



## Economic Development Commission MEETING AGENDA

Brownsburg EDC Meetings are live-streamed and archived.

**DATE OF MEETING:** Thursday, April 6, 2023, 5:30 p.m.

**PLACE OF MEETING:** Brownsburg Town Hall, 61 N. Green St., Brownsburg, IN 46112

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
  - 3.1. Election Of Officers (President, Vice President, Secretary)
4. CITIZENS COMMENTS RELATING TO THE APRIL 6, 2023 AGENDA
5. APPROVAL OF MINUTES
  - 5.1. November 3, 2022 Meeting Minutes

Documents:

[EDC MEETING MINUTES 11.3.2022.PDF](#)

6. NEW BUSINESS
  - 6.1. 2022 Economic Development Annual Report

Documents:

[2022 ECON DEV ANNUAL REPORT.PDF](#)

- 6.2. Consideration Of Such Other Matters That May Come Before The Economic Development Commission
7. ADJOURNMENT

The Town of Brownsburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in or access to Town sponsored public programs, services, and/or meetings, the Town requests that individuals make requests for these services two business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact us at 317-858-6033.



## BROWNSBURG ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES

**November 3, 2022, 5:00 pm**

Brownsburg EDC Meetings are live streamed and archived.

**DATE OF MEETING:** Thursday, November 3, 2022, 5:00 p.m.

**PLACE OF MEETING:** Brownsburg Town Hall  
61 N. Green Street  
Brownsburg, IN 46112

**01. CALL TO ORDER** – Upon determination that a quorum was present, Economic Development Commission Member Robert McLaughlin called the meeting to order at 5:00 pm on November 3, 2022 in the council room at Brownsburg Town Hall, 61 North Green Street, Brownsburg, Indiana.

**02. PLEDGE OF ALLEGIANCE**

**03. ROLL CALL** – Members of the Economic Development Commission present were Robert McLaughlin, Joe Walsh, and Gary Avery. Also present was Ethan Pierce, Economic Development Manager.

**04. CITIZENS COMMENTS RELATING TO THURSDAY, NOVEMBER 3, 2022 AGENDA ITEMS** - None

**05. APPROVAL OF MINUTES**

**05.01.** July 7, 2022 Meeting Minutes

**MOTION:** Mr. Avery made a motion to approve the July 7, 2022 regular meeting minutes. Mr. Walsh seconded. The motion passed 3-0.

**06. NEW BUSINESS**

**06.01.** 2023 Economic Development Commission Meeting Dates

Commission members and staff discussed possible adjustments to the 2023 Economic Development Commission meeting dates. The two main alternatives were moving to a meets as needed schedule and an every other month schedule. Ultimately the Commission decided on the every other month schedule and agreed to adjust the meeting start time to 5:30PM.

**06.02.** Other Such Matters That May Come Before or Be Considered By the Commission

Mr. Pierce gave a reminder about the planned Joint Board and Commission meeting scheduled for Saturday, November 19.

Mr. Avery had a few questions about some of the businesses that had received incentives from the EDC in the past year. Staff responded to those questions.

The possibility of holding an executive session at some point was also discussed.

**07. ADJOURNMENT**

With no further business to discuss, Mr. McLaughlin adjourned the meeting at 5:29 pm.



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President Economic Development Commission

Attest:

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Secretary Economic Development Commission



# **Economic Development**

## 2022 Annual Report

Respectfully Submitted February 23, 2023

Ethan Pierce,

Economic Development Director

## 2022 Highlights

**Estimated Capital Investment 2022:** Brownsburg saw a substantial amount of development in 2021 and we were able to expand on that in 2022. By factoring in commitments made by projects that came through the Economic Development Department and investment numbers provided by businesses that have submitted an application for a commercial permit, we estimate that commercial/industrial related businesses committed to invest around \$336.4M in Brownsburg in 2022.

**\$336.4M** total estimated capital investment from commercial/industrial projects in 2022

- **\$207.8M** from projects that came through the Economic Development Department
- **\$128.6M** from additional commercial/industrial projects

**Commitments (2021 v 2022):** The capital investment, job, and payroll numbers highlighted here compare commitments business have made in 2021 and 2022. These numbers come from projects that the Economic Development Department had direct involvement with.

