

Brown County, Indiana





Brown County Redevelopment Commission

Economic Community Conversation



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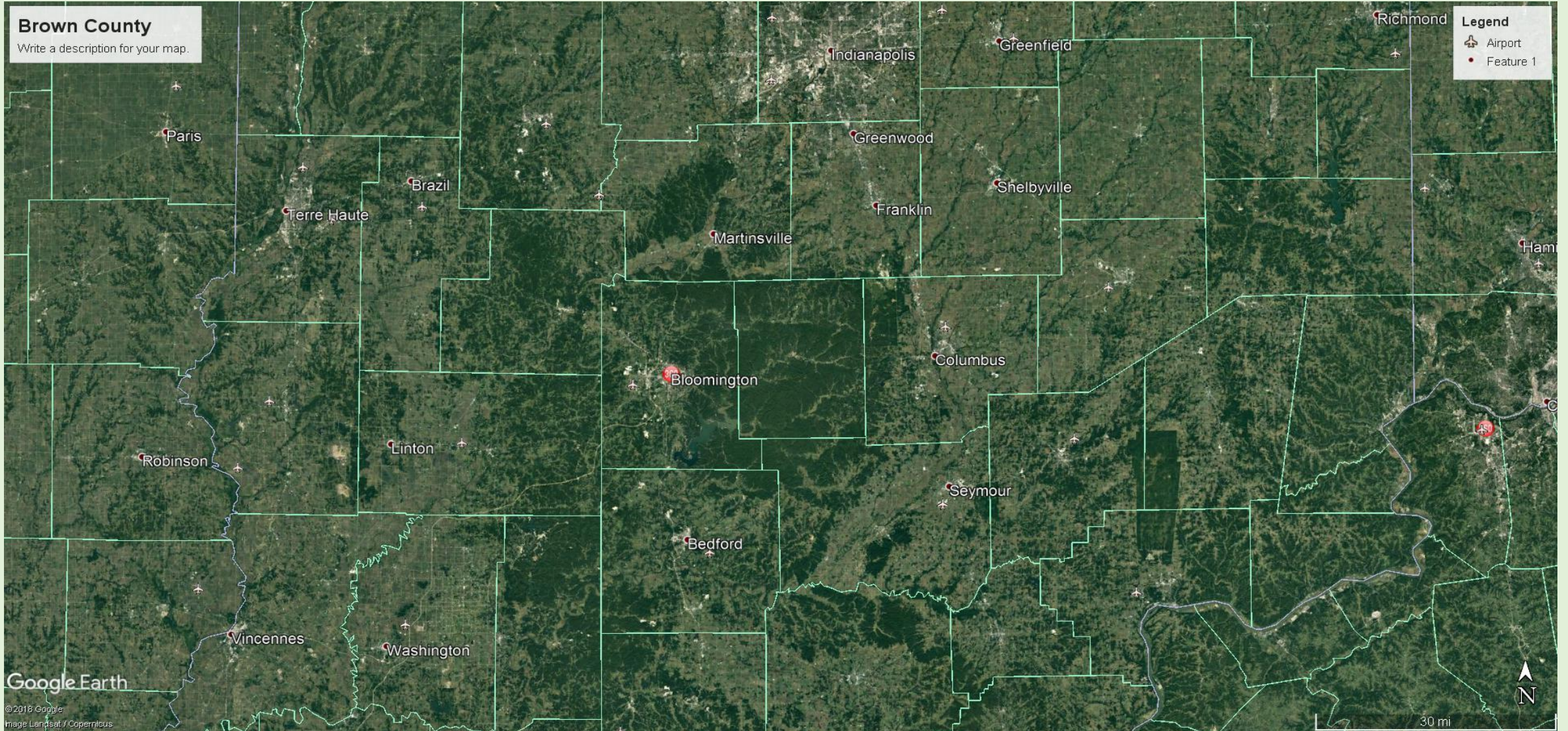
Why a community conversation?

WHY
ARE
WE
HERE?



- To increase community awareness of the challenges and opportunities of our county.
- To foster community engagement on the future of our county.
- To work together in a collaborative effort towards a sustainable future that is in alignment with:
 - ✓ Our Vision
 - ✓ Our Values
 - ✓ Our Culture
 - ✓ Our Environment
 - ✓ Our Economy

