



Evaluating Brown County Population Centers for New Development Opportunities

BILL CAYNE

Key Questions:

1. What type of land uses within Brown County would maximize tax revenue?
2. What infrastructure is most needed to support development within Brown County?
3. Which population centers are primed for development now and in the future?
4. What are the actions should the RDC take now and in the future
5. What types of development would benefit the current demographics of Brown County?

Typical Land Uses

Need RDC's input

Land Use	Land Source/ Land Area	Outcome	Tax Revenue	Type of Roads	Water	Sewer/ Septic	Electricity	Fiber	RDC Focus
Residential – Low Income Single family	Tax Sale or Gifted properties or purchased by H4H /< 1 acre	Beautiful Small Homes for Wealth Builders	\$	any	yes	either	Yes	yes	Yes
Residential- Middle Income Low Density Housing	Large Swaths of land / > 20 acres	Subdivisions	\$\$	any	yes	either	Yes	yes	Yes
Residential- Middle Income High Density Housing	Apartments or Condos / < 5 acres	Multi-floor Buildings	\$\$\$	main	yes	Sewer	Yes	yes	Yes
Residential-High Income Low Density	> 5 acres	Single family homes	\$\$\$	any	yes	either	Yes	yes	No
Commercial	< 5 acres on high traffic roads	Buildings, shopping, stores, restaurants	\$\$\$\$	main	yes	Sewer	Yes	yes	Yes
Industrial	> 5 acres	Industrial Buildings	\$\$\$\$	main	yes	Sewer	Yes	yes	Could be
Intitutional	> 5 acres	Community Services. Nursing Homes, Churches,	\$\$	any	yes	Sewer	Yes	yes	yes
Agricultural	>50 acres	Tillable land	\$	any	no	no	No	No	no
Parks	<50 acres	Public good	n/a	any	no	no	no	no	no



What infrastructure should we encourage for Brown County?

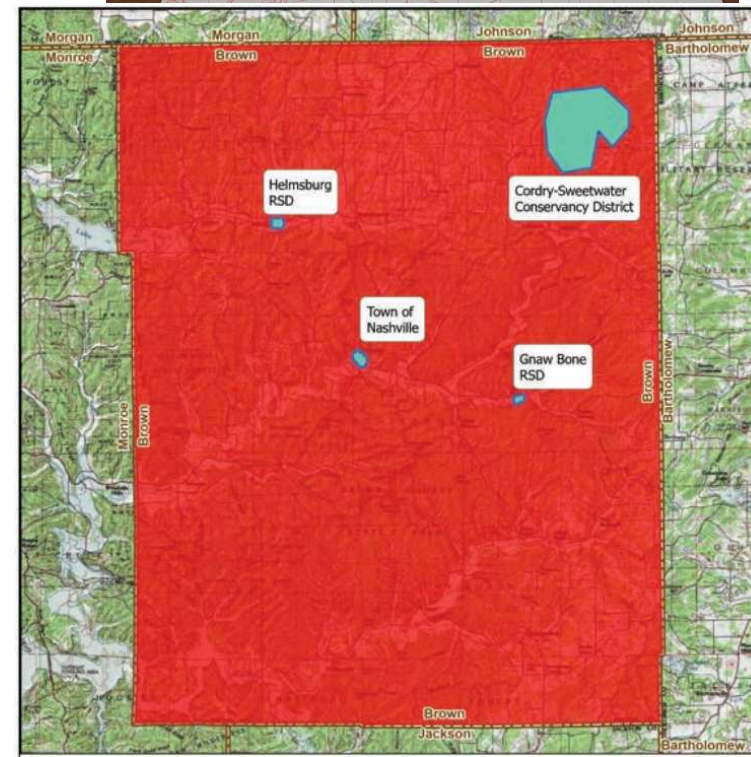
Electricity & Fiber are being managed by large companies that cover the whole county.

https://www.indianamap.org/datasets/9573d22f7d544b6d82e4c4c483868d52_0/explore

The Water Utility covers most of the county with some low pressure areas that need improvement.

Sewage treatment plants cover only Nashville, Gnaw Bone and Helmsburg

The ASK: Increase the areas covered by Sewage treatment so we can attract more investment



A quick look at the
population centers
excel file

Opportunities: Longer Term

Discussion with Rex Voils Owner of “Bill Monroe Music Park” wants to stop trucking sewage the Nashville Sewage Plant (\$\$\$)

He also has plans to build a gas station like Circle K on his lot once sewage is available in Beamblossom



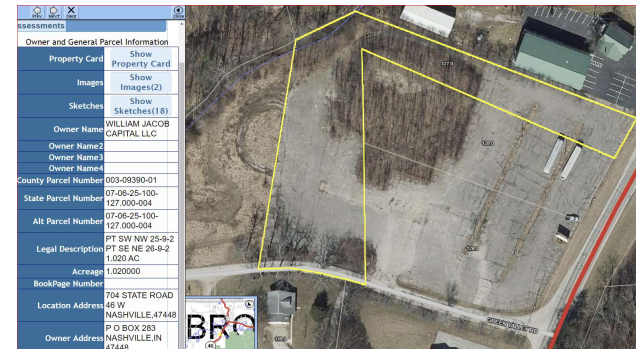
Opportunities: Immediate

According to Melissa Stimson that the Tilton Bros, want to buy the old Nashville Opry property to build apartments

They need a sewer pipe to attach to Nashville sewer district after Nashville separates rain water from their sewer collection system

We would need to ensure if the county RDC creates a “economic development area” and tax increment financing (TIF) to support the sewer pipe and Nashville would not annex the property until the investment is paid off.

