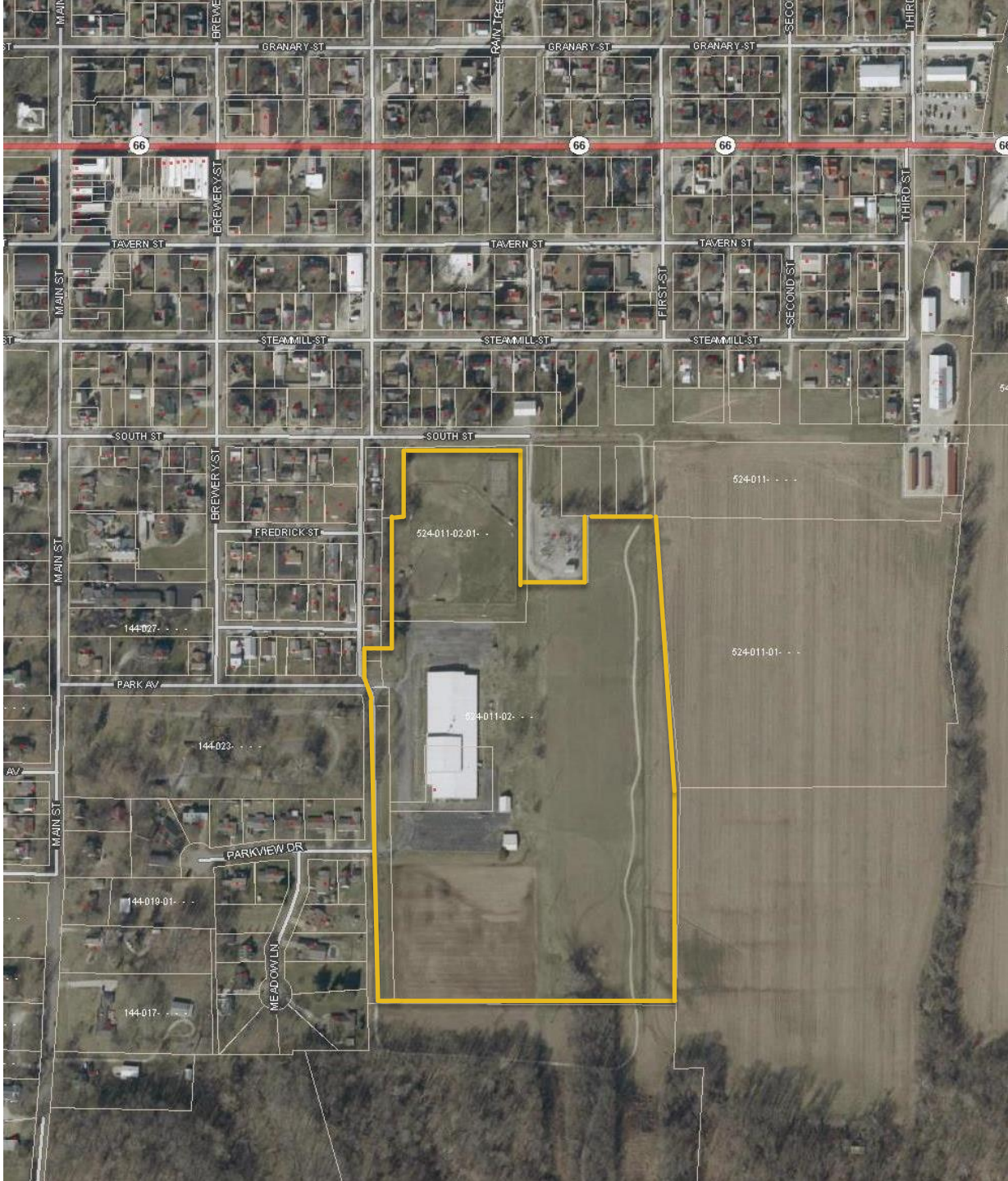


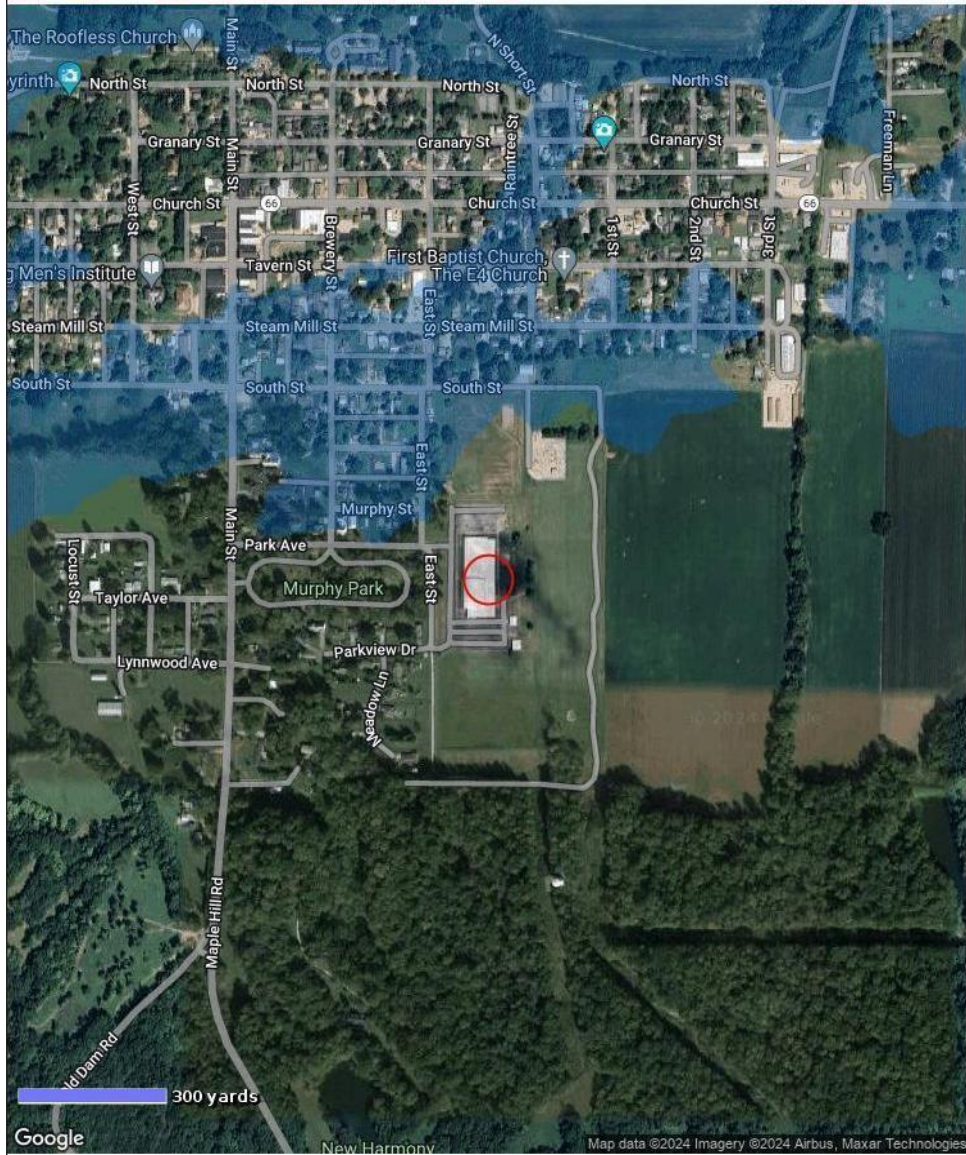
New Harmony School Property Opportunity

Public Dialogue

The Property







MAP DATA

FEMA Special Flood Hazard Area: No
Map Number: 18129C0110C
Zone: X
Map Date: November 05, 2014
FIPS: 18129

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

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Property Information

- ▶ 31.0035 Acres
- ▶ 2.5 acres are currently in row-crop production
- ▶ Approximately 10 acres in hay production
- ▶ The building is approximately 55,214 square feet (SF). Constructed in 1985. The interior of the building consists of a main office, private offices, 20 classrooms, library, cafeteria, kitchen, industrial shop, six restrooms, two locker rooms, gymnasium, utility rooms, and mezzanine for mechanicals. The gymnasium measures approximately 100 feet by 100 feet and has a wall height of 22 feet. the boiler system is not operational.
- ▶ The Town of New Harmony took ownership of the property (from North Posey School District) in 2014.
- ▶ It sold the property via a sealed bid process to Erik Arneberg (subsequently Indian Mound Farm East, LLC) in 2019 for \$125,000.
- ▶ Currently Zoned Agricultural.

How did this “*potential*” project come about?

- ▶ The owner of the property passed in August 2022. This owner was the former spouse of current council member Lora Arneberg.
- ▶ Neither the former or present Councils have had anything other informal discussions about the future of the property.
- ▶ Around May 7, 2024, Lora Arneberg received a phone call from Aaron Wilson from County Council informing her of the Council’s initiative to spend ARPA dollars the County had and invited her to attend a special meeting between the County Council and Commissioners on May 9 to present any ideas.