Google Earth



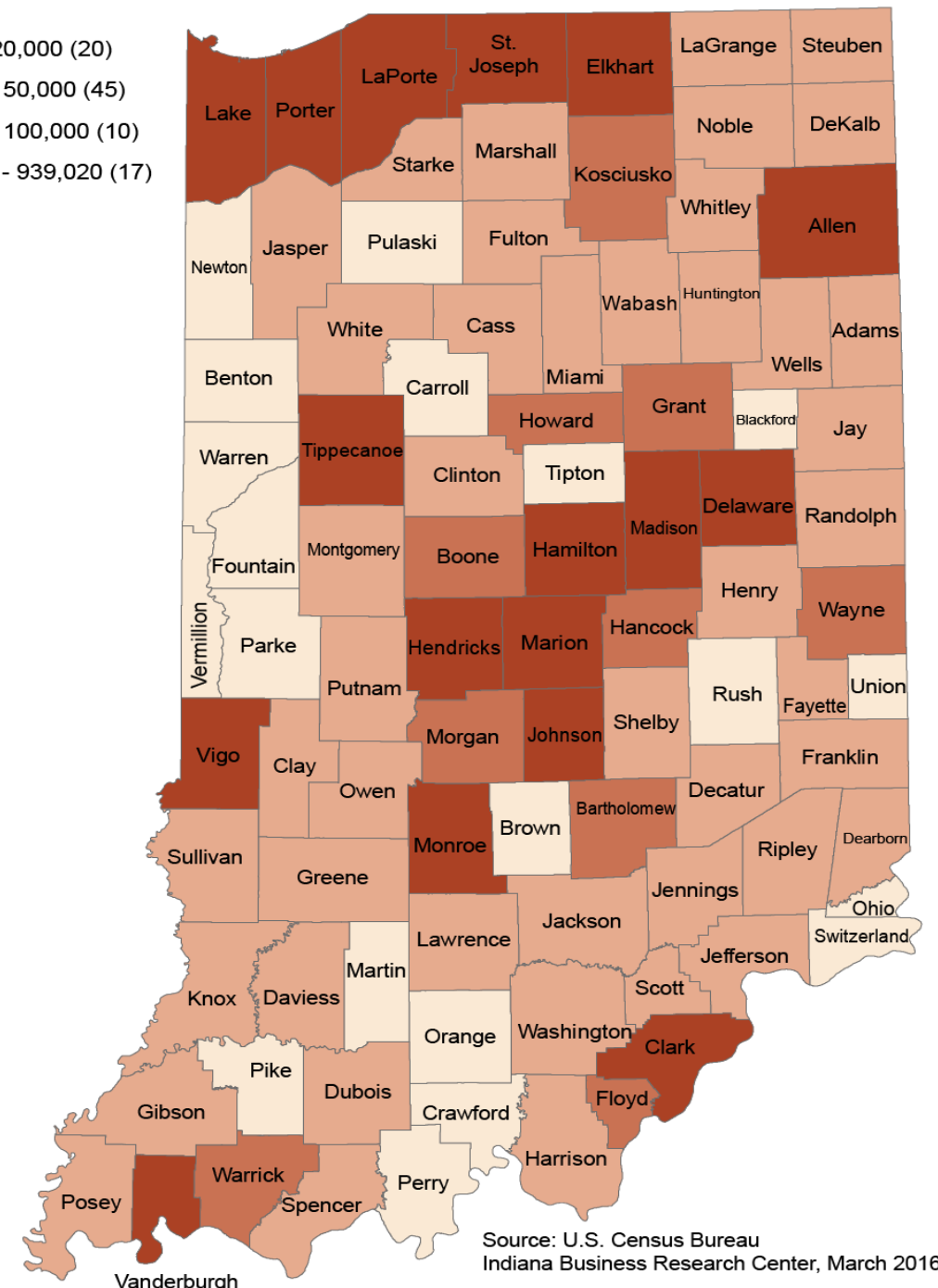
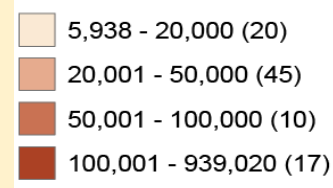
Michael Hicks, Ball State
University Economist
*“Today’s economic policy
ought to simply focus on
making life better
for residents who have
chosen to remain ...*

*80 or more
Indiana Counties are in
absolute relative
decline”*



Total Population, July 2015

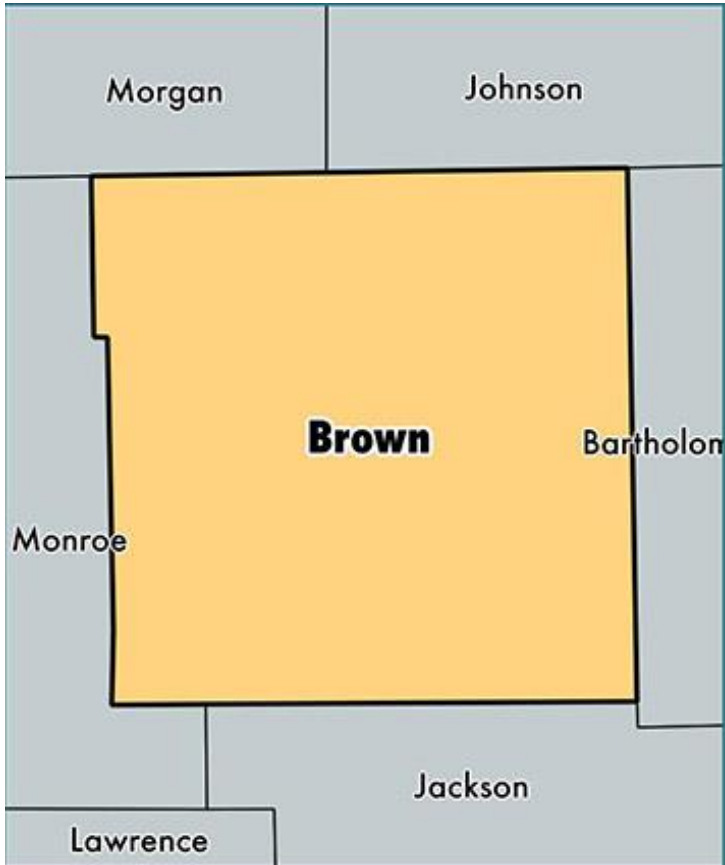
Top Fifteen Counties	Population
Marion, Indianapolis	918,887
Lake, Crown Point	493,118
Allen, Ft Wayne	360,496
Hamilton, Noblesville	289,399
St. Joseph, South Bend	266,461
Elkhart, Goshen	199,258
Vanderburgh, Evansville	180,713
Tippecanoe, Lafayette	177,786
Porter, Valparaiso	165,681
Hendricks, Danville	150,808
Johnson, Franklin*	143,300
Monroe, Bloomington*	141,255
Madison, Anderson	130,311
Delaware, Muncie	117,423
Clark, Jeffersonville	111,972
57.70 % of State of Ind Pop	3,846,868



Source: U.S. Census Bureau
Indiana Business Research Center, March 2016

The smallest 15 of 92 Indiana counties by population 2012 Census Data (177,466 or 2.66%)

County	Population	County	Population	County	Population
Fountain	17,096	Pulaski	13,072	Martin	10,261
Tipton	15,756	Pike	12,785	Benton	8,844
Vermillion	15,096	Blackford	12,554	Warren	8,391
Brown 12 th	15,069	Crawford	10,647	Union	7,349
Newton	14,065	Switzerland	10,416	Ohio	6,065



- Bartholomew 81,162
- Jackson 44,069
- Monroe 144,705
- Morgan 69,648
- Johnson 149,633

Surrounding Counties Estimated populations as of (2015)
489,216



Our top 3 county assets?

