

WHAT IS PROJECT AISLE?

Why is it important for residents?

In the midst of a pandemic that is causing job losses and revenue shortfalls, the Town of Brownsburg has the opportunity to add potentially \$4 million annually to its tax rolls and more than 150 well-paying jobs through Project Aisle.

This economic development effort would be the first major project to be located on Ronald Reagan Parkway in Brownsburg. Project Aisle is a \$150 million clean, high-tech cold food storage automated warehouse that would be located on the corner of Ronald Reagan Parkway and CR 400 N (Airport Road). Employees would be considered high-skilled workers, who generally make 60% more than the county average salary.

Benefits of the project include bringing water and sewer service to an area not served currently by the Town. Nearby residents would have the option to hook up to these utilities, but would not be required to do so. The warehouse will be connected to water and sewer; it will not tap into a well or use a septic system. Project Aisle will have a retention pond monitored by Indiana Department of Environmental Management and/or the Department of Natural Resources and stormwater treatment equipment at the site to keep groundwater safe. The project will be highly regulated.

Other benefits include raising the value of the area by making road improvements; providing additional tax dollars to fund Town amenities like parks, sidewalks, and residential street improvements; and encouraging additional industrial businesses to consider the Ronald Reagan corridor to locate. This project will be a landmark for Brownsburg on a major corridor, showing that Brownsburg is open for business and ready to welcome business investment to our community.

We are living in very uncertain times with many economic sectors shrinking. It has been the consensus of many residents that we limit residential development, which is capped at 1% tax revenue, but increase our 3% tax base.

This is accomplished by helping our existing companies expand and by attracting new companies to locate in Brownsburg. This project helps diversify our economy, builds the 3% tax base, and offers high-paying jobs in times of economic uncertainty. Income tax from 150–200 highly paid employees also will contribute to the tax base of the town.

Truck traffic will be from the project site to the Ronald Reagan Parkway (approximately 2/10ths of a mile). These vehicles will have no reason to travel east on CR 400 N beyond the RRP. The Town has committed to making improvements to CR 400 N in front of the project, including widening the road to three lanes, one of which will be a turn lane. The traffic light at the RRP and CR 400 N also will help to mitigate traffic issues, making CR 400 N much safer than it is now.

Residents along CR 400 N have voiced concerns over the project, citing fears that the 400,000-square-foot facility that is projected to be a minimum of 150 feet at its highest elevation will decrease property values and cause traffic congestion. Traffic, noise and property value studies are currently underway. Results of these studies are expected to be made public at the Aug. 31 Plan Commission meeting at Town Hall at 6 p.m. Due to COVID-19 restrictions, seating in the meeting room is limited so visitors should anticipate the possibility of not being able to be seated. Standing is not allowed.

FREQUENTLY ASKED QUESTIONS ABOUT PROJECT AISLE

Q: What is Project Aisle?

A: An economic development opportunity to add potentially \$4 million annually to the Town's tax rolls and 150-200 well-paying jobs at a \$150 million cold food storage automated warehouse to be located at the corner of Ronald Reagan Parkway and CR 400 N (Airport Road).

Q: How much would employees be paid?

A: While we can't give a specific figure at this time, employees would be considered high- skilled workers, who generally make 60% more than the county average salary.

Q: How would the Town benefit from this project?

A: Potentially, the Town would receive approximately \$4 million annually in taxes. We would add good-paying jobs to the labor market. Road improvements at the facility site would raise the value of the area. Water and sewage lines would be built, allowing nearby residents on well water and septic tanks who choose to do so to hook up to these utilities. Taxpayers throughout Brownsburg would benefit from money being available to improve roads, add sidewalks and enhance public spaces like parks.

Q: How was the location for this development chosen, as there are homes nearby?

A: Encouraging the addition of light industrial businesses to Brownsburg is outlined in the Town's Comprehensive Plan 2019 (Chapter 5, Land Use and Development, p. 59) and in the Ronald Reagan Corridor Master Plan (Land Use Planning, Section 2, page 2-3). The Ronald Reagan Parkway is considered a Regional Commercial Corridor, which is intended to accommodate larger commercial developments that serve a regional function. Access to I-74, I-70 and I-65 are all important factors in businesses selecting where they want to locate.

Q: Why doesn't the Town just tell the developer to go to another site in Brownsburg?

A: There is a misconception that towns get to "tell" developers where to locate. This is wrong. Developers choose sites that fit their specific business needs based on a number of factors, from accessibility to the site all the way to ability to find workers in the local job market. The Town of Brownsburg shares available sites with developers who then select a location based on the site meeting their needs.

Q: I live on CR 400 N. What will be the impact on my property value?

A: A property value study is underway and will be made public at the Aug. 31 Plan Commission meeting at Town Hall at 6 p.m.

Q: Will there be noise pollution?

A: A noise study is being completed and will be available to the public at the Aug. 31 Plan Commission meeting at Town Hall at 6 p.m. While some in the community claim there will be excessive noise from the building, the design of this facility will not include large air handlers on top of the building.

Q: How does the height of this facility compare to other large sites in town?

A: The highest point of elevation for this facility would be approximately 50 feet higher than the water tower at the high school.

Q: There aren't enough jobs being offered to make this facility worthwhile.

A: During COVID-19, the addition of any jobs to the local economy is a huge benefit to the Town. Having 150-200 highly skilled workers impacts hundreds of residents (workers, spouses and children) and improves their quality of life.

Q: Many of our homes are on well water. How will you keep our water safe?

A: Project Aisle will have a retention pond monitored by Indiana Department of Environmental Management and/or the Department of Natural Resources and stormwater treatment equipment at their site to keep groundwater safe.