# Brown County, Indiana







# Brown County Redevelopment Commission

**Economic Community Conversation** 

## Legal Disclaimer

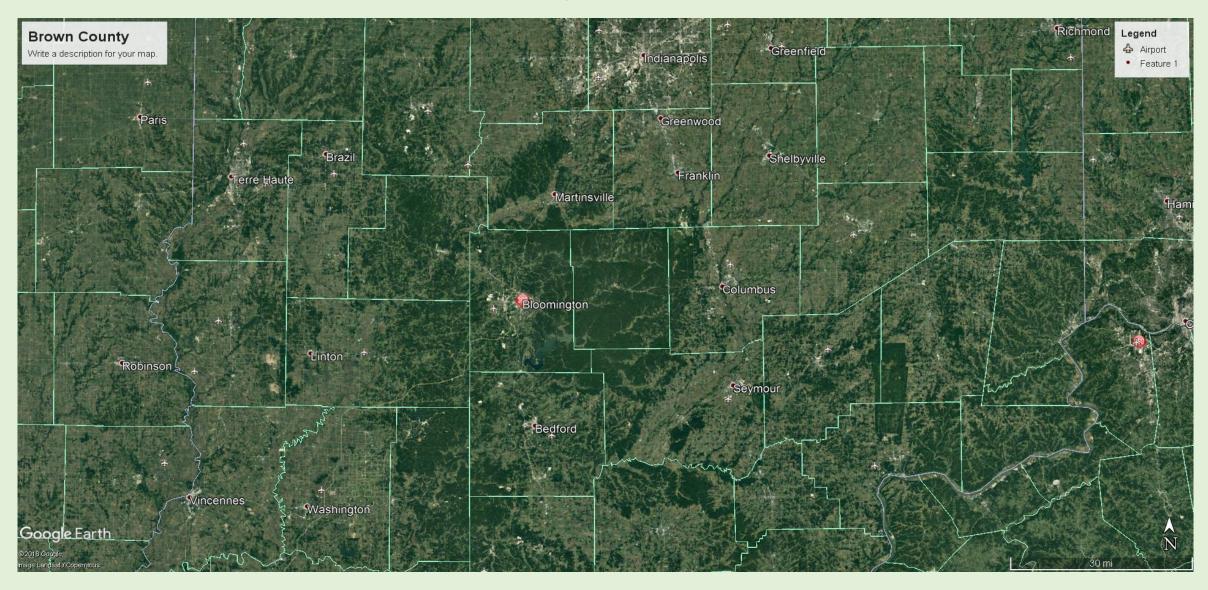
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# Why a community conversation?

- 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



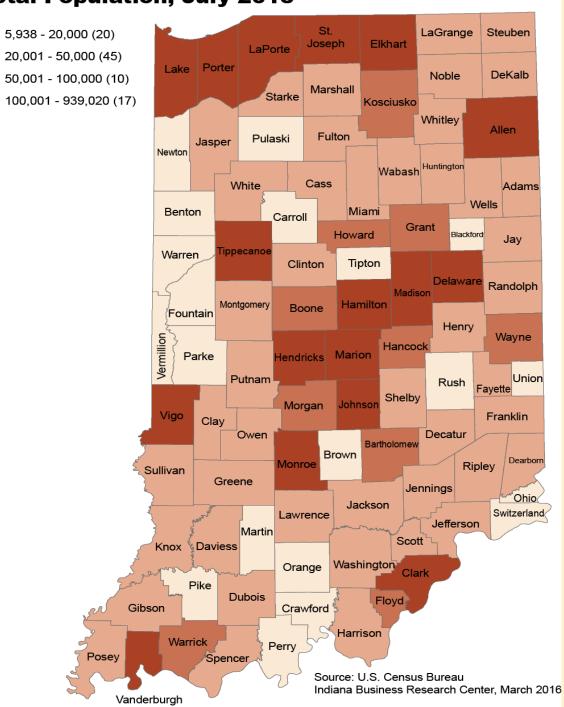
Michael Hicks, Ball State
University Economist
"Today's economic policy
ought to simply focus on
making life better
for residents who have
chosen to remain ...

80 or more Indiana Counties are in absolute relative decline"



| 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  |

#### Total Population, July 2015



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

| County                 | <b>Population</b> | 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 <sup>th</sup> | 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 Real Estate "53% Federal & State owned"
- The location of our real estate
- Our People

Our top 3 county assets?

