

(RDC) Redevelopment Committee

Brown County Indiana

COUNTY ANNEX BUILDING – SALMON ROOM

Meeting Minutes for Tuesday April 16, 2024 6PM

Call to Order 6:00 PM

Roll Call

RDC Board Members: Jon Curry, Tim Clark, Sue Lindborg, Ross Benson, Bill Cayne

Public in attendance: Kevin Allen, Robin Bowman, Jimmy Tilton

Absent: Stephanie Kritzer

Approval of Minutes

- Tim suggested a couple of changes to the minutes of March 19, 2024
 - Reword part of the discussion section of the Review Website and Social Media discussion from “We aren’t the visitor center so the [Brown County Redevelopment Commission – Brown County, Indiana \(choosebrowncounty.com\)](#) is not appropriate.” To “The Brown County Redevelopment Commission – Brown County, Indiana (choosebrowncounty.com) does not meet current needs.”
 - Reword the motion from “Motion: Tim Clark investigate coordinating the consolidation of this year’s RDC agendas, subsequent minutes and meeting schedule on the brown county government site.” To “Motion: Tim will update the county RDC site and will review the feasibility of including the agenda and minutes from previous RDCs.”
- Bill motioned to approve the minutes with Tim’s suggestions. Sue seconded. Motion passed unanimously.

Business

Presentation by Bill Cayne

- Bill provided a tabulated the typical land-uses to evaluate if it the RDC wanted make it part of their focus for redevelopment.

Typical Land Uses

Land Use	Land Source/ Land Area	Outcome	Tax Revenue	Type of Roads	Water	Sewer/ Septic	Electricity	Fiber	RDC Focus
Residential - Low Income Single family	Tax Sale or Gifted properties or purchased by H4H / < 1 acre	Beautiful Small Homes for Wealth Builders	\$	any	yes	either	Yes	yes	Yes
Residential- Middle Income Low Density Housing	Large Swaths of land / > 20 acres	Subdivisions	\$\$	any	yes	either	Yes	yes	Yes
Residential- Middle Income High Density Housing	Apartments or Condos / < 5 acres	Multi-floor Buildings	\$\$\$	main	yes	Sewer	Yes	yes	Yes
Residential-High Income Low Density	> 5 acres	Single family homes	\$\$\$	any	yes	either	Yes	yes	No
Commercial	< 5 acres on high traffic roads	Buildings, shopping, stores, restaurants	\$\$\$\$	main	yes	Sewer	Yes	yes	Yes
Industrial	> 5 acres	Industrial Buildings	\$\$\$\$	main	yes	Sewer	Yes	yes	Could be
Intuitonal	> 5 acres	Community Services, Nursing Homes, Churches,	\$\$	any	yes	Sewer	Yes	yes	yes
Agricultural	>50 acres	Tillable land	\$	any	no	no	No	No	no
Parks	<50 acres	Public good	n/a	any	no	no	no	no	no

Need RDC's input



- Bill evaluated the 29 population centers within Brown County for the five pillars of infrastructure which are roads, sewers, water, electricity, and broadband fiber.
 - The populations centers as defined by <https://indiana.hometownlocator.com/counties/cities,cfips,013,c,brown.cfm> when searching for Brown County IN Cities, Towns, & Neighborhoods.
 - These centers were evaluated for the five pillars of infrastructure.
- Key Takeaways
 1. There are five pillars of infrastructure that are necessary for development and a healthy communities Sewers, Water, Electricity, Good roads and Fiber
 2. We need to build out our sewage infrastructure to ensure our population and visitors are not getting sick because they swim in streams or ponds contaminated with E. coli
 3. Development will happen naturally when the five pillars of infrastructure are available
 4. Nashville, Helmsburg and Graw Bone are best suited for development in the near term
 5. Beanblossom development will happen once the sewer line is available.

Discussion

The Tilton Brothers currently own the old Opry property. There is a concern that Nashville will annex the old Opry property once it is developed and the county will not get the payback on the bond.

