



Economic Development

2021 Annual Report

Respectfully Submitted February 24, 2022

Debbie Cook

Welcome to Brownsburg

<p>Kroger</p> <p>975 E Green Street</p> <hr/> <p>Brie and Bartlett</p> <p>1060 E Main Street</p> <hr/> <p>Gronde Photography</p> <p>1060 E Main Street</p> <hr/> <p>Children’s Art Classes</p> <p>578 W Northfield Drive, Suite 1070</p>	<p>Brownsburg Primary Care & Wellness</p> <p>640 Patrick Place, Suite B</p> <hr/> <p>Aligned with Green Wellness</p> <p>7230 Arbuckle Commons, Suite 116</p> <hr/> <p>Modern Farm Baby Wellness & Massage Therapy</p> <p>311 E Main Street, Suite A</p>	<p>Aldi</p> <p>406 E Northfield Drive</p> <hr/> <p>Panda Express</p> <p>1395 N Green Street</p> <hr/> <p>K. West Fine Art</p> <p>1060 E Main Street</p> <hr/> <p>Circle City ABA</p> <p>321 E Northfield Drive, Suite 100</p>
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Main Street Streetscape

Streetscape Design In January 2021, staff began working with design firm Anderson & Bohlander on a plan to help improve the streetscape along Main Street from the intersection of Main and Green to the intersection of Main and E Northfield Drive. The design includes visual and usability improvements at intersections, crosswalks, and sidewalks. Landscaping throughout the corridor and medians in key locations to help with traffic calming are also part of the design. A final version of the design was shared with Town Council and the Redevelopment Commission in August. This was followed by a presentation of the design at the September Redevelopment Commission meeting. The Town Council officially adopted the plan at their meeting in October. Moving forward, the plan will be used to help guide development and capital projects throughout this area of the Main Street corridor.

Design Goals:

- Enhance overall appearance
- Improve public usability
- Make corridor a more welcoming place for the community and economic investment

Regional Outreach and Business Retention & Expansion (BRE)

READI Grant In May the State and the Indiana Economic Development Corporation (IEDC) introduced a Regional Economic Acceleration + Development Initiative or READI grant. The initiative encourages neighboring counties, cities, and towns to identify and create regional development plans focused on making positive developments their regions quality of place, quality of life, innovation, entrepreneurship, and talent attraction and development. During 2021 Town staff and elected officials worked to establish a regional partnership called the 180 Alliance that includes Hendricks, Boone, Putnam, Montgomery, Morgan, and Johnson counties. The 180 Alliance submitted its READI grant application on September 30. On December 17 it was announced that the region was awarded \$20 million.

409 The combined efforts of Town staff, the Hendricks Co. Econ Development Partnership (HCEDP), and their consultant resulted in 409 interactions with various Brownsburg businesses, developers, consultants, and landowners in 2021. These interactions include business retention & expansion calls/meetings as well as calls/meetings regarding economic development attraction projects/opportunities.

2021 Highlights

January 2020 through December 2020

- **\$42.88M** estimated capital investment
- **\$8.4M** estimated personal property investment
- **290** anticipated number of full time jobs created by projects announced in 2020
- **\$25.25** estimated average hourly wage of newly created jobs
- **\$52,520** average annual wage for newly created jobs
- **6** economic development incentives approved by the Town

January 2021 through December 2021

- **\$144.75M** estimated capital investment
- **\$11.2M** estimated personal property investment
- **959** anticipated number of full time jobs created by projects announced in 2021
- **\$24.87** estimated average hourly wage of newly created jobs
- **\$51,731** average annual wage for newly created jobs
- **16** economic development incentives approved by the Town

Orano Med, LLC: A radiopharmaceutical company headquartered in France is in the process of opening its second US based manufacturing facility in Brownsburg. The company plans to invest around \$15M in new laboratories and equipment and looks to create around 10 new high paying jobs.

Northfield Drive East, LLC: This 240K sq. ft. spec building being constructed by Browning has an anticipated capital investment of \$12M and the potential to create up to 50 new jobs with an anticipated average hourly wage of up to \$20.00/hr.

AME Electrical: An electrical contractor based in Arizona expanded into Indiana with the construction of a 10K sq. ft. office/warehouse space in Brownsburg. The estimated capital investment for the project is \$1M and the company plans to create around 100 new jobs with an anticipated average hourly wage of \$20.00/hr.

2021 Highlights Continued

Rahal Ducati Indianapolis: Opened in February, making Brownsburg home to the only Ducati dealership in Indiana. The high end motorcycle dealership planned to create 5 new high paying jobs.

Holladay Properties: Plans to construct a 50K sq. ft. spec building. The anticipated capital investment of this project was \$7M and it has the potential to create up to 50 new jobs.

Utility Connection Fee Assistance: The Town approved applications from Dixon Properties LLC and Knez Properties LLC for utility connection fee assistance. Dixon Properties LLC is constructing a spec building/flex space warehouse and Knez Properties LLC is building two new office/medical buildings. Combined these projects have the potential to create 30-40 new jobs over the next few years.

Competition Development LLC (CSI Shocks): This local Brownsburg company constructed a 11,800 sq. ft. building to expanded their business and built a second 11,800 sq. ft. spec building. Combined, the two buildings generated an estimated capital investment of \$2.25M. CSI Shocks anticipates adding 14 new jobs at their main building over the next 5 years.

Brownsburg VA Clinic: On September 22 a ribbon cutting ceremony was held to celebrate the completion of this new 60,000 sq. ft. \$75 million facility. The clinic planned to start receiving patients in late October/early November and has the capacity to provide up to 20,000 veterans within a 30-minute drive of Brownsburg with primary care, physical therapy, and behavioral health services. The new facility will create 200 high paying jobs.

Ronald Reagan Logistics Park: Work has begun on the new Ronald Reagan Logistics Park on the east side of Brownsburg. Scannell is in the process of building four industrial buildings on the approximately 124 acre site and has set aside 7+ acres for potential retail development. The project is anticipated to produce over \$64 million in capital investment, create approximately 425 jobs at over \$19 per hour, with the potential of generating nearly \$17 million in yearly payroll.

Looking Ahead

Active Projects in the Pipeline as of 2/24/2022

15 active projects

6 projects working through incentive approval process

\$107M potential capital investment

\$2M potential personal property investment

Potential Average Wage could be up to \$27.00/hr

200 potential new jobs could be created

*Capital, wage, and job investment numbers for active projects in the pipeline are pulled from projects where that information is known. Not all projects in the pipeline have provided these investment numbers at this time.