# 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

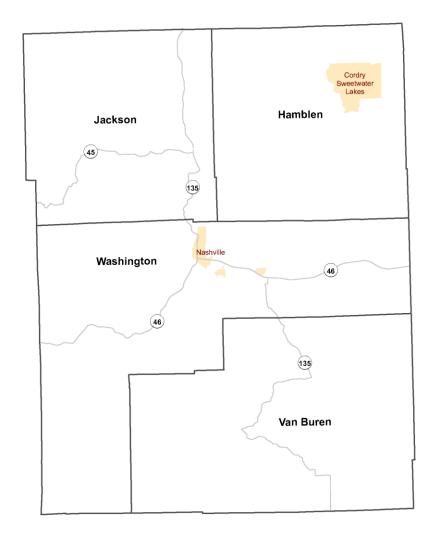


Estimated drive times from Nashville to:

- 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**



Source: IBRC at Indiana University's Kelley School of Business, using data from the U.S. Census Bureau. July 2011

# Brown County & Townships Combined Population "15,011"

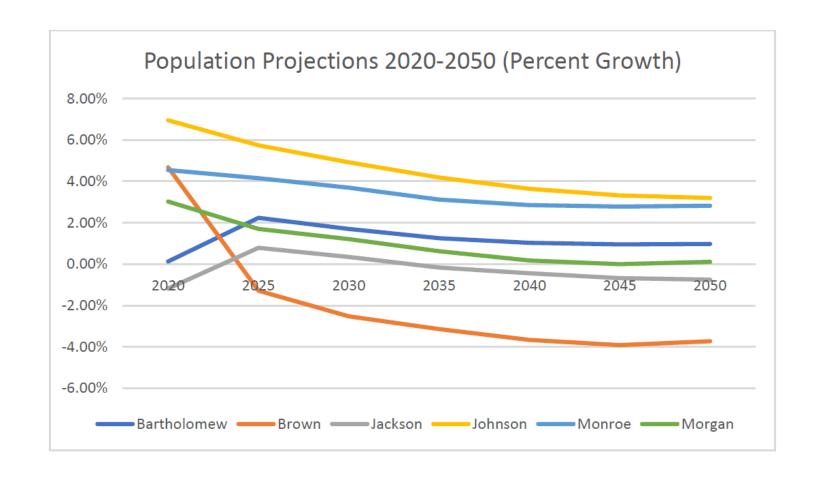
- Hamblin Township Population 4273
- Jackson Township Population 3775
- Washington Township Population \*4824
- Town of Nashville Population 1067
- Van Buren Township Population 2139

\*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<br>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

# Community Vitality Indicators (CVI) 2016 Assessment



#### Community Vitality Indicators

Vitality - capacity for survival or for the continuation of a meaningful or purposeful existence

| Category                       | Assessment   | Status |
|--------------------------------|--|--------|
| Assessed Property<br>Value     | Not keeping pace with inflation  | B      |
| Per Capita Income              | Upward trend over the past 5 years;<br>Below 1999 highs                                      | Y      |
| Educational<br>Attainment Rate | Above State Average - HS graduation rate<br>Below State average – associate degree or higher | Y      |
| Population Growth              | Projected to continue to decline through 2050  | R      |
| Public School<br>Enrollment    | Steady decline in enrollments and funding  Community supported referendum in 2016            | B      |



CVI - The Challenges

- County Funded by Income and Property Taxes
- Declining General Population – Fewer taxpayers
- Declining School Enrollment
   Funding Sources:
  - State Funding; Local Income and Property Taxes; 2016 referendum
- Declining Employment and Wage Base (IU Study)
- OVERALL Declining Tax Base

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



<sup>\*</sup> Source: Indiana Gateway – Local Tax + Finance Dashboard



Brown County School Corporation:

- 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

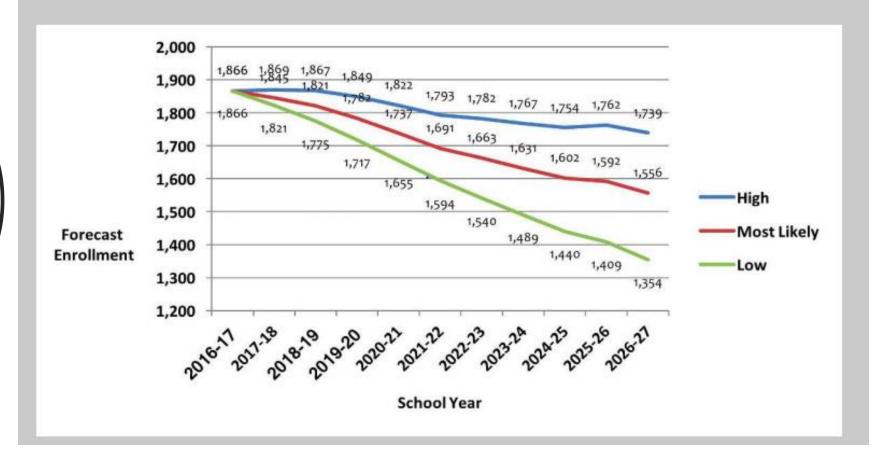


#### Brown County School Corporation:

- 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 Trustree              | \$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 |

