

## BROWNSBURG



## SENTINEL

October 9th, 2014

# End of An Era



## A CUT ABOVE

On September 27, 2014, Norm's Main Street Hair Company closed its door for the last time approximately 7 months after the passing of its founder Norm Ooley. Norm passed away on February 18, 2014 after a brief stay in the hospital.

Norm has been cutting hair in Brownsburg for more than 40 years. Norm's Barber Shop

was established on November 6, 1968 at 713 East Main Street in Brownsburg, Indiana, as a three chair barber shop. Norm Ooley was established as the owner and Mike Ooley as a barber. As the business grew, other barbers were added. In 1976, the old building was torn down and he built a six chair salon. In November of 1984, Norm purchased 601 East Main Street and after adding to the building and extensive remodeling opened as Norm's Barber and Beauty Salon on May 22, 1985. In January 2004, Norm's Barber & Beauty Salon was renamed to Norm's Main Street Hair Co.

For long time Brownsburg residents, Norm's Main Street Hair was more than a Barber & Beauty Salon. It was a place where lifelong memories were made from being the place you got your first hair cut or got your hair done for the Prom or when you married that special someone. You could meet everyone from the Police Chief to your next door neighbor and hear the latest gossip (news) from around town. Lastly, it was a place to shoot the breeze with a man that was more than your barber --he was a friend.

**Norm --You are greatly missed!**



## September BCSC Board of Trustees Report -By Anne Sering



The Board of Trustees for Brownsburg Community School Corporation (BCSC) met on September 8. All trustees were present as were the BSCS Superintendent Dr. Snapp; Asst. Superintendent Mrs. Jessup; Director of Finance, Dr. Hendricks; and Chief Operations Officer Mr. Voigt.

The expected and the unexpected: presentations by BCSC personnel and comments from patrons the September 2014 Board Meeting had

both. First the expected and then I will write about the unexpected.

First to present was Mrs. Waggoner, who is in her second year as athletic director for BCSC. Right off, I will state that I was impressed with her presentation – what she said and how she stated and prepared her report. The education based (higher GPA scores) had four goals; communication, efficiency, organization and consistency. Improved communication has been accomplished with mandatory meetings for all coaches; efficiency with a single recognition event for all eight fall sports and including physicians and trainers; organization by giving the high school coaches authority over the middle school coaches; and consistency with sharing of gate receipts, male sports treated exactly like female sports with respect to when the band plays and how the practice is assigned for the main floor. Mrs. Waggoner also spoke about the grounds and facilities maintenance giving credit to the two Purdue graduate groundskeepers. She also pointed out the on-line forms and software packages that made them possible. Impact testing is given at grades 7, 9, and 11. This establishes a base line which can be referred to in the case of injury. The 45 athletic corporate partners were able to provide the athletic department with \$73,000.

... continued on page 4



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# LETTERS TO AND FROM THE EDITOR

They who would give up essential Liberty, to purchase a little temporary Safety, deserve neither Liberty nor Safety - Benjamin Franklin

## TO The Editor :

The Hendricks County Flyer has reported that Brownsburg will repave streets; but not the most dangerous South Green (old SR 267) from 400 N south past 300 N where the speed limit is 50 MPH. The pavement condition of this segment is inviting a serious accident. An immediate 40 MPH speed limit may save a life.

Over the years, there have been numerous accidents at 350 N and there will be an accident at 300 N where southbound traffic turns left for the Ronald Reagan. There needs to be a passing blister at these two intersections with Green.

The article said there were extra funds available; but, if not sufficient funds, then use TIF (tax increment financing) revenues for these needed repairs instead of using the funds for forced annexation with new infrastructure development/construction of apartments and tax abated warehouses that pay poverty wages and hire illegal aliens. TIF steals tax revenue for schools, libraries, police, fire and infrastructure repairs. Indiana State law allows this theft; but, when lives are at risk then the moral and ethical Brownsburg Town Council vote is to repair South Green Street instead of using the tax money to pay for new development/construction costs. The Brownsburg Town Council has already placed Green and Main Street in a TIF.