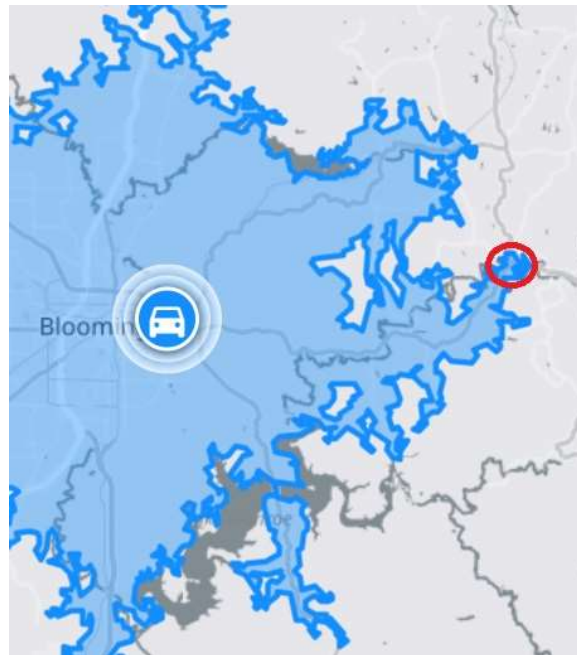
Melissa suggested that she pull together an “Administrative Working Session” on how to generate a TIF for the project and ensuring that the area is not annexed



Opportunities: Longer Term Ideas

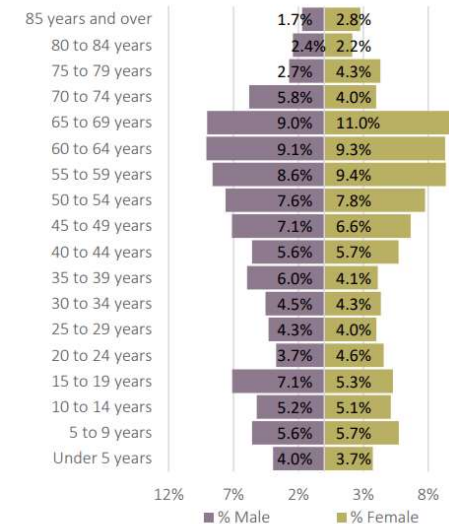
Opportunities: Longer Term we should be thinking about how we support our demographics with a high end care facility.

Half hour travel time to IU Health Bloomington
2651, East Discovery Parkway



Population Characteristics

2017 Population Structure



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Key Take Aways

1. There are five pillars of infrastructure that are necessary for development and a healthy communities

1. Sewers
2. Water
3. Electricity
4. Good roads
5. Fiber



2. We need to build out our sewage infrastructure to ensure our population and visitors are not getting sick because they swim in streams or ponds contaminated with E. coli
3. Development will happen naturally when the five pillars of infrastructure are available
4. Nashville, Helmsburg and Graw Bone are best suited for development in the near term
5. Beamblossom development will happen once the sewer line is available

Planning is bringing the future into the present so that you can do something about it now.

- ALAN LAKEIN

Habitat for Humanity Housing

Prev Next Clear Excel Close

Search Results For "habitat for humanity"

Addresses

- A** OAK RIDGE RD OAK RIDGE RD MORGANTOWN HABITAT FOR HUMANITY
- B** FORD RIDGE RD FORD RIDGE RD NASHVILLE BC HABITAT FOR HUMANITY
- C** BROCKS LN BROCKS LN NINEVEH BROWN COUNTY HABITAT FOR HUMANITY
- D** BROCKS LN BROCKS LN NINEVEH HABITAT FOR HUMANITY
- E** BELLSVILLE PIKE BELLSVILLE PIKE NASHVILLE BROWN CO HABITAT FOR HUMANITY

Parcels

- F** 07-07-20-100-157.000-005 C/O HABITAT FOR HUMANITY
MCKAIN, TYRIA LYNN
- G** 07-06-13-100-225.000-005 HABITAT FOR HUMANITY
FOX, HEATHER
- H** 07-06-13-100-236.000-005 c/o Habitat for Humanity
MCGRAYEL, ABRAHAM AND
- I** 07-09-32-300-126.000-003 HABITAT FOR HUMANITY/OLIPHANT MINOR SUBDIVPT SW 32-08-04 LOT 1 5.38 AC
HELTMAN, TRAVIS J &
- J** 07-09-32-300-126.001-003 HABITAT FOR HUMANITY/OLIPHANT MINOR SUBDIV PT SW 32-8-4 LOT 2 2.21 AC 9-25-06 JACKSON CTY REMC



