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FEATURED

## Downtown development continues for Brownsburg

By Sara Nahrwold sara.nahrwold@flyergroup.com Mar 11, 2017 Updated Mar 13, 2017



SUBMITTED PHOTODOWNTOWN DEVELOPMENT: A rendering of the proposed Flaherty & Collins project on the west side of Green Street.



**BROWNSBURG** — The town's plans for downtown development are continuing to move forward.

The Brownsburg Town Council voted unanimously in favor of an economic development agreement between the town, the Brownsburg Redevelopment Commission and Flaherty & Collins. The development is on the former St. Malachy Church and school property on the west side of North Green Street.

The plan is to build a mixed use commercial/residential project valued at a minimum of \$35 million with potential to hit \$40 million.

It will include 210 apartments, 7,500 square feet of first floor retail space and a 400 space parking garage. The town has agreed to provide \$965,500 in cash incentives, to waive various local development fees and finance the construction of the nearly \$6 million parking garage.

Deron Kintner, general counsel with Flaherty & Collins, was on hand to answer any council member questions.

"We're very excited to be in Brownsburg," he said.

This sits across from the property that Scannel developers plan to build a mixed use project of their own. This economic development agreement was approved in February.

Another economic development agreement related to more downtown development was on the agenda, but was tabled until the next meeting. Paragon Development is looking to construct a retail/office project south of the proposed Flaherty & Collins development. The proposal is for approximately 18,000 square feet of retail on the first floor and 17,000 square feet of office space on the second.

In other news, the board approved of the town's acquisition of property in connection with the completion of the Enderly Avenue and Mill Street extension. The town has agreed to pay the property owners \$145,000 for the property and allow them to remove some items from the house such as cabinets and windows.

This is one of three properties needed to complete the project, Grant Kleinhenz, town manager said.

Kathy Dillon, wastewater superintendent, gave her report which included an update on the construction of the treatment plant. Construction office trailers and equipment are on site. Erosion control has been installed and dirt began moving in mid-February with the installation of a parking area.

She also mentioned the upcoming one stop drop off event from 9 a.m. to 1 p.m. April 8 for electronic recycling at 221 South Mardale Drive.

The county wide trash clean up event is scheduled for April 29. Teams/groups are needed for cleaning up along waterways and roadsides throughout the county. For more information, visit the town's website.

Mike Arnould, chamber of commerce director, brought his quarterly report to the council. New member membership has increased by 12 percent from last year at this time. The chamber is also working on updating and publishing a new map of the town this summer. Plans are also underway for the chamber's 39th annual Festival of the Arts on July 15.

Phil Parnin, parks director, gave his report. He informed the board that the 2017 inter-local agreement with the Brownsburg Public Library was approved at the last park board meeting.

He also spoke up during citizens' comments relating to the agenda about park impact fees, which are being waived for the Flaherty & Collins project. He said as the town's population grows, it puts a strain on the parks system when there is already a land deficient. He said he hopes the town and the parks department can continue to work together to both develop the downtown area but also provide citizens the type of green space many have said is important to them.

The next town council meeting will be 7 p.m. March 23 at 61 North Green St. The meetings are open to the public and can also be viewed live online through the Brownsburg website.

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### Sara Nahrwold

Hendricks County Flyer reporter covering Brownsburg, health and seniors. Have a story idea? Email me at [sara.nahrwold@flyergroup.com](mailto:sara.nahrwold@flyergroup.com) or call 317-272-5800 ext. 148.