There needs to be a couple of things necessary for annexation according to Kevin Allen

1. For Nashville to annex a property it has to be contiguous with Nashville with a minimum of 1/8 of parcel's perimeter to be adjacent to the town
2. Annexation is voluntary

Robin Bowman suggested that we communicate we are not developing but redeveloping because we have lost businesses. For example, in Beanblossom there was a Printing Company, Gun Store, Furniture store, Gas Station, multiple restaurants, a Real Estate office and a Title Company. Brownies spends \$500 to \$600 on trucking sewage every 5 to 6 days.

Jon Curry mentioned the Planning, Zoning and Health Department have increased the standards for septic systems and with only three small Sewage Treatment Plants for the whole county has contributed to some of the business leaving Brown County.

Tim Clark commented “We are a naturally occurring retirement community in addition to a bedroom community. People come down and they retire here and stay a certain amount of time. When it get to the point, you need healthcare or services they are gone and the house is flipped to the younger generation and it repeats the cycle.

Presentation by Sue Lindborg

Sue provided an update on Regional Economic Acceleration & Development Initiative (READI) funding from the Indiana Economic Development Corporation (IEDC) providing up to 30 Million for **Indiana Uplands**. Indiana Uplands include the following counties: Brown, Crawford, Daviess, Dubois, Greene, Lawrence, Martin, Orange, and Owen. Indiana Uplands is led by Regional Opportunities Initiatives Inc. (ROI). The funding is a 4:1 match from public and private sources (regionally).

The focus for the funding is around action plans to improve region’s quality of life, quality of place and quality of opportunity. The proposal themes to include key employment sectors by focusing on critical housing, infrastructure and place-based assets to attract talent and enhancing the region’s cultural, artistic, physical and livable amenities.

The projects are either capital or infrastructure projects. Projects like construction or rehabilitation of new or existing facilities and land acquisition.

The county was not ready to fully leverage READI 1.0 so we got only 300k for a brick wall next to the school and a “green” playground.

The next steps will happen in April and May, ROI will coordinate with IEDC to better understand the priorities

The planning meeting with IEDC to happen on May 30th.

There was significant discussion, the highlights include:

- Sue commented we need housing and infrastructure and quality comprehensive plan that the county adheres to. OCRA will fund a comprehensive plan for 60k.
- Tim said we have two sources income tax and property tax.
- According to data that Tim reviewed the over \$50k income are going up and \$50k and under are going down. There is a Government Utilities Technology Service, Inc. (GUTS) that can provide 15 years of data. So we can determine where there are increases and decreases in revenue.

- One of the most recent success was Helmsburg CDC, which are community lead.
- There is a difference between the RDC and the Economic Development Corporation (EDC)
- Jobs drive housing, if we don't have jobs we don't need housing.
- We have been funding and making enough studies to fill an aisle in the library. The recurring themes we need to address: housing shortage, infrastructure and how we can improve the quality of life.

Presentation by Kevin Allen, Egis Corp.

Kevin said TIF is a redevelopment tool, an economic engine. TIF are not new to Indiana. The Gateway dashboard shows 1,331 TIF for the state generating revenues in excess of a billion dollars.