Brent Pittman Brownsburg, IN

## FROM The Editor :

First, allow me to extend my heartfelt thanks to the many people who have encouraged me to continue publishing this paper. Actions as small as a smile as a reader reaches into the rack to pick up the latest edition is a silent testimony and validation by the public for their desire for this publication to continue.

Progress Update -- Circulation numbers continue to climb steadily, more pickup locations have been added, volunteers have come forward to help in a variety of ways and advertising / sales are beginning to take hold. In August, this publication received its first two postal subscribers, and multiple requests to be added to an upcoming electronic distribution list.

Please accept my apologies as automated email forwarding from the editors mailbox was not configured correctly, causing delays in my receipt and response to numerous letters to the editor. I sincerely appreciate ALL letters to the editor, as your comments help guide the direction of this publication even when those comments and suggestions may differ from my own opinion. This publication holds to it's mission statement, first and foremost accurate reporting, to promote a free exchange of ideas, examination, critical thinking, and debate. Where at the "end of the day" everyone learns something new. -- *The Editor*

## Tales from off Green Street

Traveling up and down Green Street in Brownsburg is frequently interesting. On Tuesday, as I was returning home from picking up a lunch at Taco Bell with my dog Jingle drooling on my right arm rest, I was faced with a lighted truck warning 'wide load'. Looking South on Green Street all I saw were two State Police cars and no traffic. I decided then and there I would pick up my prescription at Walgreens and wheeled in to the drive through pick-up window, risking a cold lunch. There was a car ahead of me so I was sitting there for quite a while. I would have left, I can be a tad impatient, but the thought of heading South on Green Street made me decide patience was the smarter thing.

As I sat there and waited I looked out my rear view mirror.... No traffic heading north. Finally, one trooper car. I remembered seeing two so I waited... Second trooper car. Waiting, watching. Then came the vehicle with the lights warning of the wide load.... No prescription or action from the window. Another State Police car followed by utility vehicle of some sort. I couldn't exactly make out the writing on the door. And then....

A huge tow truck towing two huge trailer beds carrying what looked to be two huge cranes or towers followed by and connected to another huge tow truck. The whole thing had to be 4 times longer than my view of the street behind me. And the tow truck in the back looked as if it were pushing from behind. This was followed by another utility type vehicle which I decided might have read B&O. Trailing up the rear was another State Police vehicle, I believe there were five in all, and the trailing 'wide load' vehicle.

Finally, action at the window. I have to tell you that this was the longest I have ever waited at a drive thru window. This whole parade took more than a few minutes. I noticed traffic was moving again on Green Street. Getting my purchase, (thank heavens for express pay) I left Walgreens turning east on Main and then heading south on Green. There was a continuous stream of traffic all the way to just north of Brownsburg Meadows. And each and every car and truck contained frustrated and angry people wondering what caused the problem.

Lunch was not cold but not exactly warm either. But Jingle didn't mind. - *Anne Sering*

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Phone 1.317.222.1543

Email: [editor@brownsburgsentinel.com](mailto:editor@brownsburgsentinel.com)

U.S. Mail P.O. Box 513. • Brownsburg, IN 46112

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## September BCSC Board of Trustees Report *-continued from page 1*

The second expected presentation was that by Chief Operations Officer John Voigt. He mentioned BCSC Police Chief and officers being trained in A.L.I.C.E. I looked this up on the internet. It is a security procedure for schools and the initials stand for alert, lockdown, inform, counter and evacuate. Health Services has taken the number of students with missing vaccination from 800 to 3 by September 3. Voigt talked about the State Police inspection of buses which occurred during the first week of school. This last point was covered quite thoroughly in the Hendricks County Flyer along with the proposed bus replacement plan.

The unexpected was the comments by Mrs. Barnes and Mrs. Crawford. I would have liked to have taken the opportunity to interview both ladies. Mr. Voigt immediately went to speak to Mrs. Barnes at the end of the meeting, as he should have.

