



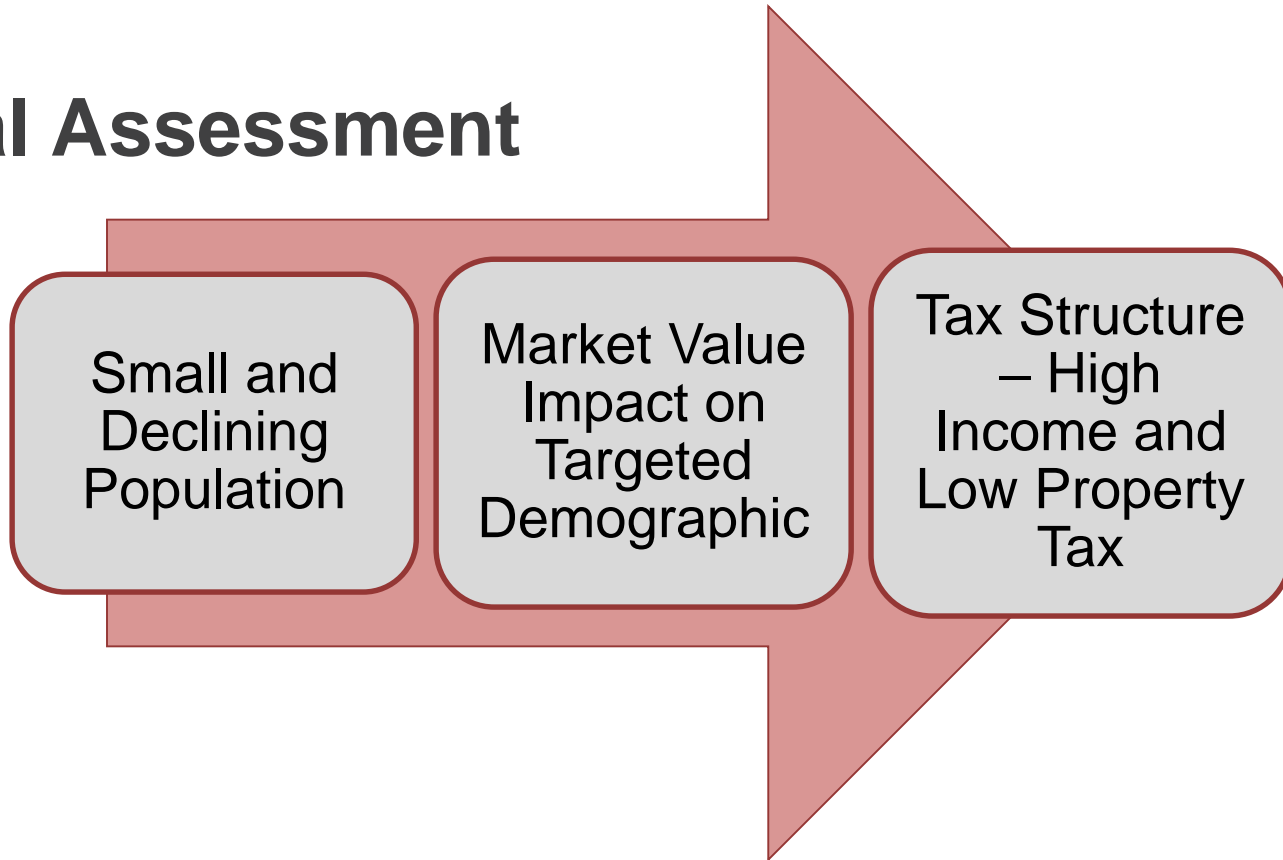
SCHOOL OF PUBLIC & ENVIRONMENTAL AFFAIRS

