



TOWN OF   
**Brownsburg**

**Town of Brownsburg  
2019 Annual Report**

# From the Town Manager's Office

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For the Town of Brownsburg, 2019 was a year of change. Town Council named Jeffery A. Eder as Town Manager. With 18 years experience in municipal management he leads the staff in carrying out the directives of the Council. Council members Chris Worley and Ashley Bacsu served their final year and are replaced in 2020 by Jeff Gracey and Matt Simpson. Mr. Eder also brings Assistant Town Manager Alan Geans and Economic Development Director Debbie Cook to the team.

Several capital projects, including the North Green Street reconstruction, the Northfield Drive extension, and three new roundabouts were completed. The mixed-use developments on North Green Street have transformed the area into a pedestrian-friendly center with new residential, retail, dining and parking options. The Arbuckle has an anchor retail tenant in Athletico Physical Therapy and its apartments are 90 percent leased. Union Green has leased 70 percent of its residential spaces and Rush off Main is quickly becoming a favorite spot for locals. The Thai District restaurant recently opened in Green Street Depot and Noble Romans is expected to open there in spring 2020.

The Town celebrated the 10th anniversary of the Brownsburg Farmers Market presented by IU Health West Hospital on Town Hall Green. The community gathered with Town and public safety officials to dedicate the 9/11 Memorial at Arbuckle Commons. The memorial features a 1,500-pound steel I-beam recovered from the World Trade Center as its centerpiece. 2020 will focus on infrastructure improvements. On an economic development front, we will focus on commercial and industrial developments. We hope that you'll get involved by attending public meetings, signing up for the e-news and engaging with our social media. If you have questions or concerns let us know through the website Action Center, at the quarterly Town Hall meetings, or email [townmanager@brownsburg.org](mailto:townmanager@brownsburg.org) or [towncouncil@brownsburg.org](mailto:towncouncil@brownsburg.org).

## Town Administration



**Jeffery A. Eder**  
Town Manager



**Alan Geans**  
Assistant Town Manager



**Ann Hathaway**  
Clerk-Treasurer

## 2019 Town Council



**Brian Jessen**  
President, Ward 3



**Chris Worley**  
Vice President, Ward 2



**Ashley Bacsu**  
Ward 4



**Dennis Dawes**  
Ward 1



**Travis Tschaenn**  
Ward 5

## 2020 Town Council



**Travis Tschaenn**  
President, Ward 5



**Dennis Dawes**  
Vice President, Ward 1



**Jeff Gracey**  
Ward 2



**Brian Jessen**  
Ward 3



**Matt Simpson**  
Ward 4

# 2019 Budget

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Town Council adopted a 2019 budget of just over \$50 million across more than 25 funds. The overall budget decreased 3.1 percent from the previous year, primarily due to the varying costs of capital projects from year to year and one-time economic development agreement payments in 2018 that were no longer relevant in 2019. Property tax payers saw a rate decrease of .13 percent. It was the seventh year in a row the municipality has lowered the rate.

The portion of the budget derived from property tax revenue includes the General Fund, Motor Vehicle Highway Fund, Building Debt Funds, Cumulative Capital Development Fund and General Obligation Bond Funds which made up just more than \$15.1 million of the total budget. Of the functions funded by property tax revenue, 41 percent is police, 18 percent goes to public works, 12 percent for administration and 8 percent for parks and recreation. The General Fund is a balanced budget, with expenses matching projected revenues, particularly for recurring operational expenses.

Increases in operational expenses are generally proportionate to the Town's growth. Since 2012, the General Fund has increased 29.1 percent from \$7.8 million in 2012 to \$10.1 million in 2019, mirroring the 29.2 percent growth in population since the 2010 Census. From 2012 to 2018, the square mileage of the Town increased by about 9.6 percent.

**The Town of Brownsburg's vision is to foster a family environment, promote new and existing business development, create a stable property tax structure and provide a variety of educational, employment, and recreational opportunities.**



## Relationship of tax rate and assessed value

When assessed value increases, the property tax rate goes down. The 2019 AV grew more than eight percent to more than \$1.43 billion from \$1.32 billion in 2018. Total AV was just \$904 million in 2012.