Mrs. Barnes related her dealings with the BSCS with respect to an incident that occurred on a bus when her youngest child, sitting with his older sister was harassed. The three Barnes children are above average children; the oldest was on the Ellen Show a few years ago. I remember him demonstrating his invention for feeding a baby in a high chair. Mrs. Barnes presented not only the lacks of the

transportation department but also recommendations to make it better. While she was speaking Mrs. Barnes had the Board paying very close attention to everything she had to say. She started out by saying the buses were a problem and there was dysfunction at the bus barn. (I need to interject here that my daughter was assistant to the director of transportation at the bus barn until 2 years ago when her position was eliminated. To her credit she was able to find other employment before her unemployment benefit with BCSC ended.) Mrs. Barnes said information was nearly impossible to find on the web site and was completely out of line with what Avon and Zionsville presented. Bluntly speaking she said the problems on the buses needed to be tracked and bad buses needed adult monitors. She wanted the bus driver to be able to keep his/her eyes on the road. Although the buses have video cameras, the videos are difficult to obtain. The indication was when a problem occurred the video was seldom available for one reason or another. Of the four people she had contacted, the only response she received was from the elementary principal who agreed with their being problems with the transportation department. Mrs. Barnes went on to state that the children on the bus needed to know how to contact the bus driver. Her obedient daughter knew she was not to leave her seat to seek help as her younger brother's shorts were

*... continued on page 4*



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## September BCSC Board of Trustees Report -continued from page 3

being pulled on by a student who had left his seat to crawl under their seat. When Mrs. Barnes did contact someone in the transportation department to request the harassing child be moved, and the bus driver notified ahead of time so that a scene not occur further making her children a potential target, she was politely told this would occur. However, the next morning the bus driver did not know about what had happened and then moved the child while her children waited to get on the bus. Thus making an issue of what had happened. (I spoke with my daughter who did admit that communications has always been a problem within the department. "A number of reasons could have caused the breakdown of communication, from the office staff being overwhelmed by incoming calls and requests - typical this time of year- to as simple as the bus driver not checking the board for notes before his route. "She was disappointed that they obviously haven't made any progress in this area. In my opinion, good public relations are not considered important within the department. ) As I remember, Mrs. Barnes had seven good suggestions. I hope the Board can implement her suggestions and the situation improves.

The second unexpected speaker, Mrs. Crawford, spoke on the effort being made to establish a youth center by the fall of 2015 with both an indoor and outdoor area for BMX bikers and skate boarders. Wheels-Up is an extra-curricular group at BHS. I checked out their web site [www.wheelsupyouthcenter.com](http://www.wheelsupyouthcenter.com). There is a concert fund raiser for youth organizations in Hendricks County at Metropolis on October 7 advertised on it and a view of a possible place for the proposed center. Probably the only way the teens can get a place to skate board and ride BMX bikes is via a 501c3 organization. Parents and youth have been trying to get something going for at least 10 years. The process seems to ebb and flow. I hope this group is successful.

The last unexpected item was Mrs. Jessup's request that children living in any new homes built in area bounded by South Green Street, CR 300 N, CR 800 E (Hornaday Rd.) and BCSC southern boundary line (south of Northfield Dr.) be assigned to Reagan Elementary School and East Middle School. This is primarily because Cardinal is close to capacity. Any existing homes will be grandfathered, attending where they now are.

My last notes of the evening pertained to Superintendent Snapp's Comments. BCSC did enroll 220 new students making our district one of the fastest growing in the state. He also mentioned the increase in the number of students qualifying for free or reduced cost lunches.

Within the meeting were three public hearings pertaining to financial matters. The first discussed was to adopt a plan with respect to the Capital Projects Fund (CPF). BCSC is requesting \$6.4 million dollars from property tax revenue. The impact of this on individual property owners cannot be determined at this time because the assessed value of property impacted is unknown. Many property owners are at the property tax cap so they will not pay more than they have in the past. This information was printed in the Hendricks County Flyer but I did not see it. These type of legal notices are printed in the public notice section in small print without fanfare. If I continue to write my view of the Board Meetings I will have to start reading the Flyer more diligently. No citizens spoke, the public hearing closed, and the vote taken. (If no mention is made of the outcome of the vote by this writer, the reader can know the vote passed without any dissension. )

The Public Hearing presented next was to adopt a Bus Replacement Plan for 2015 to 2026. Dr. Hendricks explained that of the 89 buses, nearly 50% were purchased between 2004 and 2007. Because state guidelines recommend that buses be replaced when 12 years old BSCS is requesting that The Department of Local Government Finance allow them to replace some buses before they reach 12 years in order to further spread the bus replacements over a longer period. Because of a recall, a large number of buses were replaced at the same time and those buses are reaching replacement.