Economic Development Financial Analysis

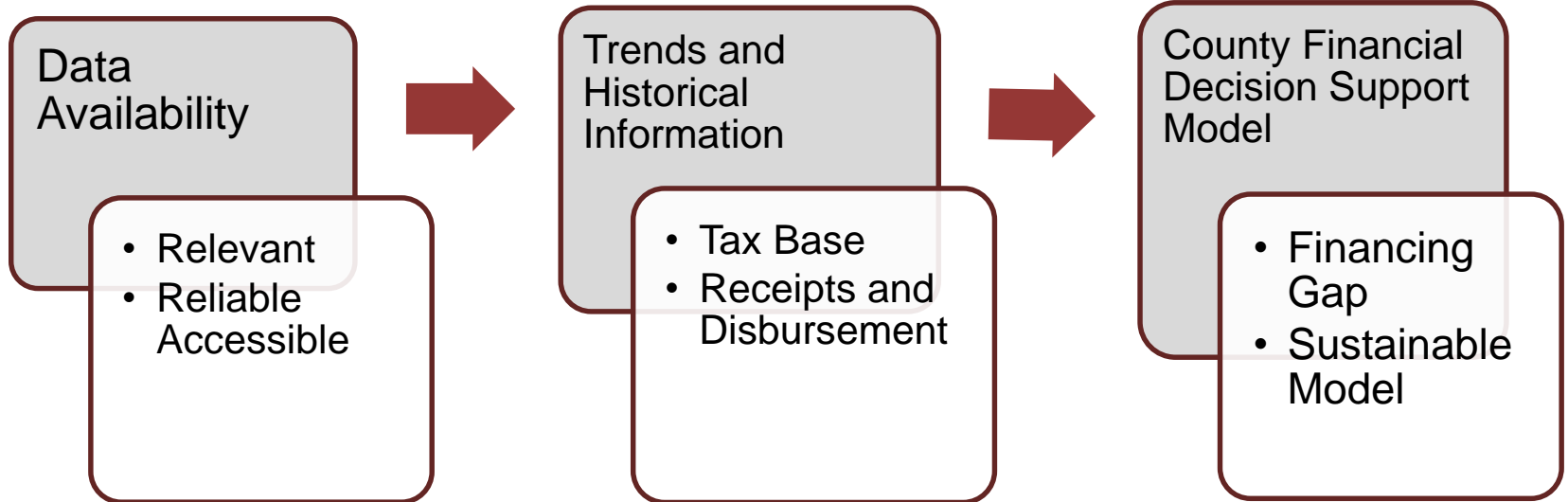
Brown County Redevelopment Commission

INDIANA UNIVERSITY BLOOMINGTON

Initial Assessment



Requirements Gathering



Notes About the Data Availability and Analysis

Data from STATS Indiana and Gateway Indiana were not always available for uniform periods of time

This analysis had to make some assumptions* with the data, such as the definitions of “receipts” and “disbursements”

Unless labeled as “adjusted,” monetary figures were assumed to be in nominal dollars and therefore were converted to real dollars

* Please see associated report for full list of notes and assumptions in Appendix B



Notes About the Data Availability and Analysis

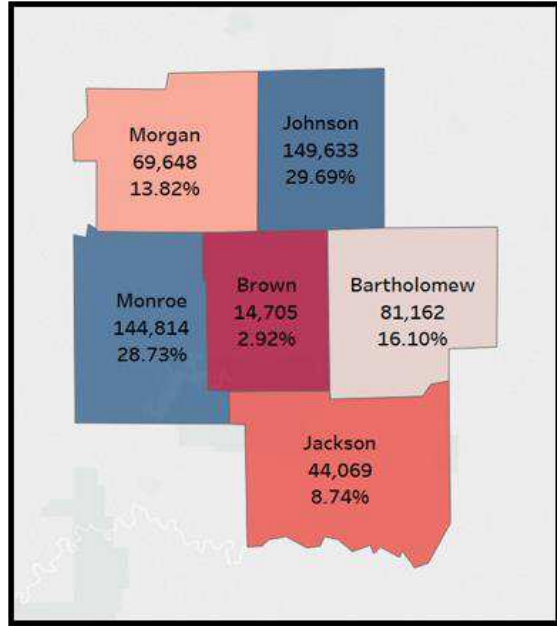
There is some missing data points, such as Brown County's property tax rates from 2004 to 2008 (this information is available from 2000 to 2003 and from 2009 to 2016)