## Town of Brownsburg tax rate continues to decline

Property owners saw the 2019 tax rate decrease to .9381 from .9393 in 2018. It was the seventh consecutive year the Town tax rate was lowered. To compare, the rate in 2012 was 1.1498.



## Where your property tax dollars go

Approximately 22 percent of a homeowner's property tax is paid to the Town. The remaining 78 percent is distributed to other agencies such as the fire territory, county, library, township and school district.

# Capital Projects

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A number of capital projects were completed in 2019, perhaps most notably the reconstruction of North Green Street and the final section of East Northfield Drive. A new stoplight, ADA ramps and sidewalks were installed at 56th Street and Wild Ridge Boulevard to improve traffic flow and safety at the busy intersection. The Town budgeted \$600,000 for street resurfacing, striping, and new sidewalks and design is underway for the planned safety improvements on Northfield Drive between McNees Way and Roland Manor.



## North Green Street Reconstruction

Brownsburg officials, residents and business people celebrated the re-opening of North Green Street with a ribbon cutting ceremony in June. The redesign includes the addition of a 2-way left turn lane, new enclosed storm sewer improvements, raingardens for stormwater runoff, bike lanes and railroad crossing improvements. Arbuckle Commons provides an additional entry to the park with a traffic signal at Enderly and Green. The \$5.7 million project was 90 percent funded by the FHWA.

The long-term vision of Town leaders for a new downtown center on the 10.5-acre area former St. Malachy

school property on North Green Street is coming to fruition. The public-private partnerships between the Town and developers on four mixed-use developments create a vibrant atmosphere with new office and co-working spaces, luxury apartments, retail, restaurants and parking. The Town's initial \$2.4 million investment in the property along with economic development incentives for those projects resulted in nearly \$90 million new investments. Interest remains high from developers looking to invest in Brownsburg, so expect that area to continue to undergo transformation in coming years.

## Northfield Drive & Hornaday Road Roundabout

The newest section of East Northfield Drive connecting County Road 300N to County Road 400N opened in October. The project includes roundabouts at both CR 300N and CR 400N to make travel safer and more efficient. A tunnel for the B&O Trail under CR 300N makes crossing safe for trail users. The \$8.2 million project was 80 percent federally funded. The heavily traveled intersection at Hornaday Road and County Road 300N was converted from a 4-way stop to a single-lane roundabout. With a \$1.83 million award in FHWA Highway Safety Improvement Program funds, the Town was responsible for just 20 percent of construction costs.

# Economic Development



## Downtown Redevelopment

### North Green Street

The mixed-use developments on North Green Street have transformed the area into a pedestrian-friendly center with new residential, retail, dining and parking options. The apartments are more than 70 percent leased. Rush Off Main and the Thai District restaurants are quickly becoming favorite spots for locals.



## Sunbelt Rentals

### W. Northfield Drive & CR 625E

Sunbelt Rentals is constructing an 8,850 square foot commercial building for tools and equipment rental on 5.53 acres at the southwest corner of W. Northfield Drive and County Road 625E.



## Dickey's BBQ

### 1561 N. Green Street

Dickey's BBQ Pit is building a 3,763 square foot restaurant with a drive-through lane on the 1.081 acre Green Street Square Outlot F, just east of the movie theater.



## Belle Tire

### 318 E. Northfield Drive

Belle Tire is constructing a 9,878 square foot building on three acres at 318 E. Northfield Drive, just east of Roland Manor. The family-owned business has more than 100 stores throughout the Midwest, selling tires, automotive parts and related services.



## Caliber Collision

### 1060 Patrick Place

Caliber Collision is building a 14,000 square foot auto repair facility for passenger vehicles and light duty trucks on 1.88 acres at 1060 Patrick Place, west of the Post Office.



## Laurelton Subdivision

### County Road 300N

CalAtlantic Homes of Indiana is developing the 289-lot Laurelton subdivision north of County Road 300N between Northfield Drive and County Road 900E. It is one of six new residential developments started in the last year.

# Brownsburg Parks

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Brownsburg Parks is grateful to the community members who actively engaged with us in 2019 in a variety of ways, from attending one of our summer concerts at Arbuckle Acres Park to hosting a float in our Christmas Under the Stars parade. Hundreds donated their time to assist with the planning and development of our park system, and nearly 200 people filled a variety of volunteer roles.