The 'BACKGROUND INFORMATION' as printed with the agenda distributed to patrons stated "The plan as advertised calls for the replacement of up to 7 buses, the addition of up to 4 additional new buses (2 regular route buses, 1 bus equipped for the disabled, 1 activity bus) as discusses in the August 11 meeting." Since this writer did not remember this discussion at the previous meeting, I looked up the minutes on the web site and did not find these details mentioned. After being in touch with Vicki Murphy, Communications Director with BSC, I learned that this had been discussed at the June and July meetings and the reference to the August Meeting was in error. Unfortunately, Power Point presentations are not included in the minutes. Many times Power Point presentations are the most interesting part of the meetings and it is too bad they are not available on the web site. Again, no citizens spoke, the hearing was closed and the vote taken.

The final Public Hearing of the evening was for the 2015 Budget. The budget is for \$82.8 million, very close to what it was for 2014.

**2015 Budget - \$82.8 M.**

**Bond Debt - \$152 - 162.0 M.**

**Debt Service - \$19.5 M.**

**Levy Needed - \$24.0 M.**

For this public hearing Jim Murphy, past board member, asked pointed questions about the current debt service. Observers can tell the administration does not enjoy being questioned. Numbers

and questions were tossed back and forth: "\$19,820,??? ... %150% levy.....\$24,792,992." Then, from BCSC administration, something to the effect that because of property tax caps, the assessed value doesn't mean it will all be taxed. The final question was "What is the current bond?" With the final answer being BCSC IS between \$152 - \$162 million in debt. As I remember, Mr. Murphy said, "Thank you" and left the podium. I did receive clarification on these figures. The bond debt IS between \$152 and \$162 million. Debt service is in the mid \$19 million. The \$24 million figure is the levy needed. Dr. Hendricks should be commended for being able to answer the questions without previous warning and Mr. Murphy for understanding what he is asking. (And perhaps me for trying to relate this.)

### Mr. Kendall - Investigations Continue

Mr Kendall still refuses to provide the data to back up the "FACTS" he quoted in his speech at Town Council June 26th.

This publication has submitted a Public Access Information Request to learn the outcome of the Police investigation into Mr. Kendall's allegations of receiving "threats".

#### WRTV 6 Report Sept. 22nd

Boone County prosecutor Todd Meyer has completed his investigation into the allegations and has elected not to prosecute Mr. Kendall for dual office holdings. However he disclosed in his report, he is turning the matter over to the Indiana State Attorney General for a final ruling. *As a result, this matter is not closed.*

True to form, after the Boone County Prosecutor's announcement Mr. Kendall "tweeted" "- I am also deeply disappointed in the one media outlet that decided to report on this non story," read the statement. "They did so without any attempt to investigate, not just the facts of the case, but also the history of the source. This would have revealed his long standing grudge with the Town of Brownsburg over the North Annexation."



## August / September Park Board Reports - By Anne Sering

### Brownsburg Park Board – August 21, 2014

My husband and I arrived at the Town Center a few minutes prior to the Park Board Meeting. The plan was for him to attend the meeting and me to take in the Farmer's Market and then go out for a late dinner. Fifteen minutes later I had spent over \$40, was loaded down with corn, jam and honey and was too warm to wait in the car. Deciding to go to the Park Board Meeting was by far the better choice.

I missed out on Director of the Chamber of Commerce, Mike Arnould, reporting on FOTA, Festival of the Arts. By listening to the live feed on the Brownsburg web site I learned that \$1515.25 was contributed to our Park system. I also missed hearing Karen Humphrey speaking on behalf of the B&O and Indiana Trail Riders. So, I listened to what Ms. Humphrey had to say. I wasn't aware that there was an equestrian trail adjacent to the trail. Her request pertained to a newly acquired piece of land which did contain a section of wet lands that had to be avoided by state statute. She was requesting a change in the equestrian trail section moving it away from being too close to the asphalt section of the trail. Since the filming is not done by a human being, when Ms. Humphrey walked over to point to the map being displayed on the screen (there are two screens facing each other and out of camera view), she moved out of camera view and away from the microphone. Her change, which involved no cost, moved the horses away from the proximity of the skateboarders, bicyclers, and roller blader's who may spook the horses.