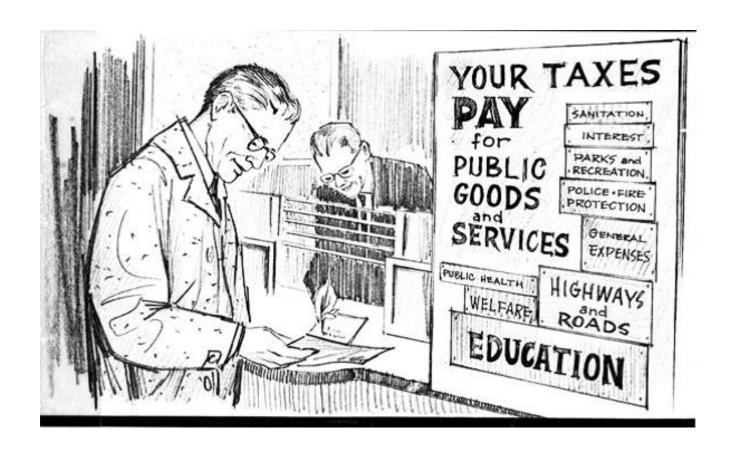


- County economy results in a Low to Moderate Income Level of 53.1%
- Population peaks in 2020 to 15,393 and decreases to 13,281 (2040) 12,785 by 2050.
  - Working Age Loss of 33% in 25-64 age population by 2040;
     Loss of 9% in population by 2040
- Indiana Tax Returns 52.51 % report income 30K or 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!

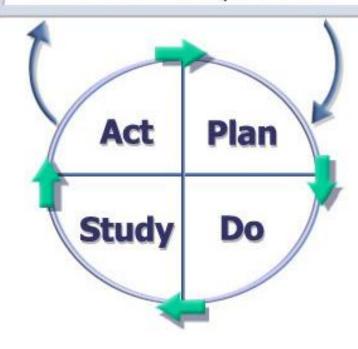
- A written account of the intended future course of action (scheme)
- Aimed at achieving the specific goal (s) and objective (s) within a specific timeframe
- Explains in detail what needs to be done, when, how, and by whom.

**Model for Improvement** 

What are we trying to accomplish?

How will we know that a change is an improvement?

What change can we make that will result in 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.

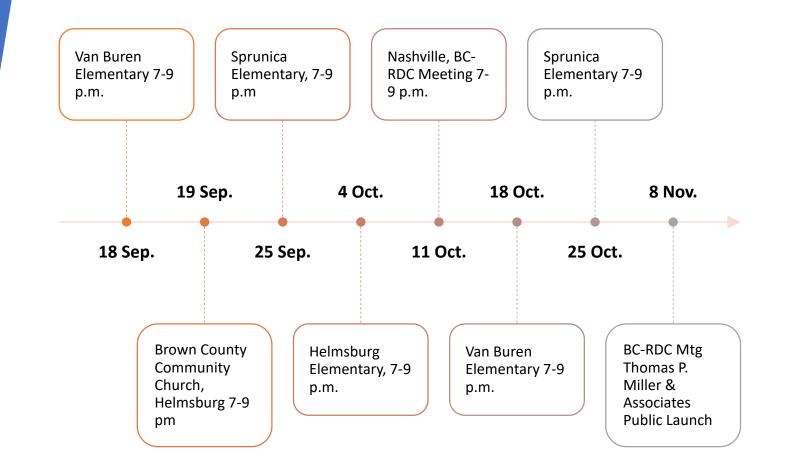
Defines community goals, initiatives, and action steps for the future development of the community.

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



# Back-Up Slide (s)

# Private Sector - Jobs and Wages

#### **BROWN COUNTY WORK AND WAGES**

| Nun                                   | nber of | establi | shment | s/jobs |             | rage  |
|---------------------------------------|---------|---------|--------|--------|-------------|-------|
| Year                                  | 2005    |         | 2016   |        | weekly wage |       |
| Supersector                           | Estab   | Jobs    | Estab  | Jobs   | 2005        | 2016  |
| Construction                          | 57      | ND      | 40     | 140    | ND          | \$664 |
| Natural Resources<br>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<br>Services      | 19      | 193     | 18     | 385    | \$440       | \$758 |
| Other Services                        | 11      | 56      | 12     | 71     | \$321       | \$394 |
| Professional and<br>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 d-b-                               |         |         |        |        |             |       |

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: <u>GUEST COLUMN: A study of tourism and</u> economic sustainability

\* ND - no data