

CAPITAL IMPROVEMENT BOARD PRESENTATION

Terre Haute | Vigo County



January 28, 2026

"A river is more than an amenity, it is a treasure. It offers a necessity to the spirit that must be replenished by the community that surrounds it."
— Adapted from Justice Oliver Wendell Holmes



WABASH VALLEY CREW

- Established in 2016
- First Season in 2017
- Texas Women's Rowing Visit in 2018
- All high schools in region and St. Patrick's Middle School involved
- Rowed across the Midwest representing Wabash Valley
- First National Qualifier and Participant in 2025
- Friends and support from across the national rowing community
- Purdue Rowing, Culver Academies, Indianapolis Rowing Center, US Rowing, Chicago Training Center, Craftsbury, Vermont Rowing, Arshay Cooper, Mike Knopp
- Transport, assemble, disassemble time greater than rowing time
- Opportunity to partner with the YMCA to create sustainable programming on the Wabash River
- Professional guidance from RIVERSPORT America/ Mike Knopp to establish programming, event, and facility infrastructure that can help transform community engagement on the Wabash River.





A VISION FOR TERRE HAUTE

According to the Outdoor Industry Association, 40% of Americans have access to a waterfront, but only 15% get on the water. **The Boathouse in a Box is a new initiative to “streamline” the process of waterfront activation through efficient design, strategic partnerships, sustainable operations, and proven methods for successful and scalable community engagement.** Such development can be the key catalyst toward transformative social, wellness, and economic impacts that serve as differentiators while inspiring a new level of waterfront stewardship and generational change.

Communities are built by the water. The Boathouse in a Box will help communities get on the water. And it starts in Terre Haute.

RIVERSPORT AMERICA



CORE PARTNERS



USRowing



RIVERSPORT America's "**Boathouse in a Box**" serves as an attractive and cost-effective answer to efficiently activate underutilized waterways by dismantling traditional infrastructure barriers and bringing water sports—rowing, kayaking, dragon boating, etc.—directly to communities. This self-contained aquatic center is driven by a unique coalition of partners, each providing essential components for success and sustainability.

USRowing will serve as our core partner, providing gold-standard coaching education and talent development for rowing, with instructional programming certifying community coaches on a national level. The **American Canoe Association** will provide similar programming as the nation's leader in paddlesport instruction. **Oklahoma City University** provides hands-on coaching experience for varsity rowers while also providing a curated academic program tailored to help graduates lead Boathouse in a Box operations. **The Beach Rowing League** provides an exciting and accessible new event platform to spark community interest in the "mountain bike of rowing" and offering stable equipment that reduces the barrier of entry into the sport. **OPENWATER Sports** provides the ongoing professional guidance to ensure long term sustainability while maximizing community impact and stakeholder engagement.

RIVERSPORT AMERICA

Boathouse in a box

WATERFONT ACTIVATION

The Boathouse in a Box is a turnkey infrastructure and programming solution designed for cities, towns, colleges, and community organizations that want to offering rowing and paddlesports, but lack the facilities and resources to get started.

Each site will receive:

- A modern, architect-designed modular boathouse
- A fleet of rowing shells, oars, ergs, kayaks, paddles, and safety launches
- USRowing & ACA-certified curriculum, training, and safety protocols
- Support with program design, fundraising, and community engagement
- Connectivity between Boathouse in a Box sites to build community & competition
- Ongoing technical assistance & expert inspiration to ensure long-term success
- Access to participate in event opportunities, such as the Beach Rowing League

All for under \$500,000— a fraction of the cost of traditional boathouse models.



Why It Matters

Access: Removes high financial and structural barriers to entry

Equity: Reaches underserved communities and new geographies

Community: Builds local pride, youth opportunity, and healthier lifestyles

Olympic Legacy: Creates a point of engagement with LA28 & America's Olympic Movement

Boathouse in a box

Inspiration to Transformation



The Dry North Canadian River
Near Downtown OKC | 1995

INSPIRATION

RIVERSPORT led Oklahoma City's transformational riverfront activation plan - but started with a ditch.

Like so many cities in the world, OKC was settled on the water. OKC's early waterfront became the central gathering spot that helped build community. Because the prairie river flooded, a channelization of the river drained the river of not only its water, but its relevance as a key community asset.

A ditch that divided a city for decades, was reborn through low water dams into a new destination - not only for the Oklahoma City community, but also for the world. A temporary boathouse became a "lighthouse" to reunite a community with its river roots, igniting a vision that transformed a barren riverbed a vibrant model for urban waterfront activation and economic impact.