I arrived in time to hear the Active Transportation Plan which was developed by Tricia McClellan of Rundell Ernstberger Associates, LLC and Sprinkler Consulting. Tricia proceeded to hand out information to the Board. Park Director Phil Parnin outlined five goals of the plan: increase recreational opportunities, improve connectivity among areas, safer walking and biking, increase property values, and encourage walking and biking. The town was divided into quadrants and then into a hub and spoke design with Arbuckle Park as the hub. The resulting 20 year plan eliminated some of the previously proposed trails as unnecessary and thus is a more economic plan. Phil presented pictures of certain areas today and how it would look when

the plan is implemented. I felt it very impressive. The transformation of the corner of College and Green going east on College was especially interesting and welcoming in appearance. It's too bad that my bicycling days are over. In some places sidewalks would be replaced with multi-use paths. The plan will be presented to the Planning Board and Town Council Meeting.

Asst. Director Travis Tranbarger and Parnin also presented an amendment to the Brownsburg Parks Hiring Process. The change was necessitated by the need to hire staff with less wait time for BASE and other school cooperative programs because of staff to pupil ratio requirements. Fingerprinting and drug testing will be done through the State Police. The Parks have three categories of persons to be concerned with: full time supervisors, seasonal or temporary employees and volunteers. My impression was that the rules were stricter for Parks volunteers than for those volunteering in Brownsburg Community School Corporation for which I had to undergo a background check but did not need to be fingerprinted. However my finger prints are on file somewhere since I had to be fingerprinted for my first job as an engineering aide for a federal agency back in the late 50s. My life is an open book.

Tranbarger reported on the outdoor classroom he designed for the wooded area near Shelter 8 in Arbuckle Acres. I was as impressed with this design as I was with the presentation of street improvements for transportation. It's too bad the web site does not provide links to presentations. The Recreation supervisor Michael Hawk reported on the Fall Recreational Guide which all should have received in the mail by now. He also talked about some-day Splash Pad for Williams Park. The target date is now May 2015. As with every meeting he attends, Jim Sering had comments of a non-hostile nature. He recommended the Board attend the Town Council budget hearings. He had one comment which pertained to asphalt vs concrete in the fore-mentioned transportation plan. He also mentioned that the concrete at curb edges needed to be extra deep to accommodate the probable running over by school buses. He also mentioned the upcoming car show on September 13 in Williams Park. Needless to say, Jim does enjoy the freedom of retirement.

### Brownsburg Parks Board – September, 2014

The September Brownsburg Parks Board met for 15 minutes on the 18th. If, like the previous month I visited all the booths at the Farmer's Market, I would have missed the entire meeting. There were no pre-registered citizen's comments or requests, no report from the Personnel Committee or Policy Committee, no Old Business, and no New Business. The minutes from the previous meeting were approved as were August claims amounting to \$145,318.33.

Park Director Philip Parnin reported that the Town Budget had its first reading before the Council. The next reading will be October 6 which allows Council questions to be addresses. The main issue with the Parks pertains to personnel. Brownsburg Parks provides the before and after school programs. The number of employees at any one school is dependent on the number of students attending the program. The ratio of students to support staff is, I believe, a state regulation. If the Parks operate like the school corporation, they would inflate their numbers to cover worse (best if you believe that the more children getting supervised after school activity) case of a big influx of students. I am not privy to the Parks numbers and do not know or believe they are inflating personnel needs. I do feel that B.A.S.E (before/after school program) is an essential service to the community. I would rather have teenagers working for the town participating with elementary children than being idle and bored.

Operations Director Travis Transbarger said the Parks had sold 250 trees which is considered a success. New software is being installed to manage personnel reporting. New lights are being installed in

Arbuckle Acres. However, the dusk to dawn regulation will still be maintained.

