

(RDC) Redevelopment Committee

Brown County Indiana

COUNTY ANNEX BUILDING – SALMON ROOM

Meeting Minutes for Tuesday March 19, 2024 6PM

Call to Order 6:00 PM

Roll Call

Jon Curry jon.currycontracting@gmail.com; Tim Clark <tjclark2036@gmail.com>; Stephanie Kritzer spkritzer@yahoo.com ; Sue Lindborg lindborgsue@gmail.com; Ross Benson rossbenson@outlook.com; Bill Cayne <bkcayne@gmail.com>;

Public in attendance: Kevin Allen, Blake Wolpert, Sean Milloy

Approval of Minutes

- Bill motion to approve. Jon seconded. Motion passed unanimously.

There was a quick introduction of the new members.

Business

Review Website and Social Media

- There are 3 sites where information has been stored and some have not been maintained so we need to consolidate to one site.
 - Web Site <https://www.choosebrowncounty.com/> - started in 2017
 - Need admin control from Chuck Wills <chuck@cmsdevelopment.net>
 - RDC Google Drive Workspace
 - Sean Milloy – previous President of RDC
 - How do we gain access to upload 2024 minutes and initiatives
 - Facebook <https://www.facebook.com/profile.php?id=100068018754386>
 - Linked to Justin Swank? President RDC 2022
- Discussion:
 - There's the county site that is managed here in-house and we've got an IT team, the IT Director is Laura Minett and she will help us and get us up to speed on how we can manage that site ourselves.
 - The [Brown County Redevelopment Commission – Brown County, Indiana \(choosebrowncounty.com\)](https://www.choosebrowncounty.com/) does not meet current needs. The focus should be the Business Center for people who want to come to Brown County and have an idea and make may want to get into a project.
 - The surrounding counties' RDC are hosted on their government websites, making it easy to find.

- Motion: Focus our efforts and bring everything into Brown County government hosted website [Brown County, IN | Official Website \(browncounty-in.gov\)](https://browncounty-in.gov)
 - Jon motioned, Sue seconded the motion and it was voted unanimously in the affirmative.
- Motion: Tim will update the county RDC site and will review the feasibility of including the agenda and minutes from previous RDCs.
 - Sue motioned and Jon seconded the motion, it was passed unanimously

Economic development Areas and Tax Increment Financing (TIF) District Discussion.

Most redevelopment commissions now create an “Economic Development Area” which require less strict findings rather than an “Area Needing Development” and in order to create a TIF district. Key is to get TIF districts identified early.

There was a lengthy discussion on how we go about determining Economic Development Area

- There is an 11 page document called “The Comprehensive Plan for Brown County Indiana <https://browncounty-in.gov/DocumentCenter/View/141/Brown-County-Comprehensive-Plan-PDF>. The RDC is waiting for an updated version, which should come out at the end of 2024 at the earliest, which is too late to drive actions this year.
 - Ross asked if we could focus on areas that obviously need development now.
- Helmsburg redevelopment is considered a success, because the folks in Helmsburg drove the improvements and the Brown County Democrat, local newspaper, provided updates on the progress.
 - The author suggests that we look at the plan for Helmsburg. I contacted Jim Kemp to see if he has the plan and to see if we could use the plan as a reference.
- Sue Lindborg offered to collate all the information that she and her team has compiled focusing on affordable housing and send it out to the team.
- More: provides events/meetings from 2020, but it does mention on February 2021 RDC Meeting that there was planning for a survey using <https://brown-county.landgrid.com>, can we get the results of that survey?
- Some quick comments about economic development area and Tax Increment Financing (TIF) areas.
 - Creating an economic development area does not change the zoning or tax rates within the area and some of these areas maybe already have zoning for business
 - Overlaying a TIF does not change the zoning
- Final Motion of the Meeting: “That all members will adjourn from this meeting and connect via email with a focus to re-evaluate prospective sites or zones within the county to identify a list of sites that would be appropriate to begin proceedings to declare as **Economic Development Areas**, and prepare a list of these sites, along with a 2024 action plan, to present to the Brown County Board of Commissioners and the Brown County Council.”

- Motion presented by Sue Lindborg, seconded by Jon Curry, all voted in favor, motion carried."

Adjournment: 7:37 PM

Next Meeting Tuesday April 16th, 2024