From world class boathouses and innovative programming to the Olympic Games, OKC's riverfront story underscores the differentiating power of water when paired with bold vision & thoughtful programming.

Home of the 2028 Olympics for Canoe Slalom



Oklahoma City started with a ditch which transformed the city forever. Terre Haute is starting with the beautiful Wabash Riverfront.

Boathouse in a box

WATERFRONT PARTNERS

ALLFORD
HALL
MONAGHAN
MORRIS



USRowing

CALHOUN



ON OUR RIVERFRONT

The "Boathouse in a Box" initiative is designed to revitalize waterfronts by serving as an efficient and scalable catalyst for social, wellness, and economic transformation. It achieves this impact largely through a carefully planned deployment of diverse and accessible programming along with high-profile events. Technology will provide connectivity & camaraderie among all sites while enabling remote management and instruction.

Youth Programs: Establishing dedicated youth rowing and paddling programs fosters wellness through physical activity and promotes social impact by teaching teamwork, discipline, and leadership skills. This inspires a new generation of waterfront stewardship and connects them to their community's natural resources.

Collegiate Programs: Providing facilities for local or visiting collegiate teams drives a higher level of activity and visibility, lending an air of prestige and athletic excellence to the waterfront. This creates a clear pipeline for younger athletes and supports the economic impact of a rotating group of visiting athletes and fans.

Adult Intergenerational Programs: Creating a space for all ages and abilities—from "Learn to Row" and "Learn to Paddle" classes for adults to adaptive programs—ensures broad community inclusion and wellness. Intergenerational programs specifically bridge community segments, leveraging the shared activity of being on the water to build social capital and a collective sense of community pride.

League Programming: Youth, community, and corporate leagues were the catalyst in the rapid growth of a vibrant river and outdoor culture OKC that RIVERSPORT leveraged to fulfill a \$150 million public-private waterfront development vision. Rowing, paddling, and dragon boat leagues provide intergenerational opportunities that engage all sectors of the community. League programs lead to major events, from school championships, to corporate rowing & dragon boat racing that get thousands of people to the river each year.

RIVERSPORT AMERICA

Boathouse in a box

SCHOOL PARTNERS



AT OUR SCHOOLS

The core inspiration to engaging schools and students lies in shifting the perception of the activity from niche water sports to an **accessible "gym sport" with high-energy engagement:**

- **Gamified Training:** The school-based Boathouse in a Box structure focuses on programming. The in-school program can adapt this by using the PM5 monitors on the Concept2 machines to create a gamified racing and training experience. Kids can engage in virtual races, leaderboards, and team challenges, mirroring the competitive spirit of on-water racing and race in real-time events among other schools.
- **High-Exposure Events:** The concept of large indoor rowing events and speaking events involving prominent sport figures is the perfect catalyst to the community-centric waterfront programming. Indoor rowing events build exposure and excitement, creating a goal for the athletes to train toward, which is crucial for engagement. This structure reinforces the program's connection to **RIVERSPORT America's Olympic legacy initiative**, giving students a tangible tie to the Games.

The program can leverage the Olympic momentum through strategic outreach, inspired by the community-building aspect of a local Boathouse in a Box:

- **Olympic Hype: In-school assemblies** leading up to the LA28 Games can use the rowing and paddling machines for challenges with presentations by Olympians. This directly links the "gym sport" to the elite, globally recognized Olympic stage to make the sport immediately accessible and tangible for youth.
- **Pathway Development:** The indoor program serves as an efficient, low-barrier-to-entry feeder system. It introduces the basics of rowing and paddling technique and fitness, creating a seamless pathway for interested students to eventually transition to on-water programs at the Boathouse in a Box.

RIVERSPORT AMERICA

Boathouse in a box

COMMUNITY PARTNERS



IN OUR COMMUNITY

The Boathouse in a Box program includes engagement in communities through community partners & sponsors.

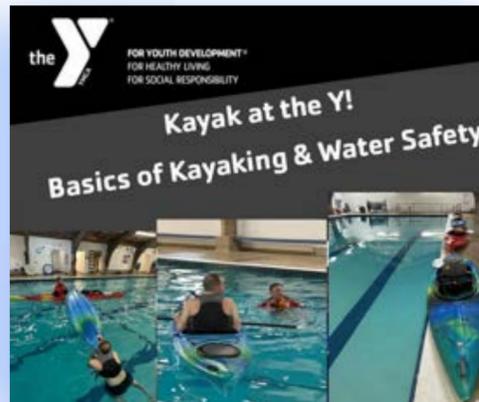
Expanded Reach for Training: The YMCA's existing network of facilities and focus on healthy living immediately provides multiple accessible locations across the community. The ergometers can be deployed at various YMCA branches, dramatically increasing the number of people who can participate in indoor rowing and paddling training programs. The partnership also allows for the creation of specific community classes that include introductory kayak class pool sessions and water safety programming. These indoor programs leverage the full-body, low-impact workout of rowing and paddling while appealing to a broad demographic focused on fitness.