- 1) Our Real Estate
- 2) Location of our real estate
- 3) Our People

Brown County Total Land Area

Total Area: 316.6 Square Miles or 202,624 acres

Classified Forests: 24,881.8 Acres or 12.28%

Taxable Acreage: 94,938.53 or 46.85%

Estimated Total Housing Units 8,512

Average 11.15 acres per housing unit

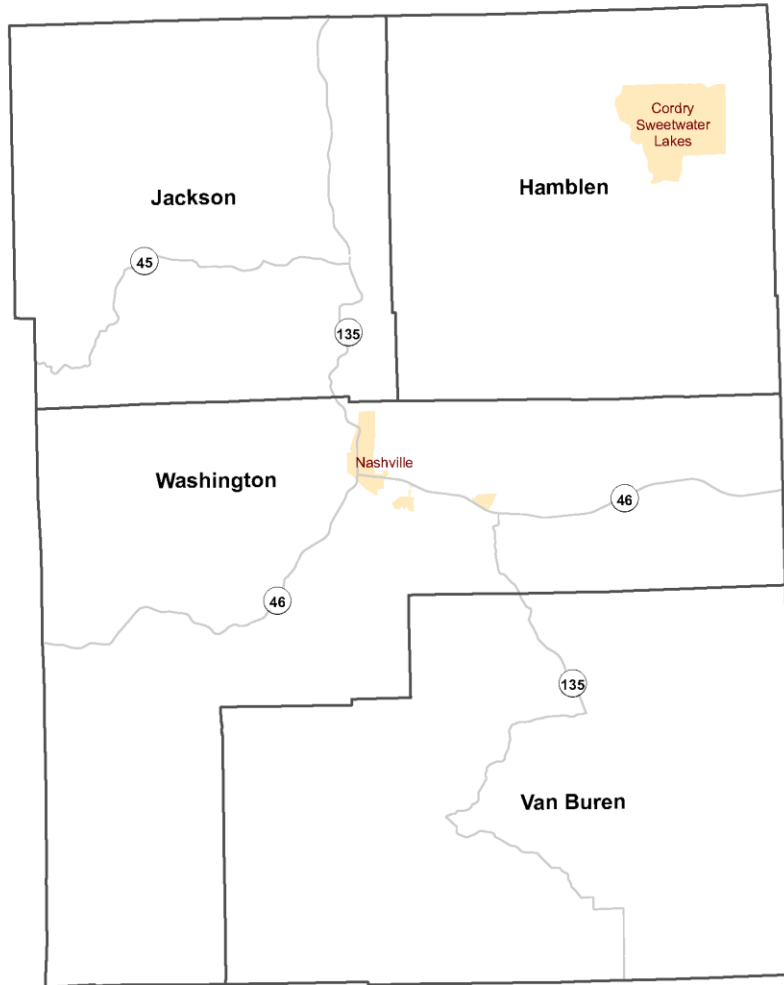


Estimated drive times from Nashville to:

- 27 minutes to Columbus, In
- 30 minutes to Bloomington, In
- 33 minutes to Martinsville, In
- 40 minutes to Seymour, In
- 39 minutes to Franklin, In
- 50 minutes to Greenwood, In
- 66 minutes to Indianapolis, Circle
- 63 minutes to Indianapolis Airport

34 minutes to drive 19 miles
from Carmel to Monument Circle

Brown County, Indiana Townships



Brown County & Townships Combined Population “15,011”