Some of the data is inconsistent with itself, specifically the County Assessed Value data regarding the net assessed value

New data on STATS Indiana and Gateway Indiana is now available, but due to time constraints, these were not included in the analysis



Tax Base – Population Analysis

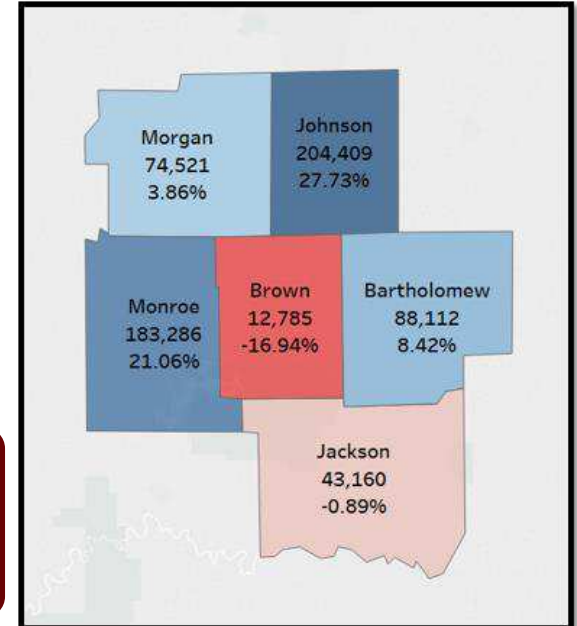


Population 2015

**Small
population
(14,705 in 2015)**

**Only 2.92% of
6-county
population**

**16.94%
decrease over
30 years**

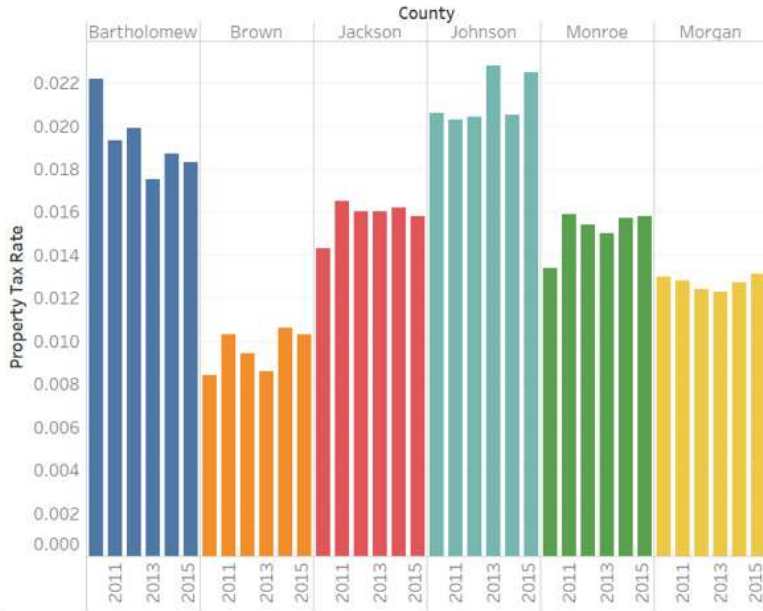


Population Growth 2020-2050



Property Tax Rates

Historical Property Tax Rate, by County



Brown County has a lower property tax than nearby counties

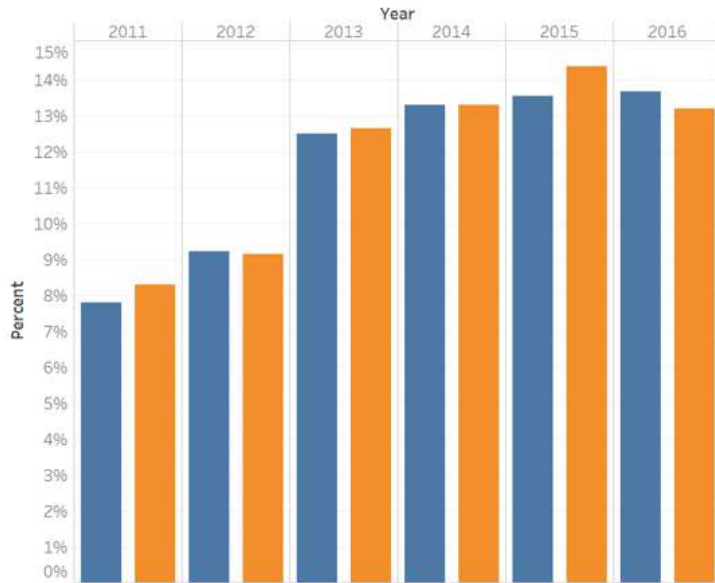
65% of the County's land is tax exempt

Indiana has implemented a property tax cap



Property Tax Rates Implications

Property Tax Revenue, as a Share of Receipts and Disbursements



- Property tax revenues have increasingly funded more of county expenditures