Recreation Supervisor Michael Hawk, mentioned that many of the Park activities advertised to be held in Noll Hall in the old St. Malachy school building were being held in Eaton Hall. He did not specifically state what the problem was and I was negligent in not asking. He mentioned the upcoming Pickle Ball tournament, 5-0 5K Hot Foot Pursuit (guess who is sponsoring this event!), and the Pumpkin Smash Bash on the Town Green on October 4.

Director Parnin presented the Park Board schedule for 2015. To accommodate the new economic Board, the meeting time will be adjusted from 6:00 p.m. to 6:30 p.m. The meeting dates will remain as the third Thursday of the month except for January, September, November and December when the Board will meet on the third Wednesday. This was approved by the Board and will be printed on the community calendar that citizens receive in December.

Unfortunately, state funds for 'Safe Routes' expected to be received in 2015 will not be available until 2016. This was the result of some type of problem with the State of Indiana not being able to use carryover leftover funds. When Jim Sering did not have any comments to make at the end of the meeting, I did ask what planned routes this affected. There is a plan to link all neighborhoods with safe routes to Brownsburg Public Library and its implementation is delayed. Board Member Joe Almon remarked after the meeting that this was the first time in all his years on the Board that Jim had no comments or questions.

## Brownsburg Town Center – from August 28th Town Council Meeting

On August 28, 2014, Rick Bolt presented his conceptual plans for a new Brownsburg Town Center. The evening started with an Open House held at Eaton Hall before the Town Council Meeting where the residents and local businesses could look at the drawings and ask questions of Rick and his Architectural Development partner InterDesign. The feedback from the open house was mainly positive.



Image courtesy Bolt Development

After the open house, Rick presented a PowerPoint presentation to the Town Council to give them an update of his progress on the project. Rick started his presentation by thanking the current members of the Town Council that have been instrumental in moving his project to the place it is today. He especially called out Don Spencer for his help with the Comprehensive plan, Rob Kendall for his work on the RDC, Dave Richardson for offering encouragement throughout this long process, Gary Hood for guiding through the process and Ashley Hobbs for sitting through his three hour presentation when she entered the council.

He began by describing the location of his project. His development is on the East side of North Green across from the old St. Malachy location (see picture left). He then went on to give a brief project history. The plan was conceived in 2009. The city rezoned the area in September 2010. Then the city completed the Comprehensive Plan from 2011-2012. The zoning ordinances were overhauled in 2012 and 2013 and the Town assumed control of State Road 267 in 2013. Related to his project the city bought the old St. Malachy property and decided to place the future Recreation Center on this property.

The Comprehensive Plan identified several key elements. First and foremost the area must be pedestrian-oriented and yet vehicular access is critical since Brownsburg is a suburban area. The take away was that vehicle access is essential to the viability of the Town center but the project must be pedestrian oriented to work. The residents interviewed for the plan said the project must absolutely appeal to both people and bicyclists. To accommodate these needs, the plan calls for additional streets for connectivity and logistics, sidewalks on both sides, bicycle lanes, a center turn lane that can be turned into green space in the future with pedestrian and bicycle safety is the biggest concern.

What will the new Town Center look like? It will be a 5 story building positioned across from the Recreation Center on Green Street and is bordered by Franklin Street and Mill Street which is platted but does not exist. The Town center will feature a large central courtyard to provide light to the inside and create an airy feeling. It will have a parking structure that will be completely wrapped by the building



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### SMALL BUSINESS SATURDAY

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## Brownsburg Town Center - *-continued from page 6*

### Brownsburg Town Center

5 Stories

Architecture of 1880 to 1910

Large Central Court Yard

Hidden Parking Garage

First Floor Retail/Restaurants

Second Floor Office/Retail/Apts.

Third thru Fifth Floor Residential

floor having a loft. The outside of the building will incorporate the architectural elements of building from 1880-1910, The inside will be a totally modern flex space with modern amenities. On Franklin Street, there will be angle parking and sidewalks added. A new drive will give access to the parking structure and there will be three entrances to the ground floor from the outside.