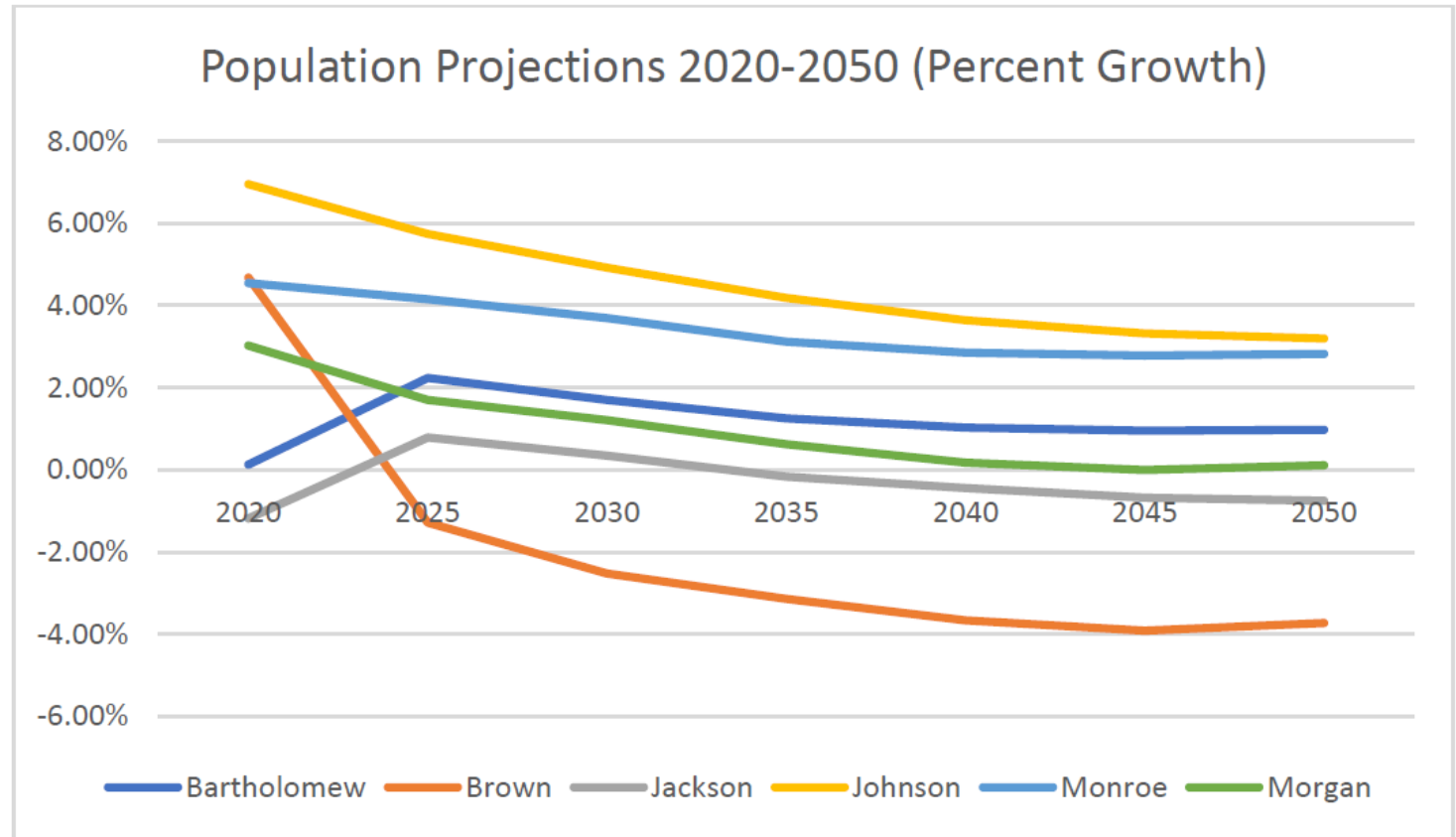
- Hamblin Township Population 4273
- Jackson Township Population 3775
- Washington Township Population *4824
- Town of Nashville Population 1067
- Van Buren Township Population 2139

*Includes the Town of Nashville

Estimated County Population by age bracket

Age Bracket	Population	Percentage
First Quarter (0-19)	3024	20%
Second Quarter (20-39)	2828	19%
Third Quarter (40-59)	4248	28%
Fourth Quarter (60-79)	4281	29%
Overtime (80+)	654	4%
Total Estimated Population	15,035	100%

County Population Projections



Housing Statistics – U.S. Census Bureau

HOUSING OCCUPANCY	Total
Total housing units	8,512
Occupied housing units	5,953
Vacant housing units (1)	2,559 (2)
Homeowner vacancy rate	2.5
Rental vacancy rate	6.2

YEAR STRUCTURE BUILT	Total	
Total housing units	8,512	
Built 2014 or later	13	
Built 2010 to 2013	193	
Built 2000 to 2009	1,222	1980-2009 49%
Built 1990 to 1999	2,006	
Built 1980 to 1989	903	
Built 1970 to 1979	1,429	Pre 1980 49%
Built 1960 to 1969	915	
Built 1950 to 1959	715	
Built 1940 to 1949	447	
Built 1939 or earlier	669	

(1) Vacant Housing Units – A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. (2) 30% of total housing units.

2018 Brown County Real Estate Data



SINGLE FAMILY CONDO'S
SOLD 5 (AVERAGE PRICE
OF \$124,700.00)



SINGLE FAMILY HOMES
SOLD 299 (AVERAGE
PRICE OF \$242,542.00)



TOTAL LISTINGS OF 606
UNITS WITH AN AVERAGE
PRICE OF \$290,649.00



PRICE RANGE OF
MINIMUM \$12,000 TO
MAXIMUM \$2,650,000.00

Private Sector - Jobs and Wages

BROWN COUNTY WORK AND WAGES

Year	Number of establishments/jobs				Average weekly wage	
	2005		2016		2005	2016
Supersector	Estab	Jobs	Estab	Jobs	2005	2016
Construction	57	ND	40	140	ND	\$664
Natural Resources and Mining	3	ND	6	41	ND	\$663
Financial Activities	28	90	20	67	\$484	\$621
Goods — Producing	81	477	68	433	\$564	\$539
Information	5	23	4	8	\$968	\$618
Leisure and Hospitality	50	890	50	729	\$217	\$301
Trade, Transportation, and Utilities	109	557	87	422	\$329	\$424
Education and Health Services	19	193	18	385	\$440	\$758
Other Services	11	56	12	71	\$321	\$394
Professional and Business Services	51	241	42	204	\$492	\$660
Total, all industries	354	2,527	301	2319	\$366	\$487
Service — Providing	273	2,050	233	1886	\$321	\$475
Manufacturing	21	246	22	252	\$544	\$424

