



# **Economic Development**

## **2021 Mid-Year Report**

Respectfully Submitted June 24, 2021

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## Welcome to Brownsburg

**Big Red Liquors**

8049 Ortho Lane

**Bru Burger Bar**

Green Street Depot

**Arni's**

251 W Northfield Drive

**Bulldog Community Gaming**

1060 E Main Street,  
Suite 302

**Rahal Ducati Indianapolis**

449 Southpoint Circle,  
Suite 104

**AILM MD**

690 W Northfield Drive,  
Suite 200

**Pet Supplies Plus**

931 N Green Street

**SurClean**

475 Northpoint Circle,  
Suite 400

**Homewatch Caregivers**

41 A Motif Boulevard

## 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 preliminary 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. The preliminary design has been shared with Town Council and the Redevelopment Commission. Once the final renderings are ready staff will bring the design forward for adoption.

**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. The IEDC will award up to \$50 million per region to help accelerate the implementation of regional plans. The Town has been in communication with various elected officials and economic development staff from several towns/cities/counties to gauge their interest in forming a regional partnership and to determine what the partnership's focus would be.

**64** meetings/calls with developers, consultants, & landowners regarding economic development attraction projects/opportunities

**42** business retention & expansion calls, visits, or virtual visits with local businesses

## 2021 Mid-Year Highlights

**Commitments (January 2021-June 2021)** The capital investment, job, and wage numbers highlighted here represent commitments businesses have made between January 2021 and June 2021.

**SurClean, INC:** Relocated Company Specializing in Laser Ablation Technology to Brownsburg

- Plan to add 35 new jobs over the next 4 years
- Anticipate an average wage of \$28.00/hour

**AME Electrical:** Electrical Contractor Based in Arizona Expanding into Indiana with 10K Sq. Ft. Office/Warehouse Space in Brownsburg

- Estimated \$1M capital investment
- Plan to create around 100 new jobs
- Anticipate an average wage of \$20.00/hour

**Competition Development LLC (CSI Shocks):** Local Brownsburg Company Expanding their Business and Constructing Spec Building

- Estimated \$2.25M capital investment
- Construction of two 11,800 sq. ft. buildings
- Anticipate adding 14 new jobs over the next 5 years

**Scannell Building 1:** Construction of 500K Sq. Ft. Facility

- Estimated \$25M capital investment
- Anticipate creating 275 new jobs
- Anticipate an average wage of \$19.19/hour

**\$71.3M** of estimated capital investment through mid 2021

**600** anticipated number of full time jobs created by projects announced through mid 2021

**\$25.00** estimated average hourly wage of newly created jobs

**\$52,275** average annual wage for newly created jobs

**10** economic development incentives approved by the town

**Scannell Buildings 2,3, & 4:** Construction of Three New Spec Buildings

- Estimated combined capital investment of \$39.2M
- Potential to create around 150 new jobs

**Aldi:** Construction of New Grocery Store

- Estimated \$2.5M capital investment
- Anticipate 30 new jobs over the next few years

**Rahal Ducati Indianapolis:** Opened in February, making Brownsburg home to the only Ducati dealership in Indiana. The high end motorcycle dealership anticipates creating 5 new high paying jobs by the end of 2021.

**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.

## 2021 Mid-Year Highlights Continued

**Tax Abatement Compliance (Fiscal Year 2021—Pay Year 2022):** As part of the annual tax abatement compliance process staff reviewed and the Town Council for approved the continuation of 13 active real property and 7 active personal property tax abatements. All active abatements need to be in substantial compliance with the commitments outlined in their original Statement of Benefits or SB-1 form in order to continue receiving real/personal property tax abatements.

## Looking Ahead

### Under Construction

|   |   |   |
|---|---|---|
| <p><b>Panda Express</b><br/>1395 N Green Street</p> <hr/> <p><b>Spencer Engineering</b><br/>103 E Main Street</p> | <p><b>Aldi</b><br/>Off of E Northfield Drive,<br/>near Belle Tire</p> | <p><b>Car-X Tire and Auto Repair</b><br/>463 E Northfield Drive</p> <hr/> <p><b>Main St. Dental</b><br/>618 E Main Street</p> |
|---|---|---|

### Active Projects in the Pipeline as of 6/24/2021

**20** active projects

**5** projects working through incentive approval process

**\$85.5M** potential capital investment

**Potential Average Wage** could be up to \$35.00/hr

**340** 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.