Complementary Programming: Rowing and paddling complements the YMCA's existing fitness and sports offerings, allowing members to cross-train or try a new, Olympic-caliber sport without needing waterfront access. These initiatives at the YMCA and across the community also help advance the IOC's "Olympism 365" initiative.

Elite Coaching and Facilities: Universities with established rowing or athletics programs can lend their expertise for coach training and program development. In some cases, the "Boathouse in a Box" facility can serve as a satellite training site for the university's club or varsity crews, creating a mutually beneficial arrangement.

Community Partner Engagement: The Boathouse in a Box offers unique opportunities for community organization engagement, such as a blood institute or creative/arts organizations for meaningful activations.

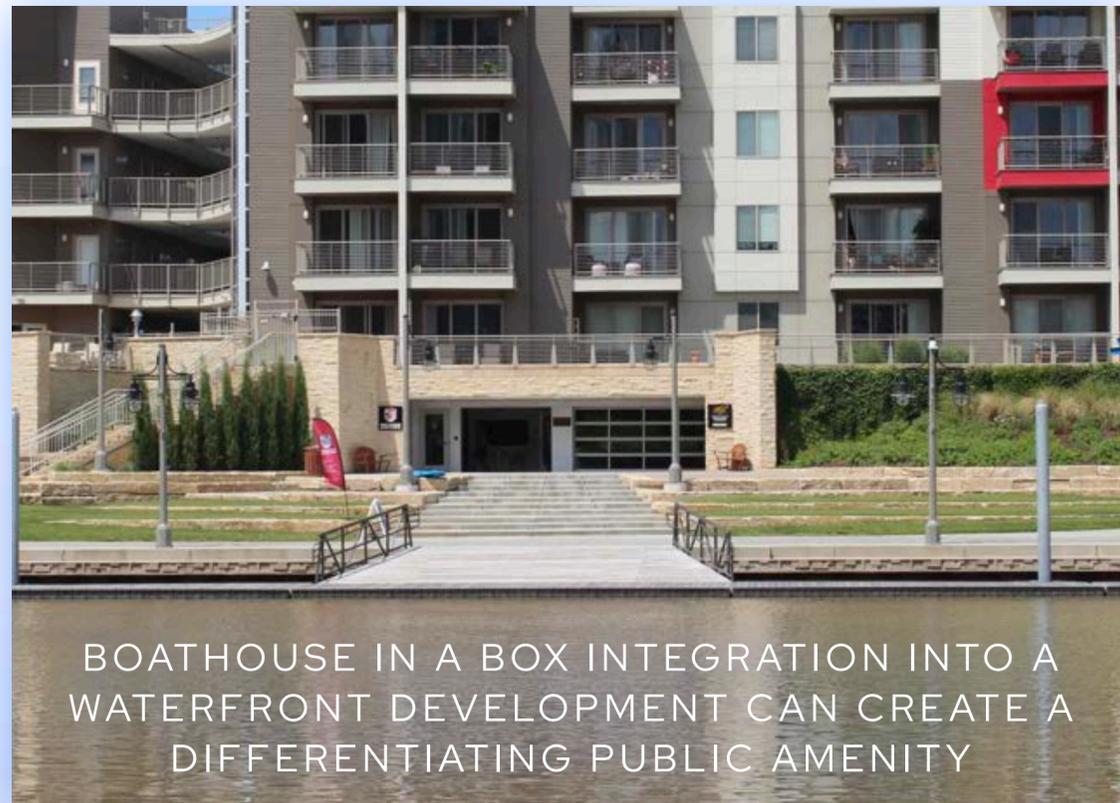
Mobile Boathouse in a Box: A Mobile Boathouse in a Box can provide an initial community engagement tool to inspire waterfront activation, providing equipment and expertise to get people on the water (either virtually or in reality). The Mobile Boathouse can be branded for a sponsor and visit special community events, providing special appearances from Olympians and coaches and spark excitement for a permanent installation.