* ND — no data

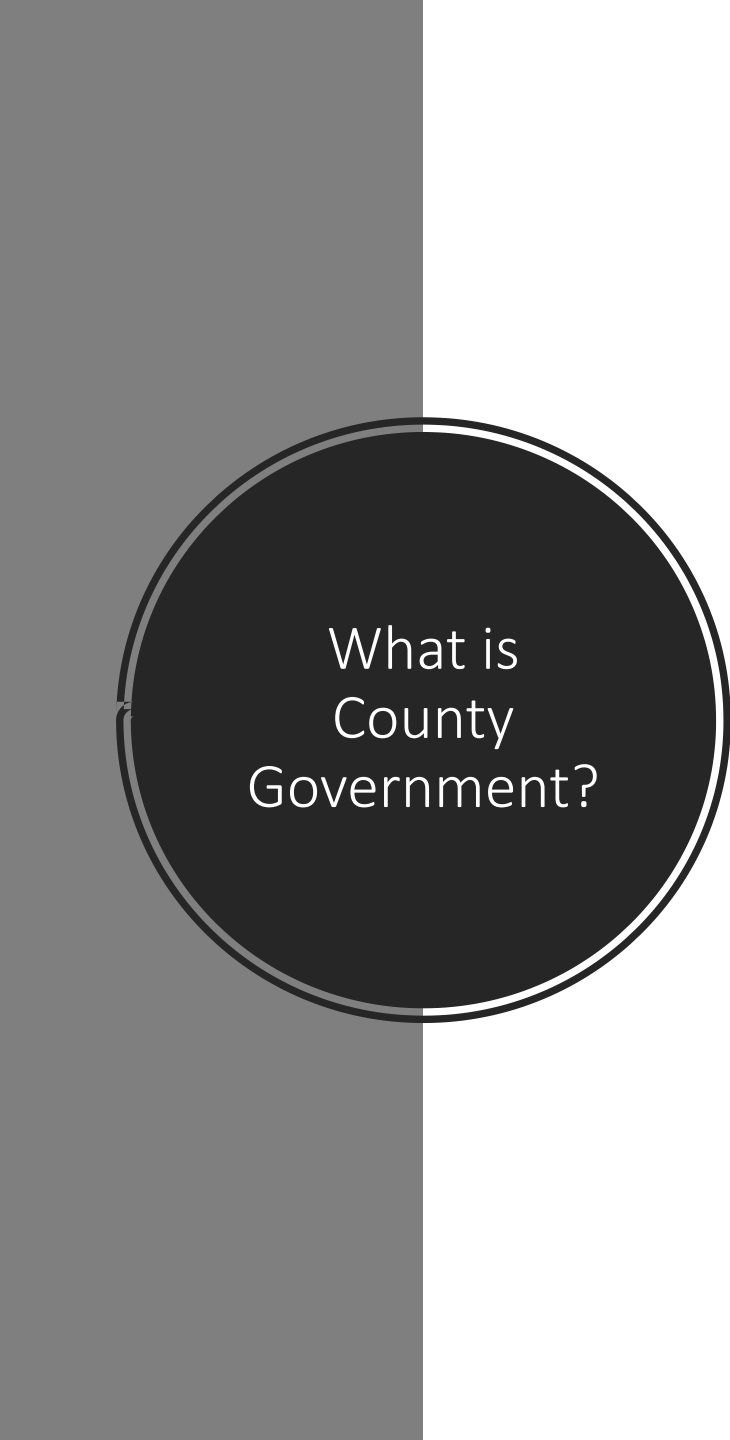
Reference: IU Economic Assessments – 2016
U.S. Bureau of Labor Statistics

REGIONAL AVERAGE WAGES

Economic clusters	Average wage
Information and communications technology	\$85,582
National security and defense	\$76,085
Food processing and manufacturing	\$39,330
Transportation, distribution, logistics	\$46,410
Automotive, heavy vehicle equipment	\$62,017
Biomedical	\$50,958
Furniture	\$36,053
Hospitality and tourism	\$24,477

Source: 2014 Strategic Plan for Economic and Community Prosperity in SouthWest Central Indiana, funded by Lilly Endowment

Reference: [GUEST COLUMN: A study of tourism and economic sustainability](#)



What is
County
Government?

Brown County Departments	Brown County Departments
Animal Control	Information Technology
Assessors Office	Parks & Recreation
Auditors Office	Planning Commission
Circuit Court	Prosecutors Office
Clerks Office	Public Defender Board
Coroners Office	Recorders Office
County Commissioners	Sherriff's Dept, Jail, Corrections, 911
County Council	Soil & Water
Emergency Management	Surveyors Office
Extension Services	Treasures Office
Health Department	Veterans Affairs
Highway Department	

Brown County Government Employment & Income

Employee Classification	Employed
Full Time	88
Part time	20
< \$5000.00 Per year	11
Miscellaneous Revenue	38
Estimated total	157

Position	2018 Base Wage
Starting Police Officer (Merit)	\$39,417.00 + overtime
Jailer and/or Dispatch	\$33,911.00 + overtime
County Equipment Operator	\$32,952.00 + overtime
County Highway Driver	\$30,722.00 + overtime
Median Cty Office Employee (grade 8)	\$31,677.00

Trends - Debt

- County Total Debt \$ 30,992,175 Total Current Obligations (Principal, Interest, Lease Payments) *
 - Includes the Jail Lease, Road Projects, Maple Leaf
- New Needs and Debt ?
 - Bridges (84) \$9M~
 - Proposed Justice Center - \$10M~
- Other Capital Improvements - \$??
 - Infrastructure projects i.e.: Historic Courthouse, Deer Run Park Office, Other



* Source: Indiana Gateway – Local Tax + Finance Dashboard



- K-12 Enrollment: 1,790
- Sprunica: 242, 50 PreK
- Helmsburg: 199, 36 PreK
- Van Buren: 191, 19 PreK
- B.C. INTMD Grades 5-6: 263
- B.C. Jr High: 278
- B.C. H.S: 617

Brown County School Corporation:

