

(RDC) Redevelopment Committee

Brown County Indiana

Brown County Public Library

Meeting Minutes for Tuesday June 18, 2024 6PM

Call to Order 5:57 PM

Roll Call

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

Absent: Sue Lindborg and Stephanie Kritzer from the school board

Public in attendance: Blake Wolpert – County Commissioner; Dwayne Parsons; Robyn Bowman; Greg Taggart – Independent Candidate for Commissioner, District 3; Andrew and Jimmy Tilton - Private Developers; Jim Kemp – Brown County Council ; Kevin Allen - Senior Designer egis-Groups (stayed for only part of Jim Kemp's presentation)

Approval of Minutes

- Tim wanted to make the following changes:
 - 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 2025 2015 and 2050 between 10 and 31%. Tim usually relies on STATS INDIANA for reasonable projections because it is out of IU.
- Tim's summary:
 - From: Ross asked Tim for his assessment based on his presentation for the county. Tim said we [the county] are not broke and we don't need economic development.
 - To: 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
- Jon Curry moved to approve the minutes with the two changes Bill seconded and it passed unanimously.

Business

Google Docs Renewal

- There appears that no one is using the google docs and it costing us \$330/year. Can we archive the documents on the <https://www.browncounty-in.gov/> website under RDC
- Bill motioned that he would work on moving the document to browncounty-in.gov website. Jon Curry seconded. Motion passed unanimously.
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Choosebrowncounty Renewal

- The RDC has not been using this website for 5 years. Tim said he would work with Chuck to see if we can archive the data. Jon made a motion to transition out of this website and get rid of it, Bill seconded. Motion passed unanimously

Presentation by Jim Kemp on Indiana counties GDP

- Jim provided a summary of all of the Indiana counties and their GDP as well as GDP per capita. Brown County has 15,570 people and a GDP of \$361,692,000 or a \$23,230 GDP per capita. Brown County is the second lowest GDP per capita in the state. The five surrounding counties, Bartholomew, Jackson, Monroe, Morgan and Johnson have a total of 507,603 people and a combined GDP of \$29,459,607,000 or a \$58,037 GDP per capita. Brown County is less than 1% of the GDP of the surrounding 5 counties.
 - Ross asked how this data effects the work of RDC. Jim responded it doesn't affect the work of the RDC.

Ross Benson Presentation

- The RDC should make a clear mission statement identifying what gives statutory support and drives the activities of the RDC. I believe we should make a motion to recognize and confirm the role of IC 36-7-14, and the Handbook for RDC and attorneys 2023, Pitman, with regards to RDC activities.
 - Jon made a motion that the Brown County RDC recognizes and confirms its commitment to the use of IC 36-7-14 to guide it's duties for the remainder of the 2024 working session. Bill seconded. Motion passed unanimously.
- The RDC should have its own independent legal advisors, independent or separate from the advisors used by either the commissioners or the County Council. Based on these needs, the board should consider engaging with Thomas Pittman from Barnes and Thornburg LLP to be the RDC legal advice regarding any future business matters.
 - Jon made a motion that the Brown County RDC authorizes the President of the RDC to begin Procedural Steps to secure Thomas Pittman, Attorney working at Barnes & Thornburg, as Brown County RDC Legal Counsel. Bill seconded. Motion passed unanimously.

- The RDC could also encourage the creation of new CDC's within the EDA to give needs and wants feedback to the RDC.
 - Jon made a motion that the Brown County RDC begin working with local groups in various identified areas to create local leadership and identify long-term development goals. Bill seconded. Motion passed unanimously.
- Brown County has had an RDC for over 10 years. There is currently only one Economic Development Area (EDA) in all of Brown County, not including the four in Nashville. We are fortunate to have Tim Clark on the RDC, who acted as the Point of Contact to get it shepherded through the multi-step process.

