments are now under construction. 206 units are planned for this area on State Road 64, with a range of prices and amenities.

The Grove Apartments

Under construction, The Grove Apartments will have 32 market rate units adjacent to Interstate 64. Situated on four acres, the development is in proximity to local schools, churches and commercial venues.

Knob Hill Section 2

Influenced by world-renowned landscape architect and planner, Randall Arendt, this 275 mixed use development has been designed to incorporate the elements of conservation design. With small-lot carriage style homes to rustic commercial lots, it will be situated directly across from Novaparke and the new Regional Park

Henriott Meadows

Located on Henriott Road, Henriott Meadows is a 66-lot conservation design subdivision. With walking trails and approximately 8 acres of open natural space in its design, the development provides residents with proximity to State Road 64 less than a half mile away, and a sense of place with a strategic design that incorporates existing tree lines to buffer the homes from the roadway.

Edwardsville Gateway Villages

A 120 multi-family development located adjacent to the EDGE Innovation Corridor and Interstate 64, this development is specifically designed to cater to a mix of age groups from seniors to young professionals. A unique feature is the renovation of the 1936 Edwardsville School building, a 16,000 square facility originally built as part of Franklin Roosevelt New Deal WPA projects that will be re-adapted to become a community center with proposed library and park amenities.

Brookstone

Just ten minutes from Louisville, the Brookstone subdivision sits adjacent to the new County Regional Park. With over 170 homes and an additional 50 under construction, Brookstone offers a mix of housing styles and features. The subdivision is served by the highly ranked Georgetown Elementary, Highland Hills Middle School and Floyd Central High School districts.

The Old Springs of Georgetown

The Old Springs neighborhood has been designed to incorporate a mix of affordable housing styles within less than a mile from Novaparke. The 57 unit development started in 2021 and has approximately 15 acres of open space and walking trails in another conservation design community.

A Taste for Progress

A mix of amenities and housing options are available in proximity to the Innovation Corridor. From eclectic coffeehouses to the ultimate Americana experience of milkshakes and drive-in movies, the corridor provides numerous food opportunities and experiences.

Polly's Freeze

In 1952, Polly Gleitz opened a roadside stand near Georgetown, Indiana. For over 70 years, Polly's Freeze has been dishing

out good food and friendly service in an authentic 1950s

atmosphere. Just look for the bright neon parrot on a hot summer evening, and you know you're in for a treat.



Starlight Coffee

In the late 1800s, hardworking families farming the hills of Starlight, Indiana grew accustomed to a flickering light in the window of the local general store. That warm, friendly reality inspired the creation of fresh-roasted Starlight Coffee.

Village House Coffee

Situated on State Road 64, just two minutes from Novaparke, Village House serves up breakfast delights, coffee for every taste, smoothies and more in a cozy atmosphere.

Georgetown Drive In

Step back in time and enjoy a classic movie experience at the Georgetown Drive-In Theatre on State Road 64.

812 Pizza

Hand-made artisan pizza fired in a custom-built rotating brick oven at 725°. Classic Italian pasta dishes, wings, salads and more. A full bar with cocktails, wine and over 20 craft and domestic beers. Plus ice cream and desserts from the Ice Cream & Sweets Shop. Come hungry.

Georgetown Bakery

Start with a bakery filled with delicious treats from doughnuts and pastries to croissants and more.



Then add in a full menu boasting everything from soups and sandwiches to your favorite home-cooked comfort food. It's all there all day at The Georgetown Bakery, less than two minutes from Novaparke.

Edwardsville Georgetown Advantages

100

**GIG HIGH SPEED CAPACITY
AT NOVAPARKE FROM 2 PROVIDERS**

**BIG 10 UNIVERSITY
REGIONAL CAMPUSES**

2

15

**MINUTES FROM
DOWNTOWN LOUISVILLE**

**BEST HIGH SCHOOL
IN METRO LOUISVILLE AREA**

7

8

**EIGHTH LOWEST TAX RATE
IN THE STATE OF INDIANA**

**TOP 5% IN INDIANA
FOR HOUSING VALUES**

5

Priceless

**AMERICANA AT POLLY'S FREEZE
& THE GEORGETOWN DRIVE-IN**

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Where Exploration and Innovation Begin