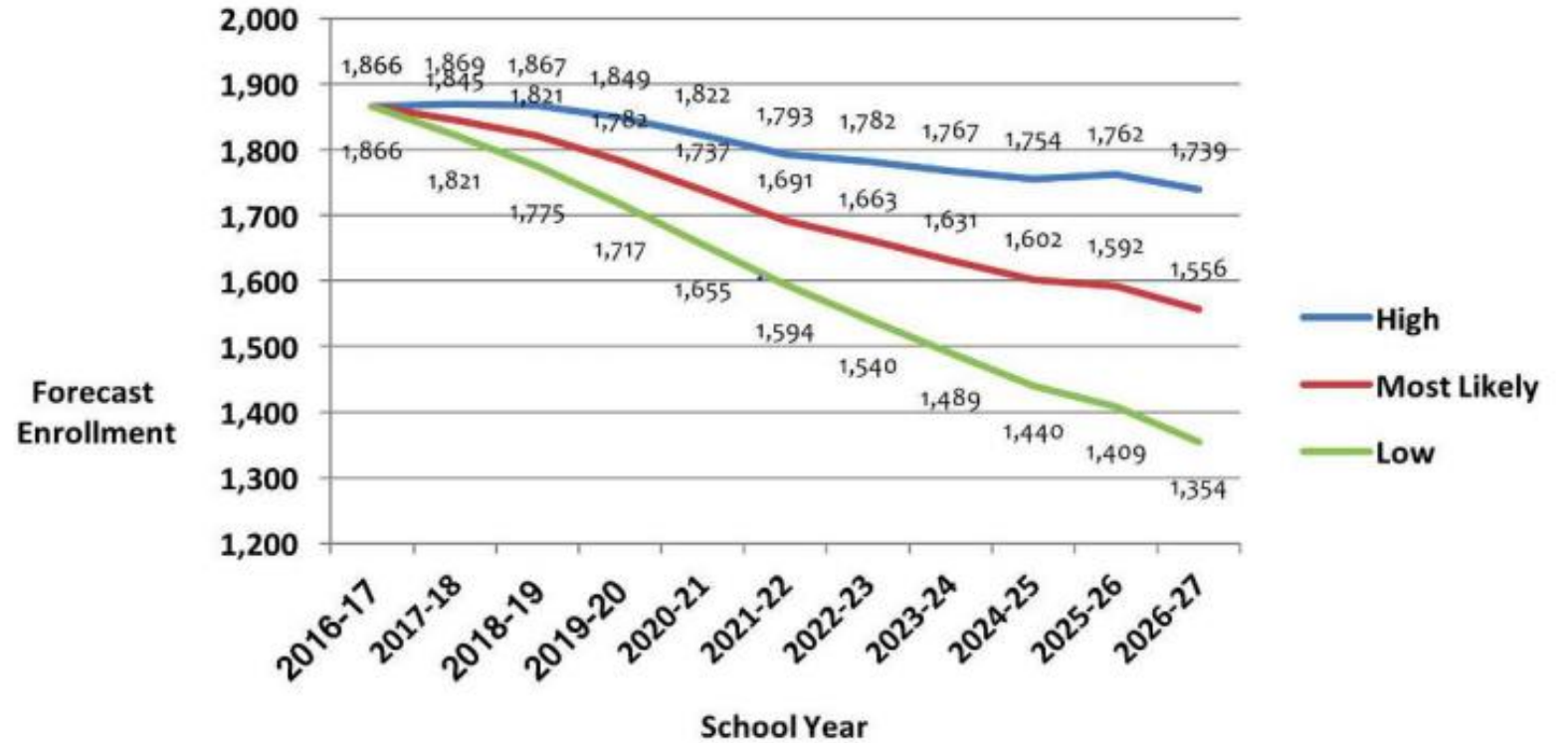


Brown County School Corporation:

- Annual Budget: \$24,811,497
- Outstanding Long Term Debt: \$17,003,032
- Number of Employees: 294 (full/part time)
- Full Time Teachers 126 – Part Time 3
- Teachers Salaries & Benefits \$8,623,947
- Number of Students: 1,790 (9/7/018)
- Student Teacher Ratio: 14 to 1
- Annual cost per student enrollment: \$13,861.00

Brown
County
Schools

Enrollment Forecast: High, Most Likely, and Low



How are our income & property taxes allocated?

Taxing Unit	Property Tax Levy	Percentage	Income Tax Levy	Percentage	Total Levy	Percentage
Brown County Government	\$4,894,909.00	30.22%	\$5,034,763.00	77.96%	\$9,929,672.00	44.00%
Townships						
Hamblen Trustee	\$119,283.00	0.74%	\$69,269.00	1.07%	\$188,552.00	0.84%
Hamblin Township Fire District	\$114,594.00	0.71%	\$56,156.00	0.87%	\$170,750.00	0.76%
Jackson Trustee	\$128,134.00	0.79%	\$75,168.00	1.16%	\$203,302.00	0.90%
Washington Trustee	\$114,673.00	0.71%	\$47,568.00	0.74%	\$162,241.00	0.72%
Van Buren Trustee	\$64,084.00	0.40%	\$38,797.00	0.60%	\$102,881.00	0.46%
Townships Total %		3.34%		4.44%		3.67%
Nashville	\$449,198.00	2.77%	\$477,129.00	7.39%	\$926,327.00	4.10%
Brown County School Corporation	\$9,690,699.00	59.84%	\$319,009.00	4.94%	\$10,009,708.00	44.35%
Brown County Library	\$371,057.00	2.29%	\$284,808.00	4.41%	\$569,616.00	2.52%
Brown County Solid Waste	\$249,066.00	1.54%	\$55,428.00	0.86%	\$304,494.00	1.35%
Total	\$16,195,697.00	100.00%	\$6,458,095.00	100.00%	\$22,567,543.00	100.00%
Average Cost Per Household						\$2,651.00