Brown County, Indiana Townships

EXISTING ECONOMIC DEVELOPMENT AREAS

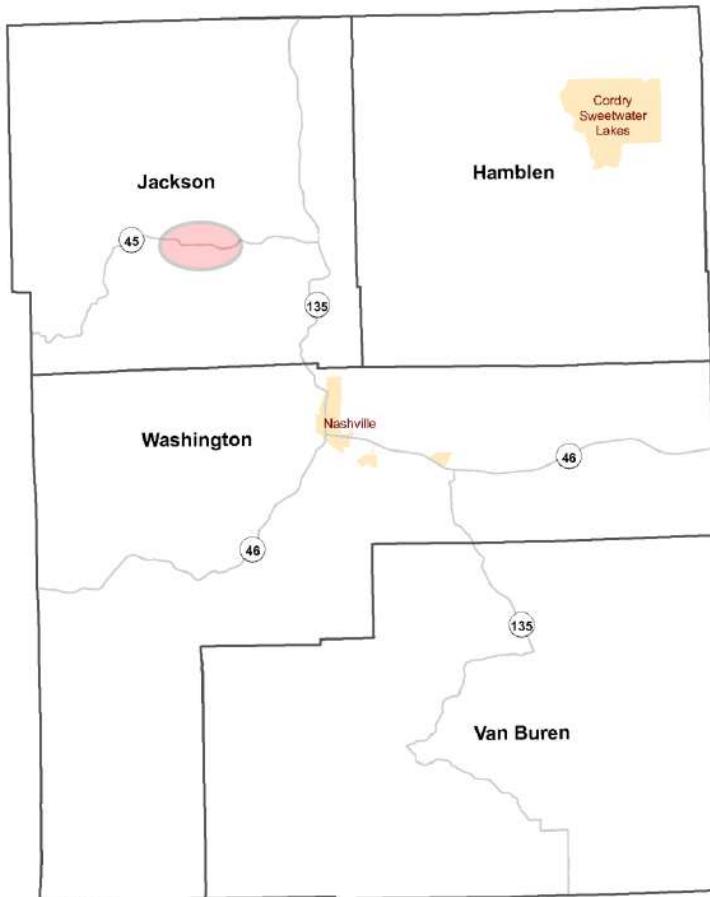


Figure 1: Current EDA in Helmsburg

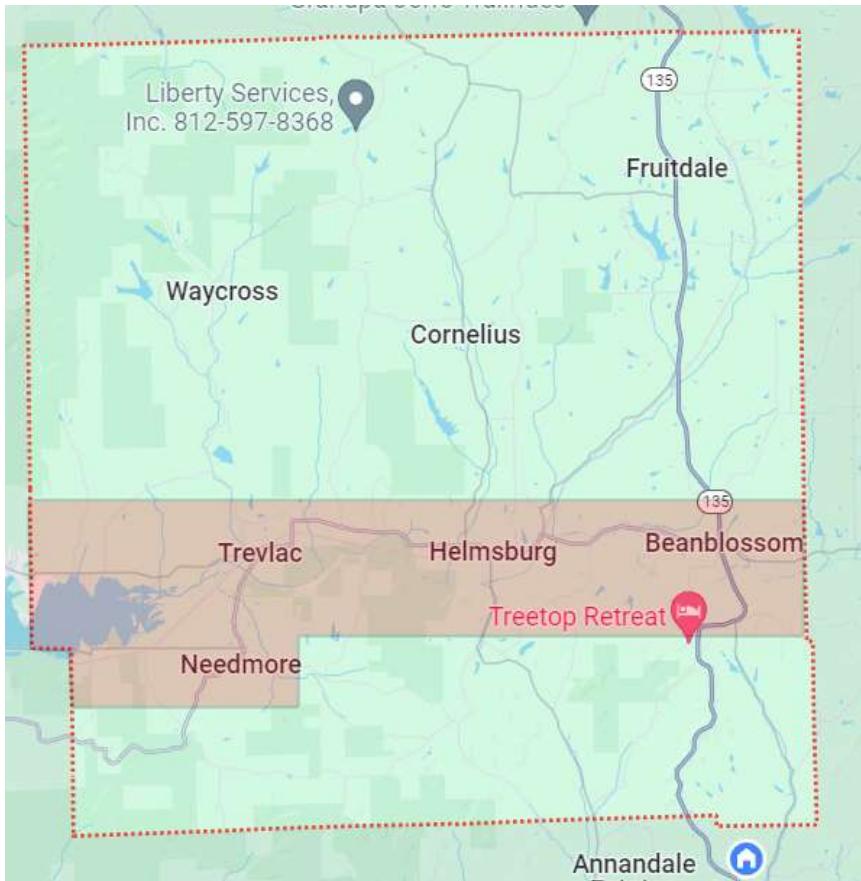


Figure 2: Jackson Township EDA

- This is a proposed consideration to expand the existing EDA (Economic Development Area) which encompasses Helmsburg, extending out to the eastern edge of Jackson Township, north and south borders to be determined by the process, out to the western border of Brown County, giving the same economic benefits that Helmsburg currently has to communities of BeanBlossom, Trevlac, Needmore and Lake Lemon. So the people that live in EDA can have TIF zones so the increased tax revenue flows back to Economic Development Area.
 - Jon motioned that the Brown County RDC begin Procedural Steps for Expansion of Existing Economic Development Area for Jackson Township, Brown County, Indiana Route 45 corridor, extending from Bean Blossom to Lake Lemon, including but not limited to:
 - Engage with existing Helmsburg CDC
 - Engaging with local citizens and businesses affected by proposed EDA for local input
 - Identify potential citizen leadership within the proposed EDA for continued cooperation
 - Updating Economic Development Plan for Proposed Economic Development Area.