- Tax structure incentivizes some to purchase 2nd home in Brown County
- Competition from low rates drives up housing market making it difficult for median income families to afford

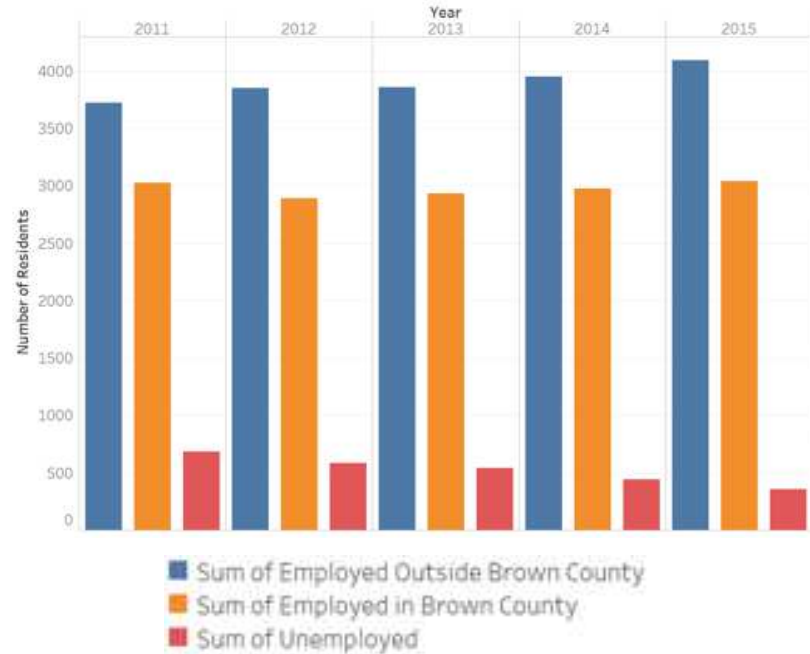


Employment in Brown County

Approximately 50% of the total population can work

The unemployment rate has been decreasing over the last 5 years

Increasingly, more residents are working outside of the county



The Suits Index

3 Main Income Taxes

CAGIT

County
Aadjusted
Gross
Income
Tax

CEDIT

County
Economic
Development
Income
Tax

LOIT

Local
Option
Income
Tax



The CAGIT Suits Index

CAGIT

CEDIT

LOIT

The Suits Index

| | |
|-------------|-----------------|
| 2011 | -0.42505 |
| 2014 | -0.49368 |

- The CAGIT is a regressive tax
- From 2011 to 2014, it has become more regressive
- CEDIT and LOIT are similar in structure
- Regressivity may need to be taken into account to retain workers