### January 2021 through December 2021

- **\$144.75M** estimated capital investment
- **\$11.2M** estimated personal property investment
- **959** minimum number of full time jobs created by projects announced in 2021
- **\$39.9M** total potential annual payroll for all newly created jobs
- **16** economic development incentives approved by the town

### January 2022 through December 2022

- **\$207.8M** estimated capital investment
- **\$16M** estimated personal property investment
- **435** minimum number of full time jobs created by projects announced in 2022
- **\$19.3M** total potential annual payroll for all newly created jobs
- **11** economic development incentives approved by the town

## 2022 Highlights Continued

**Prologis (Buildings 1 & 2):** Formerly the Duke Realty buildings; the outside structure for both buildings is in place and construction inside the buildings is ongoing. Building 1 is a 825K sq. ft. spec building with an estimated capital investment of \$33M. This development has the potential to create a minimum of 50 new jobs with an estimated annual payroll of \$2.08M. Building 2 is a 305K sq. ft. spec building with an estimated capital investment of \$12.2M. This development has the potential to create a minimum of 25 new jobs with an estimated annual payroll of \$1.04M.

**Mercury Marine:** Mercury Marine’s new global distribution center, located on the East side of the Ronald Reagan Parkway, opened in October 2022. The company has made an estimated \$25M capital investment and \$16M personal property investment in the community and will create approximately 350 new jobs.

**Ronald Reagan Logistics Center:** In addition to the Mercury Marine building, there are three other buildings located on the east side of the Ronald Reagan Parkway. Building two is complete and some space there has been leased. Construction on buildings three and four is ongoing. Scannell, the developer of this site, is also planning a second development on the west side of the Reagan that will involve the construction of four additional industrial buildings. This part of the project is anticipated to produce over \$129M in capital investment, create a minimum of 200 new jobs, and generate an estimated \$7.9M in annual payroll.

**Northfield Drive East (Buildings 1 & 2):** Construction on phase 1 of Browning’s Northfield Drive development is nearing completion. Acorn Distributors hopes to move into their new headquarters around May 2023. Their 125K sq. ft. building will also serve as a warehouse/distribution facility. The anticipated capital investment of this project is \$11M and Acorn plans to bring around 70 jobs to the community. The second building on this site is a 238K sq. ft. spec building with an estimated capital investment of \$12M.

**Northfield Drive West (Buildings 1 & 2):** Phase 2 of Browning’s project will see the construction of two spec buildings west of phase 1. Building 1 will be around 238K sq. ft. with an estimated capital investment of \$12M. This building has the potential to create a minimum of 50 new jobs with an estimated annual payroll of \$2.08M. Building 2 will be around 244K sq. ft. with an estimated capital investment of \$10M. Building 2 has the potential to create a minimum of 40 new jobs with an estimated annual payroll of \$1.6M.

**Park 136:** Construction on Park 136 is moving along. This spec building located near US 136 and CR 900 E is around 150K sq. ft. The estimated capital investment of this project is \$7M and we anticipate it will create around 50 new jobs.

## Open for Business

**Queen Eggroll**

773 E Main Street

**Mercury Marine**

4857 Ronald Reagan Parkway

**Brownsburg Nutrition**

521 E Main Street

**Brie & Bartlett**

824 E Main Street

**Crown Styles N Cutz LLC**

7230 Arbuckle Commons,  
Suite 220

**Sweet Minis**

824 E Main Street

## Regional Outreach and Business Retention & Expansion (BRE)

**410** The combined efforts of Town staff, the Hendricks Co. Econ Development Partnership (HCEDP), and their consultant resulted in 410 interactions with various Brownsburg businesses, developers, consultants, and landowners in 2022. These interactions include business retention & expansion calls/meetings as well as calls/meetings regarding economic development attraction projects/opportunities.

## Looking Ahead

**HMD Motorsports:** HMD, the 2021 Team Champions and 2022 Driver Champions in the INDY NXT by Firestone series, plans to expand their motorsports headquarters in Brownsburg. They have purchased and started renovations on the former Marsh building. The team plans to invest around \$5M into the 65K sq. ft. facility.

**Don Schumacher Motorsports (DSM):** DSM, the manufacturing division of top racing team Don Schumacher Racing, has announced plans to expand its Brownsburg operation facility and overall campus. DSM plans to invest around \$7M in new manufacturing equipment at their existing location and an estimated \$3.5M to build a new 32,500 sq. ft. facility at the same location. In total, these projects have the potential to create around 42 new jobs.

**Brownsburg Square:** Cole Group Realty is renovating the existing storefronts near the newly constructed Kroger Grocery store. They have also signed leases to bring a number of new businesses to that location including Sportsmans Warehouse, Michaels, and Crumbl Cookies just to name a few.

**Arbuckle II:** Flaherty & Collins (F&C) has stated initial site work on a new a mixed-use, multi-family development just north of the existing Arbuckle I development. The Arbuckle II project will include around 100 residential units and an estimated 3,600 sq. ft. of retail space. F&C anticipates that the retail space has the potential to create around 40 permanent jobs.

**Infrastructure Improvements:** Initial engineering steps are underway for utility infrastructure improvements along Main Street (US 136). Once these infrastructure improvements have been made, the Town can begin implementing aspects of the Main Street Streetscape Plan that was adopted by the Town Council in 2021.