- ▶ At that meeting, New Harmony was awarded two grants from the County’s ARPA (America Rescue Plan Act) funds: 1. \$25,000 toward the cost of Wi-Fi for the business district, and 2. \$200,000 toward the cost of purchase of the school property.
- ▶ Given Lora’s “conflict of interest” in the project, she has recused herself from decision-making or influence in the project other than a representative of the “sellers side.”

Potential Uses for the Property

- ▶ Ivy Tech/USI program for Historical Preservation
- ▶ County Sherriff Outpost serving Northern Posey County
- ▶ EMS/Public Safety
- ▶ Posey County Extension Service
- ▶ New Harmony Town Government Offices
- ▶ Posey County Health Department
- ▶ Community Recreation Center
- ▶ Artist Studios
- ▶ Solar Energy Field (Reducing or Capping NH's Rates?)
- ▶ Housing Development

IF the Town of New Harmony were to purchase the property . . .

- ▶ Municipalities are required to have two appraisals and may not pay more than the average of those two. (IC 36-1-10.5-6) Those appraisals are almost concluded.
- ▶ 1. Utilize the Building and Land for other uses.
 - ▶ Cleaning
 - ▶ Heating and Air Systems
 - ▶ Minor Repairs to the Building and Parking
 - ▶ Ongoing utility costs, insurance, misc.
 - ▶ Facility Management Costs
- ▶ 2. Demolish the building and focus the 31 acres to housing or other development.
- ▶ 3. Demolish the building and return the property to agriculture.
 - ▶ Demolition costs: \$200k - \$350k

Timeline

- ▶ Posey County Council and Commissioners must have a commitment agreement by October 31, or the funds will be spent elsewhere.
- ▶ Tonight's input is an essential step in making a decision that reflects the best interest of the town.
- ▶ Next regular Council meeting is October 15.

Questions and Comments