MOBILE BOATHOUSE IN A BOX

Boathouse in a box

“BOATHOUSING”



BOATHOUSE IN A BOX INTEGRATION INTO A WATERFRONT DEVELOPMENT CAN CREATE A DIFFERENTIATING PUBLIC AMENITY

BOATHOUSE INTEGRATIONS

Waterfront activation strategies can propel real estate development by enhancing a site's appeal and promoting an active, desirable lifestyle. It serves as an immediate amenity that provides access to the water, attracting residents and businesses willing to pay a premium for waterfront recreation. This feature can act as a powerful differentiator in a competitive market, bolstering property values and increasing occupancy rates. For a riverside apartment or mixed-use development, the **Boathouse in a Box can activate a vibrant riverfront and encourage surrounding economic development.**

The Boathouse in a Box provides storage and launching facilities while also creating a community hub for fitness, social interaction, and environmental stewardship, thereby maximizing the "live-work-play" value proposition of the entire development. **Boathouse in a Box programming will enhance the quality of life while having positive long-term economic and social impact on the surrounding area.**



Boathouse in a box



OPERATIONS MODEL

Concept: Boathouse in the Box is a turn-key, standardized, modular water sports facility designed to be efficiently deployed in new and underserved aquatic markets. The facility supports high-quality programming in rowing and paddlesports. The Boathouse in a Box will also support the development of waterfront events, such as Beach Sprints, that can help subsidize operations and provide marketing and promotional benefit.

Cost Efficiency & Scalability: The core Boathouse in a Box facility is engineered for rapid deployment with a firm maximum construction cost of \$350,000, depending upon the desired options and can be built for as little as \$150,000. This low initial investment allows for quick scaling and a lower break-even point compared to traditional boathouse construction. Equipment supplier partners also create cost efficiencies for each locations.

Trained Management and Centralized Oversight: The Boathouse in a Box utilizes a centralized leadership model, with RIVERSPORT America's forward facing brand **OPENWATER Sports** providing management consulting, employee training, and program guidance. USRowing will provide support for coaching development, safety protocols, events, and insurance. Uniform programming and league operations will create efficiencies and engagement across Boathouse in a Box sites. This management system also provides technology-enabled centralized coaching and mentorship by inspirational sport leaders as well as curriculum development, marketing assets, and financial oversight to ensure consistent national quality standards and efficient remote operations across all waterfront locations. The OPENWATER Collective will link each Boathouse in a Box community to provide a collaborative network of operators and participants to move the sports forward "as one."

Financial Outlook: Revenue diversification across rentals, leagues, programs, and events is designed to achieve self-sustainability. A pro forma is available for review. Corporate partnerships enable continued investment in programs, events, and equipment while building engagement. The partnership between OPENWATER SPORTS, USRowing & the ACA ensures professional management with emphasis on guest experience & safety.

ROI OPPORTUNITY

Unity defines a medal-winning rowing crew.

A spirit of civic unity transformed a \$150,000 “Boathouse in a Box” experiment on OKC’s reborn riverfront into the iconic \$150,000,000 Boathouse District with an estimated \$23,000,000 annual economic impact.

The ROI calculus must also consider the \$17,000,000+ in college scholarships earned by OKC youth getting on the water as well as the lifestyle-driven economic development and a community pride bursting from a growing global identity largely defined by a river once mowed three times a year.





NATIONAL SCALABILITY



USRowing



The Boathouse in a Box initiative is an exciting and timely response to the unique opportunity presented by the LA28 Olympic and Paralympic Games, where rowing will take place in Long Beach, CA and whitewater kayaking and canoeing will take center stage at RIVERSPORT in OKC.

By lowering the barrier to entry and expanding access nationwide, this model ensures that the excitement and visibility of LA28 translate into lasting, grassroots growth across America—particularly in communities historically underrepresented in rowing and paddlesports..

RIVERSPORT America, USRowing and the ACA are uniquely positioned to partner in a scalable initiative that launches with pilot installations and programming followed by a national rollout in 2027. **Oklahoma City University** will serve as the backbone academic & nonprofit organization to support RIVERSPORT America's vision to **grow an efficient & sustainable programs with well-trained leadership & an enthusiastic workforce.**

RIVERSPORT America will lead the development of the Boathouse in a Box prototypes as well as the infrastructure and programmatic logistics associated with a scaled national rollout. RIVERSPORT America will also provide professional guidance for the operations through **OPENWATER Sports** in coordination with the community stakeholders and the training for the facility management in conjunction with Oklahoma City University and other partners.

USRowing & the ACA will develop learning materials and safety standards. This includes launching Crew Coach Across America to train certified coaches Olympians and National Team athletes provide the inspiration! The **OPENWATER Collective** will link all Boathouse in a Box facilities together and activate the power of **collective impact** through a network of stakeholders, creating a community that offers events, virtual coaching, and sponsorship activations.