Location Quotient Analysis



Comparing the county's private industry composition to a National base



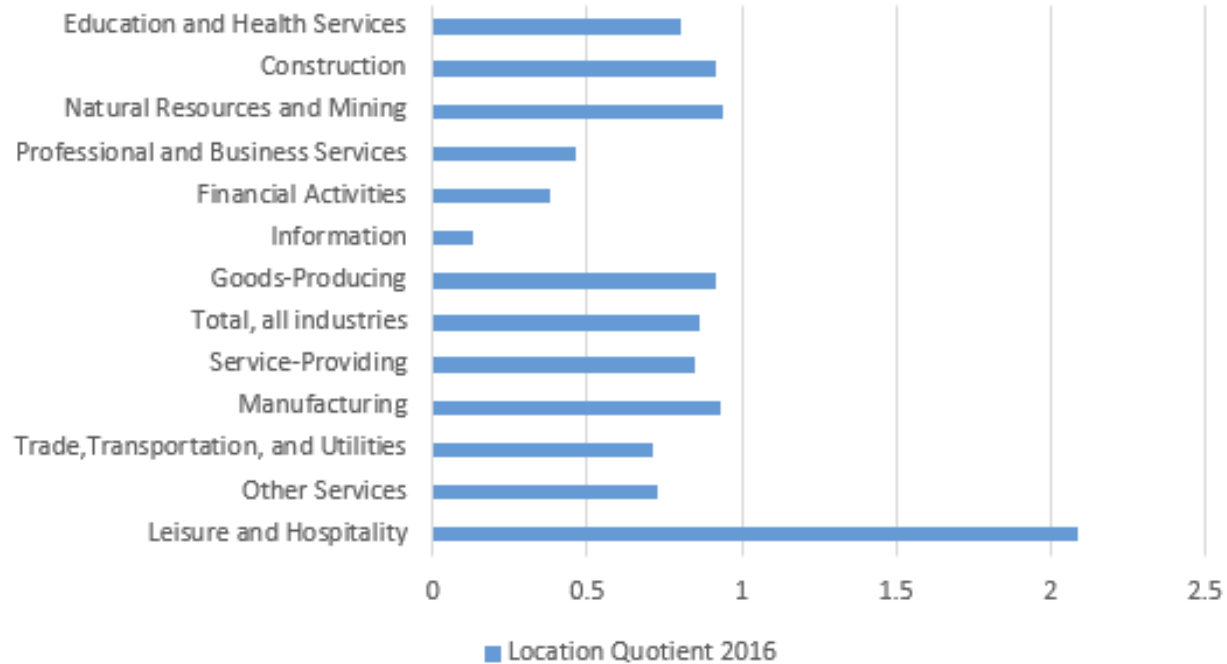
LQ > 1: more workers in industry subsection than the base population

LQ = 1: amount of workers in industry subsection proportional to that of the base population