Parcel ID	Address	Subdivision	Acres	Year Built	Value	Owner	Remarks
07-07-20-100-157.000-005	OAK RIDGE RD OAK RIDGE RD MORGANTOWN	HABITAT FOR HUMANITY	5.38	2005	200,000	TYRIA LYNN MCKAIN	
07-06-13-100-225.000-005	FORD RIDGE RD FORD RIDGE RD NASHVILLE	BC HABITAT FOR HUMANITY	5.38	2005	200,000	HEATHER FOX	
07-06-13-100-236.000-005	BROCKS LN BROCKS LN NINEVEH	BROWN COUNTY HABITAT FOR HUMANITY	5.38	2005	200,000	ABRAHAM AND MCGRAYEL	
07-09-32-300-126.000-003	BELLSVILLE PIKE BELLSVILLE PIKE NASHVILLE	BROWN CO HABITAT FOR HUMANITY	5.38	2005	200,000	TRAVIS J & HELTMAN	
07-09-32-300-126.001-003	BELLSVILLE PIKE BELLSVILLE PIKE NASHVILLE	BROWN CO HABITAT FOR HUMANITY	5.38	2005	200,000	REMC	

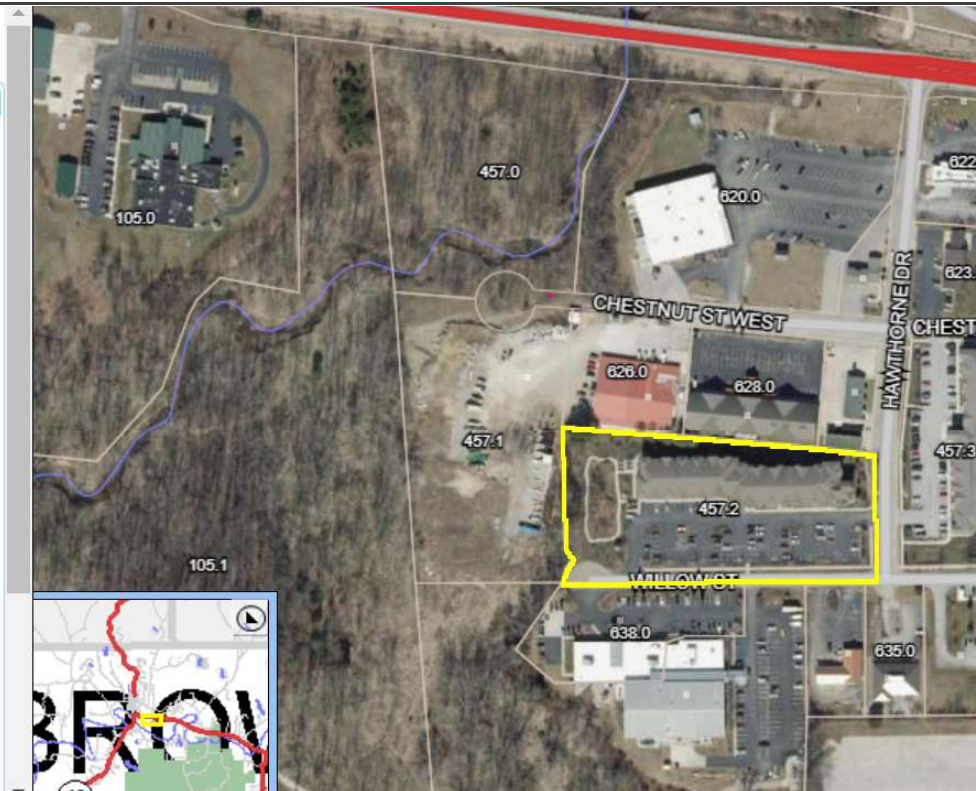
Apartments

07-07-19-300-457.002-005

General Bills Payments Deductions Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(1)
Sketches	Show Sketches(13)
Owner Name	WILLOW MANOR SENIOR PARTNERS RA LLC
Owner Name2	
Owner Name3	
Owner Name4	
County Parcel Number	001-21800-72
State Parcel Number	07-07-19-300-457.002-005
Alt Parcel Number	07-07-19-300-457.002-005
Legal Description	PT NE SW & PT NW SE 19-09-03 3.362AC 8/30/11 SURVEY RECORDED
Acreage	3.362000
BookPage Number	
Location Address	72 WILLOW ST NASHVILLE, 47448
Owner Address	2 COOPER STREET, FLOOR 14 CAMDEN, NJ 08101



Subdivisions