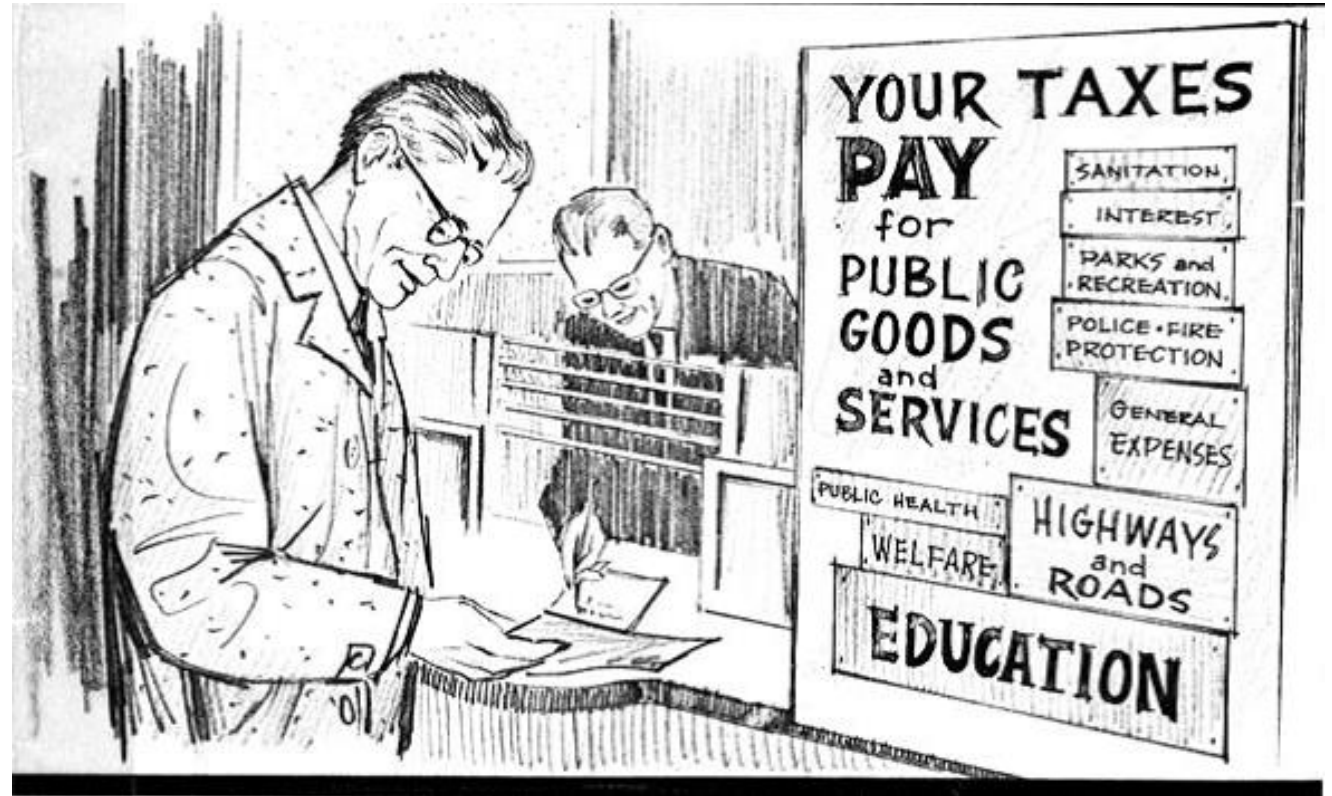
Summary of Statistics

- County economy results in a Low to Moderate Income Level of 53.1%
- Population peaks in 2020 to 15,393 and decreases to 13,281 (2040) 12,785 by 2050.
 - Working Age - Loss of 33% in 25-64 age population by 2040; Loss of 9% in population by 2040
- Indiana Tax Returns – 52.51 % report income 30K or less (2014)
- 52% + of children in BC Schools qualify for free or reduced meals
 - School Enrollment Forecasts 2026-27: Low - 1,354 – high 1,739
- Tax policy - 5th highest income tax rate in the state.
- Among lowest property tax rates in the state. *From 2012-2017:*
 - County Property Tax rates increased by 33%.
 - County Total Tax Levy increased by 40.4%.
 - Certified net assessment (from which property tax is derived), increased by 5.5% (cumulative) which is below the inflation rate.

Decisions: The economic future of Brown County

Your Voice > Your Future?

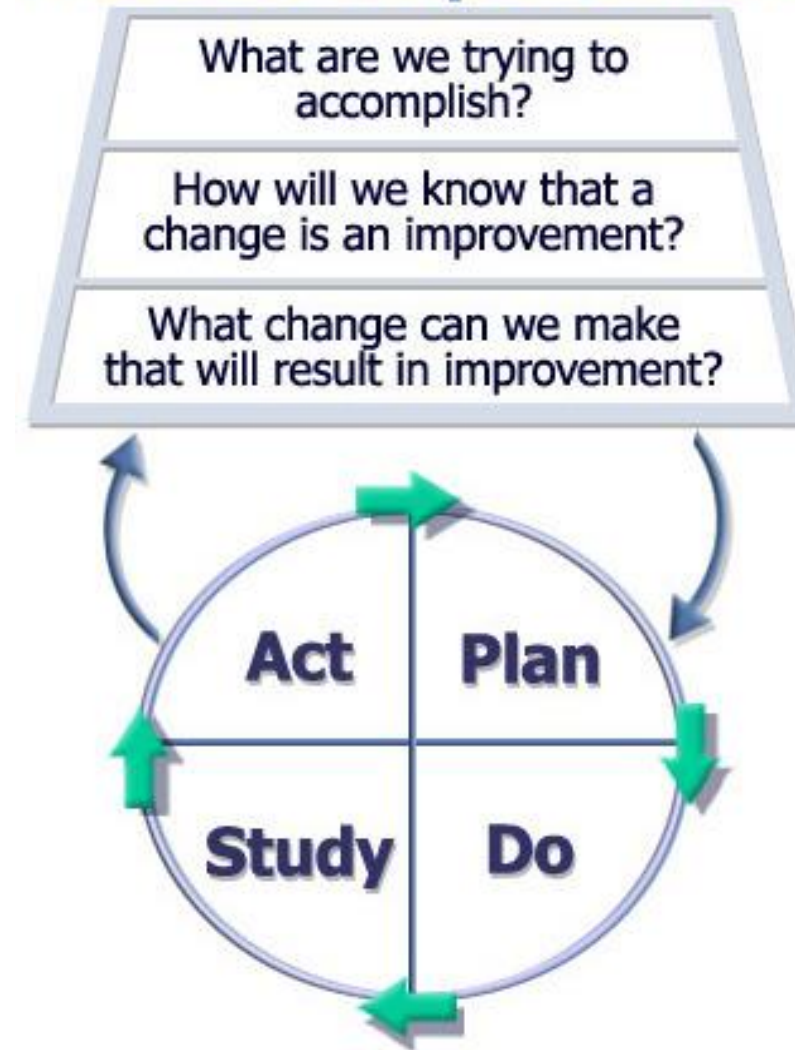
- Reduce the size of Government?
- Cut School funding?
- Increase Income & Property Taxes?
- Increase Tax Base?
 - County Population ?
 - Employment opportunities ?