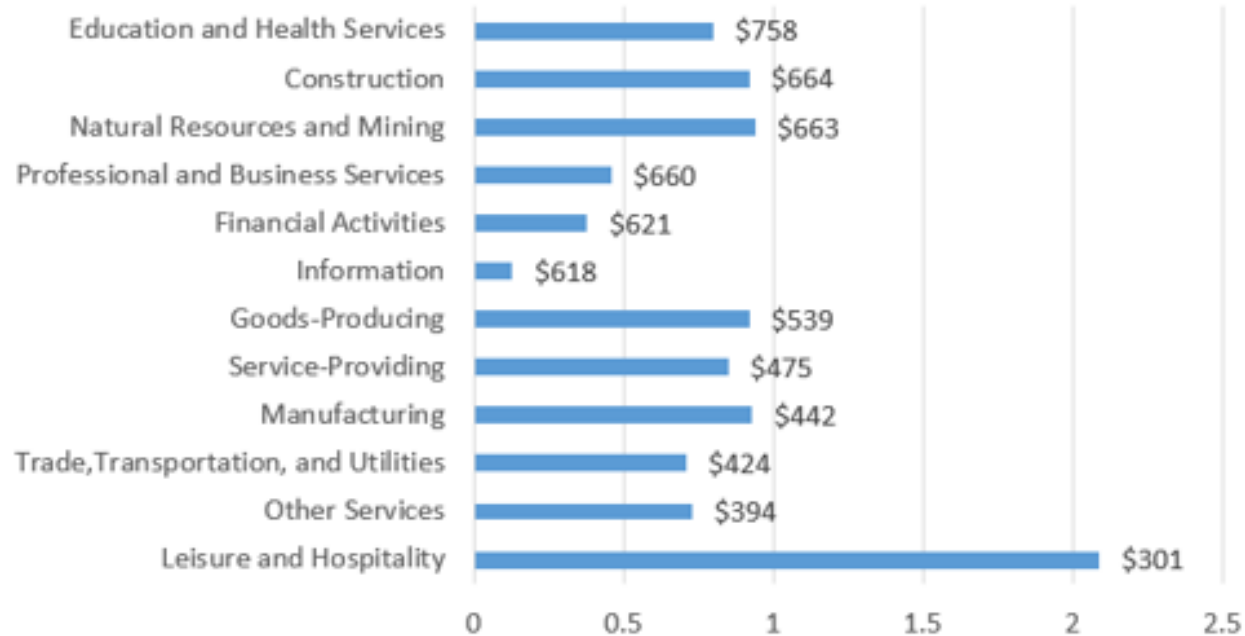
LQ < 1: less workers in industry subsection than the base population

