

(RDC) Redevelopment Committee

Brown County Indiana

Brown County Public Library

Meeting Minutes for Tuesday May 21, 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: Gary Huett, – County Council President; Blake Wolpert – County Commissioner; Clint Studebaker – VP of Brown County RSD; Kevin Allen-Senior Designer egis-Groups; Andrew and Jimmy Tilton - Private Developers

Absent: Stephanie Kritzer

Approval of Minutes

- Bill motioned to approve the minutes. Jon Curry seconded. Motion passed unanimously.

Business

RDC Members need to be bonded and sworn in

- Ross handed out the bonding forms to the RDC members that needs to be handed in to Donna in the Commissioner's office.

Presentation by Tim Clark

- Tim provided a summary the funding sources for Brown County. Funding is provided primarily by income taxes and property taxes. Tim's presentation included population projects.
- Income Tax Data
 - Income taxes can be split into income earners under \$50,000 and earners over \$50,000. The number of those who earn under \$50,000 have been going down and those who earn over \$50,000 have been going up.
 - A key point is a quote from Tim's first page is from the Indiana-Uplands-Housing-Study-Addendum-2.A-Brown-County.pdf which states "Brown County's median household income remains the highest in the region. This is driven by households outside of Nashville, which has one of the lowest median household incomes in the region."
 - Tim then looked at the 2021 median household income for both Brown County, \$67,737 and Nashville \$40,778.
- Population Projections

- Tim then covered population projections which according to the Upland housing study is projected to increase by 4.8% from 2020 to 2035. Tim also referenced STATS INDIANA which is showing a decline between 2015 and 2050 between 10 and 31%. Tim usually relies on STATS INDIANA for reasonable projections because it is out of IU.
- Property Taxes
 - Tim suggested we are driving blind on the assessed values trends for the following property types which are exempt properties, residential, commercial and farms. Exempt properties include state, federal, foundations. Our County GIS only has the last five years and it is difficult to understand trends on 5 data points. The Brown County Property Assessments are maintained by a vendor/software system called the Government Utility Technology Solution (G-UTS) which has the last fifteen years. The assessor, auditor, and treasurer update the information, which can be used to support trend analysis and projections.
- Economic Characteristics
 - There has been a shift in 2021 of the largest employers from Educational services, Healthcare, Social Assistance (16.0%) to Manufacturing (17.8%).
- In summary when planning there are important things to watch are population projection, income distribution, job types and assessed values.
 - Tim said we need to understand the trends so as we make changes we can track the effects.
 - Ross asked what your assessment on this information is and how it affects the work of the RDC. Tim has stated that if economic development is the solution, what is the problem? He could argue the position that the county is not broke. This leads to a discussion that considers all sides of the argument

Presentation by Sue Lindborg

Sue provided an update on the Housing Partnership

- The housing partnership met with IU Center for Rural Engagement for the goal to develop a housing plan. The resources at IU could compile data that the county has to determine how many tax exempt properties we have, where is the available land, what would be the ability to build on that land and engage the school of architecture to design a special house that could be built on a hill and be affordable. And assessing infrastructure as well.
 - The bottom line is, where in the county is buildable land for affordable housing.
- In conversation with developers, i.e. RealAmerica LLC, with regards to mixed use potential business and residential, like artist community where the artists would live above where they would sell their wares.
- In addition the housing partnership is looking at the potential for a range of housing from \$250K on up; as well as aging in place housing.
- Habitat for Humanity applied for a READI 2.0 grant to build 4 to 5 houses in the next two years because we need 125 affordable houses under \$250K by 2030.

Presentation by Kevin Allen, Egis Corp.

Kevin Allen presented several areas that he judges have the potential to benefit from a TIF (Tax Increment Financing) district being created for them. These were the Gnaw Bone, Bean Blossom, The old Opry/Berry Farm, Ridge Lane and the old Country Club golf course areas. These areas, apart from Ridge Lane, have all been previously developed to some level. The areas of Gnaw Bone, Bean Blossom and Opry are on state highways and would have minimal impact on the appearance and local environments. These three areas with highway access and short commute drives to Bartholomew and Monroe employment centers make them clear choices for housing projects.

Discussion:

Ross said the RDC will not jam the TIF down the county's throats, we will follow the defined processes as per the statute and guidance of our lawyers.

Tim said make sure don't surprise the voters and whatever we do needs to align with the comprehensive plan. Tim suggested we make videos that sell the county on the need for additional Economic Development Areas.

Please find a reference to IC 36-7-14-15

In section 15 it says

Data concerning areas in need of redevelopment; declaratory resolution; amendment to resolution or plan; approval

Sec. 15. (a) Whenever the redevelopment commission finds that:

- (1) an area in the territory under its jurisdiction is an area needing redevelopment;
- (2) the conditions described in IC 36-7-1-3 cannot be corrected in the area by regulatory processes or the ordinary operations of private enterprise without resort to this chapter;
- (3) the public health and welfare will be benefited by:
 - (A) the acquisition and redevelopment of the area under this chapter as a redevelopment project area; or HANDBOOK FOR INDIANA REDEVELOPMENT COMMISSION MEMBERS AND THEIR ATTORNEYS PAGE 118
 - (B) the amendment of the resolution or plan, or both, for an existing redevelopment project area; and
- (4) in the case of an amendment to the resolution or plan for an existing redevelopment project area:
 - (A) the amendment is reasonable and appropriate when considered in relation to the original resolution or plan and the purposes of this chapter; and
 - (B) the resolution or plan, with the proposed amendment, conforms to the **comprehensive plan** for the unit;

The 2011 Revision of the Comprehensive Plan for Brown County Indiana is still in the law until it is updated hopefully in the next year. There is nothing the author can find in the current Comprehensive Plan that would be in conflict with generating economic development areas using the processes defined in Statute IC 36-7-14

The recording for the meeting can be found.

<https://s3.amazonaws.com/Redevelopment/RDC+2024/Recording+from+RDC+Meeting+on+20240521.m4a>

Adjournment: 8:15 PM

Next Meeting Tuesday June 18th, 2024