What do they need to move forward? Because of zoning rules, Rick needs to know the street designs before they can move forward. Once

so it cannot be seen from the street. It will have a green roof to allow for recreational space or gardening by the tenants of the building. The ground floor will be restaurant and retail space. The second floor will be for office, retail or residential space. Floors 3 through 5 will be residential with the fifth

about 200 units for apartments which the Town needs. At the end, it was stated that the culmination of this project is really 5-7 years out and the council commended Rick for his foresight.

During the presentation, Grant made mention of the RDC amending the TIF districts to help fund several projects in the

### New TIF District

14 Projects

Ranging \$200K to 7.0M.

Totaling \$41 M.

Town of Brownsburg especially infrastructure need for Rick Bolt's development of a new Town Center. The Resolution to amend the TIF district is being brought before the council for a first reading on October 9th. This new TIF district basically includes Arbuckle Park, the St. Malachy property, the Town hall property and the Rick Bolt Development. The Town thinks they will be able to generate approximately 40 million dollars in TIF monies with this new district. In the resolution, the Town lists 14 projects that range from \$200,000 to 7 million dollars totally approximately 41 million dollars. The projects include the following:

- Creation of a new street between Green and Grant,
- Upgrade of Northgren Parkway from Green to Jefferson
- A connector street from Northgren parkway to 56th street
- Reconstruction of Franklin Street from North Green to Grant Street
- Construction of a roundabout at North Adams and Mill street
- Construction of two multilevel garages with 200 spaces
- Reconstruction of North Green from railroad tracks south to US136
- Realignment of Odell street from Tilden to Sycamore street
- Installation of decorative lighting on Odell from Tilden to Sycamore
- Site development and infrastructure costs associated with the New Recreation Center



Image courtesy Bolt Development

they have the street designs and the construction timing of the road work is set, at that point he is 9-18 months away from primary plat. Then they need to go through the usual process and once construction begins it will take 12-18 months to build.

At this point, Rick opened the floor for questions. The first question was to grant about the timing of the North Grant redesign and construction. Grant answered the town was about a year out from going through the right away process. He assumes the town will be able to bid the project mid 2016 and finish construction in 2017. There will be 1 or 2 public hearings and the town will follow the InDoT process for securing right away and bids because part of the project is funded by InDoT. The next question was directed at Rick after Grant described the Town's timing. Will this timing hurt his project and he reiterated that he can move forward once the designs are set and be doing his process while the Town is doing construction. The next question was about the value of the structure and Rick commented that the structure should add 60-65 million dollars to the tax base and it sits on 3.8 acres. Grant interjected that the RDC was in the process of amending the TIF district to capture this tax base (I will discuss this more at the end of this article) This tax base will help with infrastructure in the area and help fund the Recreation Center which will keep the referendum at a more reasonable level. Dave Richardson asked about the viability of the project and what makes Rick so sure of the value. Rick stated that there has been two retail gap analysis that basically says if you build it they will come and there will be

The resolution also states that the amended TIF district and the projects it will fund will attract an estimated 500 to 600 or more permanent jobs to Brownsburg. It will significantly increase the property tax base for the Town. Lastly, it will improve the diversity of the economic base by providing infrastructure for the area and properties attached to the area and significant opportunities for commercial and industrial growth which do not presently exist.

*This writer suggests the town residents to pay close attention to the Town of Fishers. Fishers is in the middle of a similar plan that is now being challenged by the citizens of the town. The Town elected officials are saying the same thing we are hearing from Brownsburg officials—in "20 years the Town will be thanking us for our foresight". As reported by WISHTV last week, Fisher's has five construction projects currently going on around the Town Hall to bring retail, restaurants, apartments and businesses to the town. There are now some major concerns about the 2015 budget for the new City—all of these projects were paid in part by TIF funding. The concern is also around taking TIF dollars away from the school district and the risk of developers going out of business and leaving the citizens holding the debt. There are estimates that the new City will start with a 3 million dollar deficit in its first budget. Also, let's not forget Carmel and the use of TIF funding that was the basis for the law changes around the RDC and TIF districts making it mandatory to have oversight of the RDC so they do not rack up debt and leave the city holding the bag. Let's also learn from some of our own mistakes like annexation and make sure the residents understand and are on board with the improvements and the development before the Town of Brownsburg has another fight on their hands from an unhappy populace.-Ed.*

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