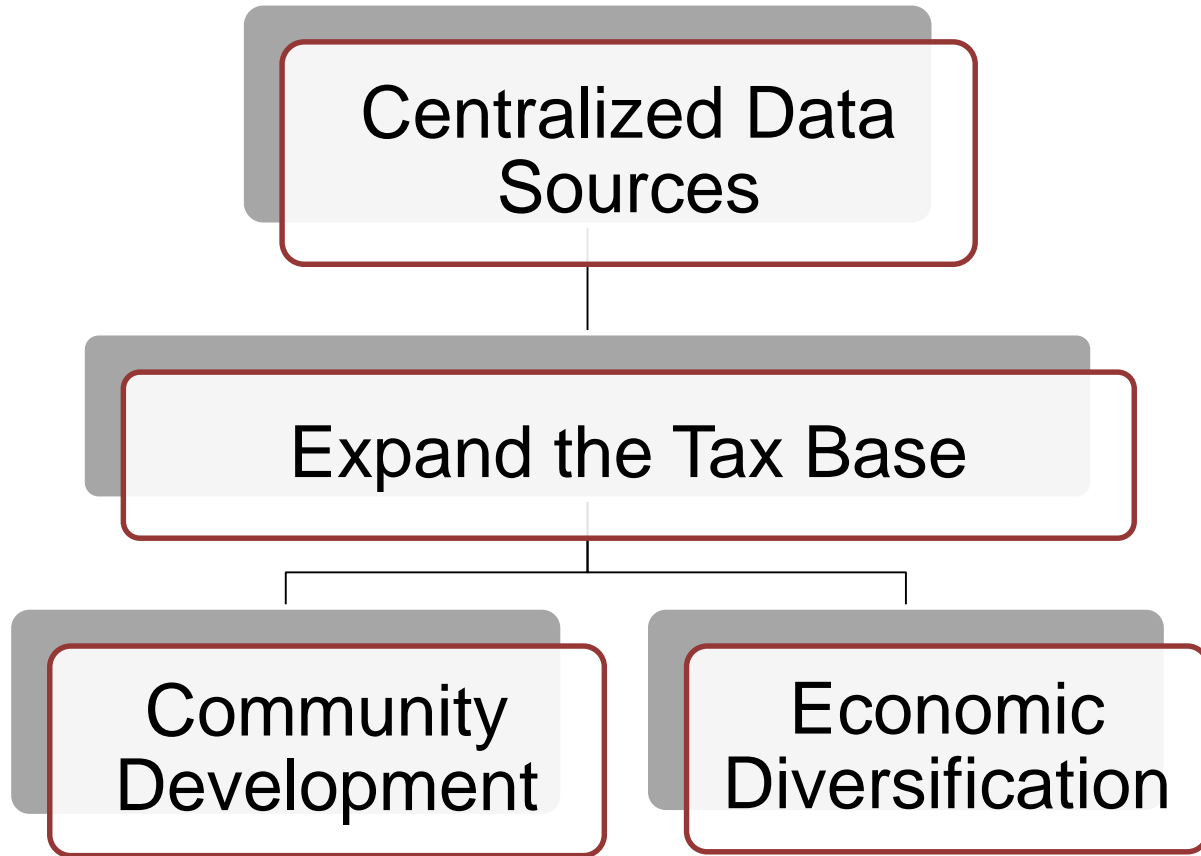


Location Quotient 2016



2016 Location Quotients and associated average wage earned per week.





State Level

- Collection of consistent budget revenues, expenditures between counties
- Provide ability to run reports on certain revenue sources and expenditure categories

County Level

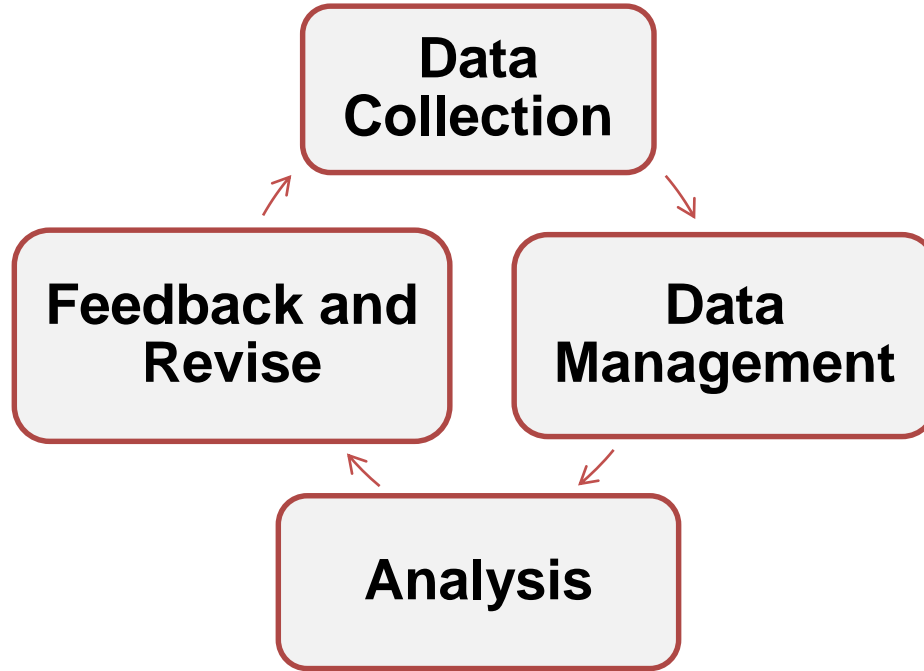
- Provide clear budget documents via county website
- Make available historical data regarding tax rates

RDC Level

- Collect community development data from willing participants
- Develop metrics for analyzing benefits of developments