Communities don't
plan to fail
they fail to plan!

- A written account of the intended future course of action (scheme)
- Aimed at achieving the specific goal (s) and objective (s) within a specific timeframe
- Explains in detail what needs to be done, when, how, and by whom.

Model for Improvement





Brown County Economic Development Plan

Funded by Indiana Office of Community & Rural Affairs (OCRA) Grant

Plan must meet minimum technical requirements outlined by the Indiana Office of Community and Rural Affairs (OCRA).

Brown County has selected Thomas P. Miller & Associates

Thomas P. Miller and Associates

Understands that Brown County is seeking qualified technical planning services for an Economic Development Plan that achieves the following:

Builds upon the existing planning efforts of the county.

Analyzes the community's existing and projected conditions, based on qualitative and quantitative data, including desktop research and extensive stakeholder engagement.

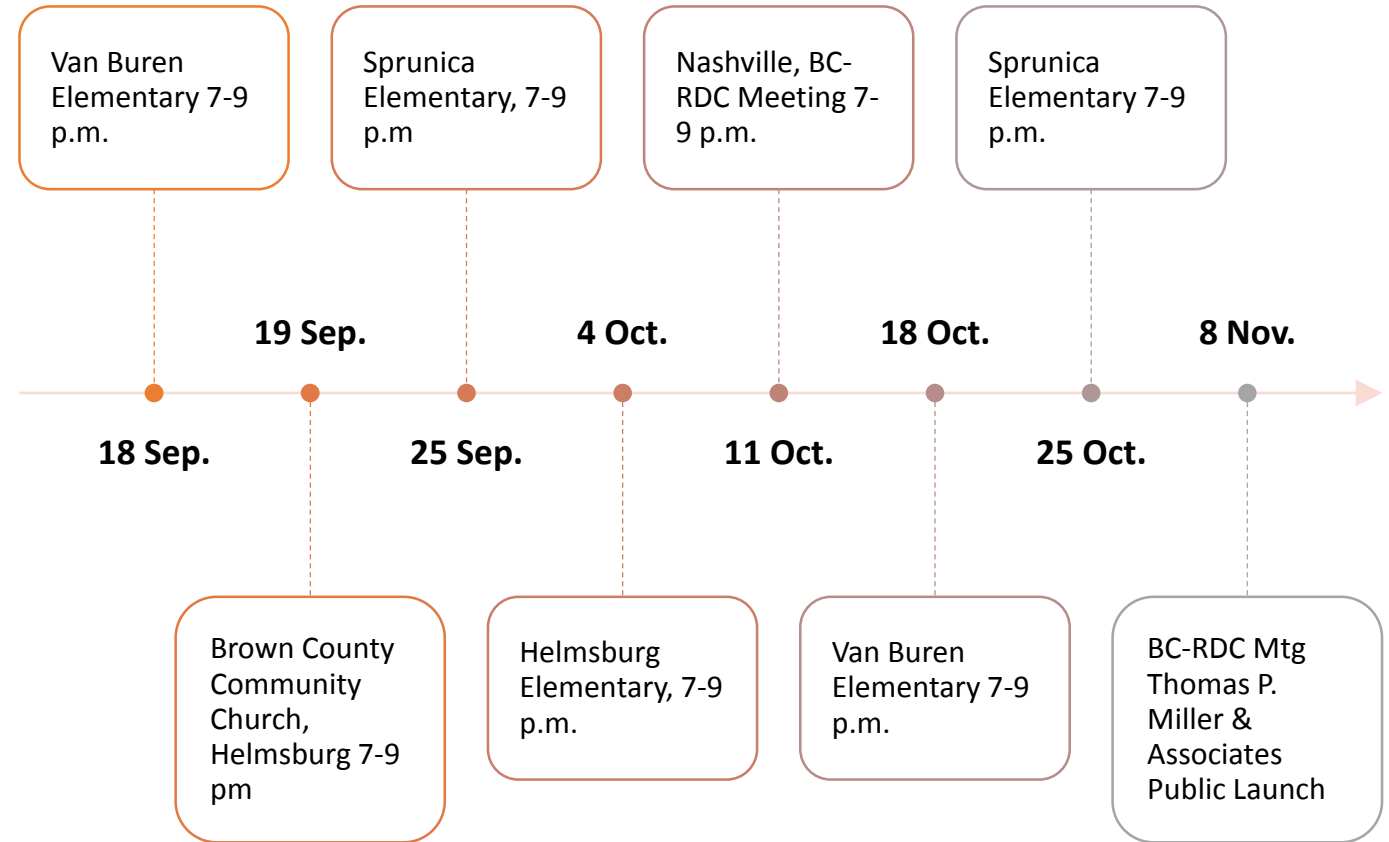
Defines community goals, initiatives, and action steps for the future development of the community.

Results in an implementation "playbook" that will give prioritized, actionable recommendations.

Estimated project time table



Future Brown County Redevelopment Commission Economic Community Conversation Dates & Locations





**YOUR
FEEDBACK
MATTERS!**

We Welcome Your Feedback

- Email: info@jimkemp.com
- Or call us at: 812-372-5646
- Thank You!