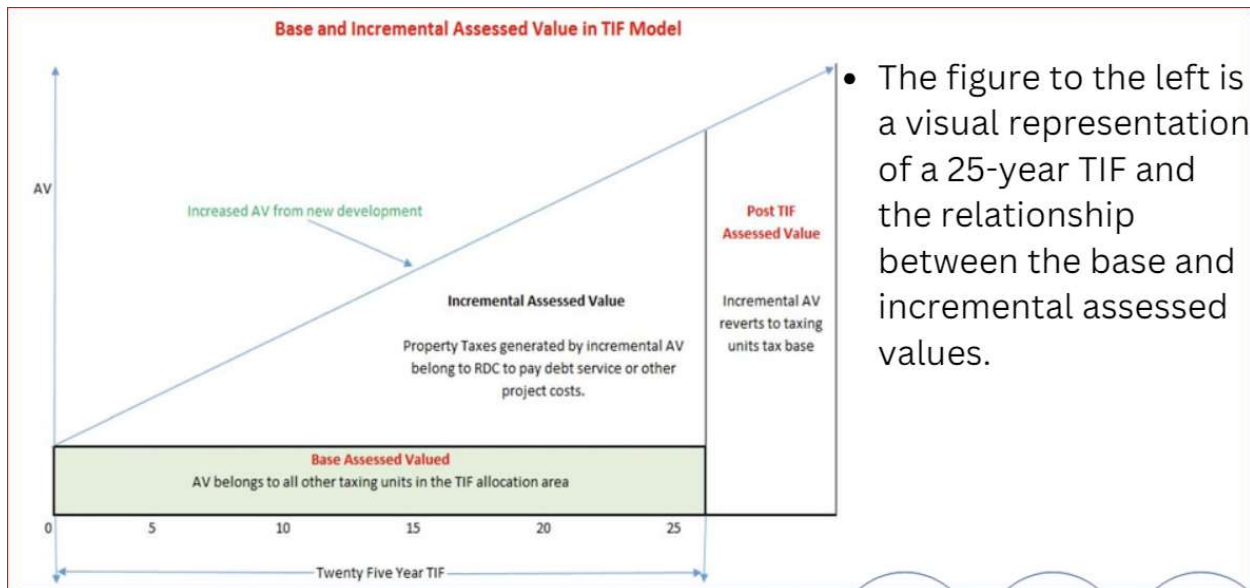
A TIF district can encompass one parcel of land to 50 parcels of land. A TIF district is like a zoning overlay. For example, if you have 50 parcels and someone is using 2 parcels for a gas station/grocery store and the taxation value increases from the existing baseline of \$100/year to \$1000/year. So expenses were made to do a state highway road cuts properly with curbs. That is an expense that a TIF district that could turn back to offset the cost of redeveloping that area. The type of expenses could be water, sewer, roads, landscaping, demolishing a blighted building. If it is commercial, and you need to raise the living area up 10 because you are in a flood area. That can be part of the TIF.

Brown County has 4 TIF in Nashville: Nashville Central Economic Development Area, Woods Lane, Historic District, and Hard Truth

Information on each counties TIF can be found. <http://gateway.ifionline.org/TIFviewer/>

It doesn't do much good to put a TIF after development has happened, you have missed your chance.

The process to generate a TIF from an economic development area can be done in 30 days if the council wants it completed. Kevin used the example of TIF in Noblesville where the base assessed value was on a corn field and the post assessed value was on tire shop, two banks, Best Buy, Lowes Home Improvement, Regal Cinema and three restaurants. The value went from \$100/acre to \$2000/acre. There is \$1900 in increased tax revenue that paid for the bond that paid for the infrastructure.



People say that you are taking money from the schools, we are not taking money from current services we are putting creating a bond based on future tax revenue.

The question is asked, "Why isn't the developer paying for the infrastructure?" He is because the only tax increase went on the parcels that were developed. The adjacent parcel in the TIF that weren't developed still have the original tax rate. TIF were necessary because the Banks can't repossess infrastructure. Infrastructure is taken of the equity for the developer's loan.

At the end of the bond the increased tax revenue goes directly into the counties coffers. If the tax revenue goes up you could pay off the bond faster.

A TIF is a delayed gamble that the county is going to get way more in tax revenue.

The TIF has to be vetted by a certified financial advisor before it can be presented to a financial institution.

Kevin then directed the team to read the "Tax Increment Financing Toolkit" prepared by the Indiana Office of Community and Rural Affairs

<https://www.in.gov/ocra/mainstreet/files/Tax-Increment-Financing-Toolkit.pdf>

The recording for the meeting can be found.

<https://s3.amazonaws.com/Redevopment/RDC+2024/RDC+04162024.MP3>

Adjournment: 8:07 PM

Next Meeting Tuesday May 21th, 2024