Data Requirements



Data Collection

| Education Attainment and Enrollment | | | |
|-------------------------------------|--|---------------------------------|----------------------|
| Attainment | http://www.stats.indiana.edu/dms4/new_dpage.asp?profile_id=302&output_mode=2 | | |
| Enrollment | http://www.stats.indiana.edu/dms4/new_dpage.asp?profile_id=315&output_mode=2 | | |
| Fields | Population 25 and over | Associate's Degree | Data Range 2009-2015 |
| | Less than 9th Grade | Bachelor's Degree | |
| | 9th-12th, No Diploma | Graduate or Professional Degree | |
| | High School Graduate | Total Public Enrollment | |
| | College, No Degree | | |
| Instructions | <ol style="list-style-type: none">1 In Attainment Time Series Mode, choose "Indiana Counties" and your desired county and year from drop-down menus2 Click "Get Data"3 Enter results into "T8 Education Attain & Enroll"4 In Enrollment Time Series Mode, choose "Indiana Counties" and your desired county and year from drop-down menus5 Select "Total Public Enrollment" from the Item drop-down menu6 Click "Get Data", enter results into "T8 Education Attain & Enroll" | | |



| CountyName | CountyID | Year | Time | Population 25 and over | Less than 9th Grade | 9th-12th, No Diploma | High School Graduate | College, No Degree | Associate's Degree | Bachelor's Degree | Graduate or Professional Degree | Total Public Enrollment | Free-Reduced Lunch % of Total Enrollment | Minority Students % of Total Enrollment |
|------------|----------|------|------|------------------------------|------------------------|----------------------------|----------------------------|--------------------------|-----------------------|----------------------|---------------------------------------|-------------------------------|--|--|
| Brown | 7 | 1970 | | 71 | 4875 | 1557 | 1028 | 1440 | | | | | | |
| Brown | 7 | 1980 | | 81 | 7462 | 1171 | 1321 | 2815 | | | | | | |
| Brown | 7 | 1990 | | 91 | 9510 | 758 | 1483 | 3871 | 1515 | 436 | 861 | 586 | | |
| Brown | 7 | 2000 | | 101 | 10530 | 390 | 1334 | 4091 | 2210 | 562 | 1202 | 741 | | |
| Brown | 7 | 2009 | | 110 | 10794 | 225 | 1120 | 4242 | 2175 | 735 | 1415 | 882 | 2198 | |
| Brown | 7 | 2010 | | 111 | 11028 | 230 | 1151 | 4419 | 2248 | 644 | 1377 | 959 | 2196 | 50.41% |
| Brown | 7 | 2011 | | 112 | 11104 | 208 | 1065 | 4246 | 2326 | 721 | 1564 | 974 | 2102 | 51.81% |
| Brown | 7 | 2012 | | 113 | 11104 | 253 | 1043 | 4191 | 2339 | 766 | 1467 | 1045 | 2063 | 51.43% |
| Brown | 7 | 2013 | | 114 | 11125 | 177 | 1262 | 4280 | 2297 | 767 | 1309 | 1033 | 2035 | 51.94% |
| Brown | 7 | 2014 | | 115 | 11093 | 233 | 1126 | 4176 | 2378 | 831 | 1154 | 1195 | 2128 | 53.90% |
| Brown | 7 | 2015 | | 116 | 11,036 | 217 | 910 | 4185 | 2349 | 914 | 1229 | 1232 | 2089 | 54.91% |

| Date | Name of Analyst | Name of Table | Description of Changes |
|----------|-----------------|------------------------------|---|
| 5/3/2017 | Andrew Sherman | T1 Income | Created full table including per capita income and per capita income adjusted for inflation |
| 5/3/2017 | Andrew Sherman | T2 Population | Created full table including county population and functional group populations |
| 5/3/2017 | Andrew Sherman | T3 Budgets | Created full table including all receipts and disbursements at the county-level |
| 5/3/2017 | Andrew Sherman | T4 Federal Returns | Created full table including number of federal returns filed and income for each income bracket |
| 5/3/2017 | Daniel Lopez | T5 Property Tax Rates | Created full table including median, high, and low property tax rates |
| 5/3/2017 | Daniel Lopez | T6 County Assessed Value | Created full table including assessed values |
| 5/3/2017 | Liza Bartlett | T7 Location Quotients | Created full table including industry employment, weekly wage, and LQ values |
| 5/3/2017 | Andrew Sherman | T8 Education Attain & Enroll | Created full table including attainment values for specific demographics and enrollment variables |





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