Similar to what occurred in Oklahoma City through the innovative methods of riverfront activation by RIVERSPORT, a Boathouse in a Box will provide a powerful gateway for bold riverfront development that comes from getting people on the water - as one!

Boathouse in a box

TERRE HAUTE BOATHOUSE



Estimated Cost: \$173,600

Installation | Anchoring | Fan | Electrical

Additional Components: \$77,790

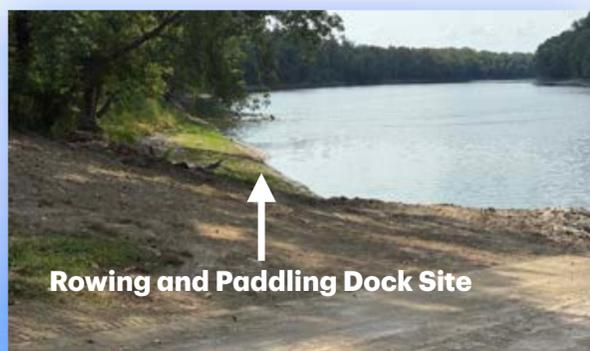
Screen | Rack System | Contingency

Dock System: \$124,485

Installation | Gangway | Stiff arms

Girl Scout Building: \$100,000

Indoor Training | Restrooms



Total Estimated Infrastructure Cost: \$475,875



Equipment Costs *Includes Official Supplier Discounts*

Racing Shells: \$70,550

Midweight Quad | Midweight Double | Heavyweight Single

League & Event Equipment: \$125,070

Coxed Quads | Dragon Boats | Coastal Boats | Oars and Paddles | Trailer

Instructional/ Training Equipment & Rentals: \$41,520

Rowing ergometers & Bikes | Kayaks | Recreational Shells | Rowing Barge

Safety, Electronics, and Miscellaneous Equipment: \$35,850

Coaching Launch | Cox Boxes | Speed Coaches | PFDs | AED | Slings

Total Estimated Infrastructure Cost: \$272,990

Boathouse in a box

PROGRAMMING & EVENTS LAUNCH



Born out of the experience of RIVERSPORT Founder Mike Knopp in Oklahoma City, **OPENWATER Sports is committed to making water sports more accessible to people across the country, with initial focus upon supporting the activation of the Wabash River.** OPENWATER Sports professional training modules, operating templates, marketing support, and program curriculum help ensure activation of the boathouse at the highest level. OPENWATER Sports also leads the engagement of National Governing Bodies (USRowing and the ACA, equipment suppliers to reduce operating costs, and official sponsors to support program and facility operations and equipment needs.

OPENWATER SPORTS Professional Services: \$75,000
League & Program Development | Marketing & Video Assets | Event Staging

League Programs, Classes, & Event Operations: \$50,000
WVC/YMCA Coach & Program Manager

School Programming & Scholarships: \$5,000
10 scholarships x \$500 each for youth participation

Programming & Event Launch: \$130,000



A BOATHOUSE IS A COMMUNITY LIGHTHOUSE



PROJECT FUNDING OVERVIEW AND MATCHING FUND REQUEST

Current WVCF + Donations = **\$355,000**

Total Cost for the Boathouse in a Box, Equipment, and Programming = **\$878,865**

TOTAL SHORTFALL: \$523,865

RIVERSPORT America Sponsorships & Additional Stakeholder Support : **\$123,865**

Naming Rights to Boats & Equipment | Community Programming Support

TOTAL CIB REQUEST TO ACTIVATE THE WABASH RIVER VIA THE WABASH VALLEY CREW: \$400,000

Includes Special Recognition on the exterior of the Terre Haute Boathouse



By lowering the barrier to entry and expanding access nationwide, this model ensures that the excitement and visibility of LA28 translate into lasting, grassroots growth – particularly in communities with access to water, but historically underutilized and underrepresented in rowing & paddlesports. With the first Olympic Summer Games in America in 30 years, a unique and timely opportunity exists to leverage the excitement and inspire a legacy.



>>>>>>> **By 2027 and beyond...**

Any city, town, or college who wants to activate their waterfront comes to us. RIVERSPORT America, with our partners led by USRowing, will deliver a rowing & paddling program *in a box*.

TERRE HAUTE IS PERFECTLY POSITIONED TO BE THE MODEL FOR THIS HISTORIC MOVEMENT.

THE MODEL FOR THIS HISTORIC MOVEMENT

THANK YOU!

RIVERSCAPE
TERRE HAUTE BOATHOUSE

LET'S GET TERRE HAUTE ON THE WATER.