Throughout the year, Brownsburg Parks staff gathered feedback from hundreds of residents and park users who shared their thoughts on topics ranging from the creation of a community center to selecting the theme of our Mother-Son Dance.

Ad hoc committees worked to help design the community center, assist with the creation of the Brownsburg Parks Foundation, and develop a more user-friendly website.

The Park Board welcomed guests

ranging from Eagle Scouts to Town Councilors at its meetings.

Program participants shared their feedback through surveys and social media users often turned to the Parks Facebook page with questions and comments.

Thanks to the elbow grease of volunteers – who donated more than 800 hours of their time – Brownsburg Parks was able to save more than \$21,500 in costs.

We also formed our first volunteer group to support a specific park

project, our Friends of Cardinal Bark Park. These volunteers provided feedback on everything from the rules park users should follow to thoughts on selling bricks to memorialize beloved pets.

Our goal is to continue to grow community engagement. Please reach out to us at [parks@brownsburgparks.com](mailto:parks@brownsburgparks.com) to learn how you can support Brownsburg Parks, whether it's by volunteering or simply sharing your opinions with us.

# Public Safety

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The health of a community is dependent on the safety of its residents and visitors. Low crime and the safe structure created by a solid police and fire department promotes stability in housing, business and its economic future. Brownsburg was again named one of the safest places in Indiana by backgroundchecks.org, as calculated by crimes per population rates. Brownsburg Fire became the third fire territory in the state to earn an ISO Class 1 rating, resulting in potential decreased insurance premiums for town residents.



Brownsburg Police Department focused on staffing recruitment and retention in 2019. With staff its most valuable asset, the department wants to retain its current team of exceptional employees as well as recruit new members of the same caliber.

The community's crime level remained low and consistent with the previous year. Thanks to the excellence of the department infrastructure and the talented, experienced staff who operate it; Brownsburg continues to be an attractive place to live in many

ways but especially in terms of community safety and security.

The highlight of 2019 for Brownsburg Fire Territory was earning a Class 1 Insurance Services Office accreditation. BFT is only the third fire department in Indiana and the 349th nationwide to achieve the Class 1 rating.

BFT partnered with area businesses and organizations to erect and dedicate the 9/11 Memorial at Arbuckle Commons. A 1,500-pound steel beam

recovered from the World Trade Center and secured by Brownsburg firefighters in 2010 serves as the tribute's centerpiece.

BFT provides fire and emergency medical services to the of Town of Brownsburg as well as Lincoln and Brown Townships. Day to day operations by its 87 employees saw them make 3,590 runs in 2019. They responded on 1,185 fire and 2,405 emergency medical runs over the year.



## 2019 Town of Brownsburg Boards & Commissions

The Town of Brownsburg extends its sincere appreciation to the residents who gave their time, energy, expertise and input while serving on the municipality's boards and commissions.

**Advisory Plan Commission:** Barry Francis, Ben Lacey, Richard Miller, Brett Scowden, Jack Swalley, Chris Worley

**Board of Zoning Appeals:** David Emery, Ben Lacey, Michael Neal, Claire Rutledge, Brett Scowden

**Brownsburg Improvement Committee:** Mike Arnould, Joe Dunbar, Barry Francis, Scott Lattimer, Jennifer Mulligan

**Economic Development Commission:** Michael Dowden, Joe Dunbar, Robert McLaughlin

**Fire Territory Executive Board:** Brian Jessen, Nathan Mantlo, Joe Walsh

**Park Board:** Amy Hobrock, Jason Johnson, Judith Kenninger, Cari Palma, Phil Utterback, Michael Zonder

**Park Impact Fee Board:** Ken McGee, Randall Hackworth, Scott Lattimer

**Police Commission:** Allan Bolante, Dennis Dawes, Ray Kotarski, Terry Smith, Paul Whalen

**Redevelopment Authority:** Jeff Ball, Julie Lacey, Keri Loy

**Redevelopment Commission:** Troy Austin, Matt Browning, Jeff Gracey, Shane Hacker, Jennifer Mulligan, Matt Simpson



Town of Brownsburg  
61 N. Green Street  
Brownsburg, IN 46112  
317-852-1120  
[www.brownsburg.org](http://www.brownsburg.org)