- Create Legal Description of the Economic Development Area
- Create Maps and Plats of the Area.
- Create Acquisition List or a Statement of No Acquisition.
- List of Projects in the Plan
- Statutory Findings
- Identify potential TIF Zones within the proposed EDA
- Bill seconded. Motion passed unanimously.

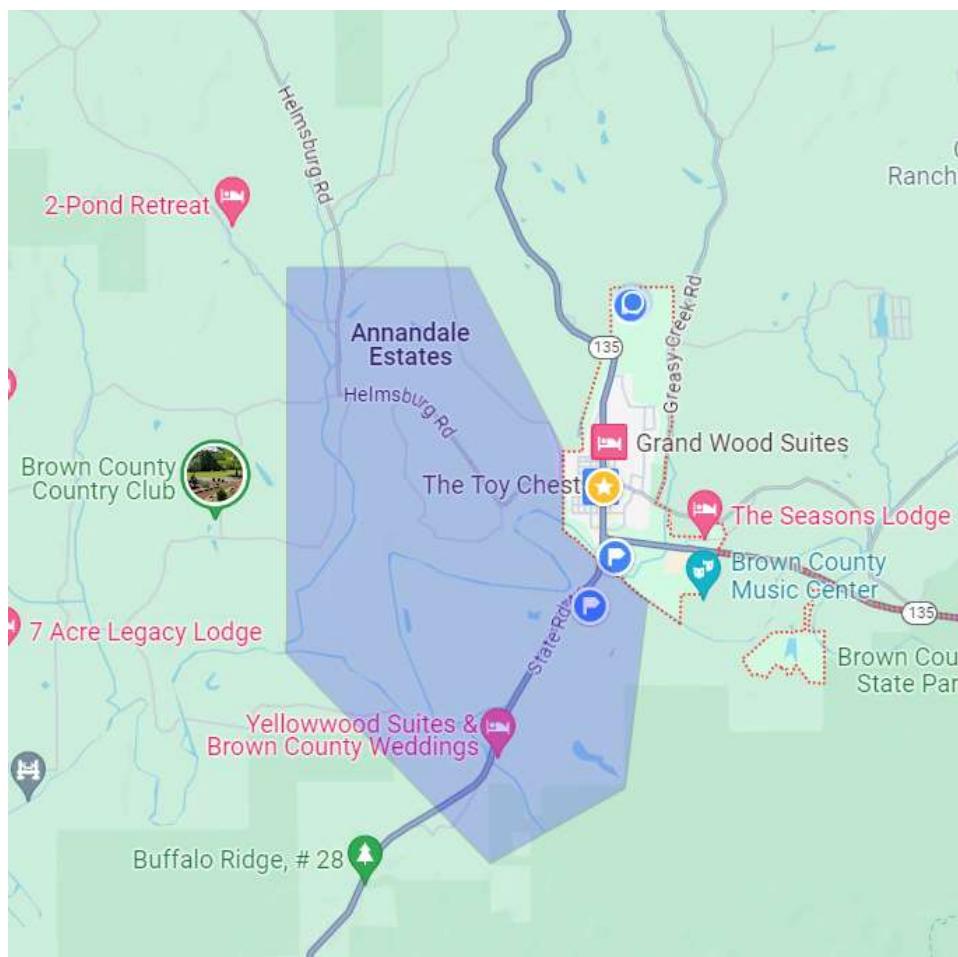


Figure 3: Washington Township EDA

- This is a proposed consideration to create an EDA (Economic Development Area) which encompasses the Route 46 corridor exiting Nashville and wrapping around the west side of Nashville to include Annandale Estates. Ultimately, creating a TIF zone at the Opry site could spur and create financial growth along the west side of Nashville, extending up to as far as Annandale Estates, who, based on citizen's approval, could benefit from attaching to the Nashville Sewer.

- Jon made a motion:
 - That the Brown County RDC begin Procedural Steps for Creation of Proposed Economic Development Area for Washington Township, Brown County, Nashville West corridor, extending from the old Opry property to Annandale, including but not limited to:
 - Engaging with local citizens and businesses affected by proposed EDA for local input
 - Identify potential citizen leadership within the proposed EDA for continued cooperation
 - Creation of Economic Development Plan for Proposed Economic Development Area.
 - Create Legal Description of the Economic Development Area
 - Create Maps and Plats of the Area
 - Create Acquisition List or a Statement of No Acquisition.
 - List of Projects in the Plan
 - Statutory Findings
 - Identify potential TIF Zones within the proposed EDA
 - Bill seconded. Motion passed unanimously

The recording for the meeting can be found.

<https://s3.amazonaws.com/Redevelopment/RDC+2024/RDC+06182024.MP3>

Adjournment: 8:15 PM

Next Meeting Tuesday July 16th, 2024