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Frequently Asked Questions - Beech Acres Parenting Center property acquisition

Why is the Park District buying the Beech Acres Parenting Center property?

Several years ago, we surveyed the residents of Anderson Township and approximately [71% of those surveyed](#) supported the Park District acquiring this property if possible. We saw this as a direct mandate from the people of Anderson Township to secure this property for public use.

How much did the APD pay for the property?

The APD paid \$6,300,000 for the 17-acre property, 6881 Beechmont Avenue, adjacent to Beech Acres Park. The APD sold bonds for a 30 year term.

How does the purchase of this property relate to the Park District Levy?

In short, these two exciting events at the Park District are entirely unrelated. It's unfortunate that the timing of the two overlap, and we understand the confusion – but we were not in control of the timing of the opportunity to purchase the property.

The Park District purposefully kept its “inside millage” unencumbered and available to bond out against should the Parenting Center property ever come up for sale. “Inside millage” is the small amount of funds guaranteed to the Park District from Township resident and business property taxes, separate from any Park District levies. Through this careful planning and stewardship of Park funds, we ensured that should the moment come – we would be ready.

You'll be hearing much more about the upcoming 1.0 mill *capital improvements* levy over the next few months, but as an overview – this levy is directed to making park improvements that our *operating* levy cannot accommodate, but that the residents have said matter to them. Things like additional all-weather fields at Riverside Park, pickleball courts at Kellogg Park, trail extensions at Juilfs Park, and flushable restrooms in several parks – just to name a few. This 1.0 mill levy equates to \$35 per year for every \$100,000 of property value.

What are you going to do with this property?

Short term, the Park District will continue to use the buildings and grounds located on Beech Acres' property, which we have been leasing since 2009 to operate and maintain Park District-wide parks, facilities, and events. Upon the transfer of the property this park addition would be available for immediate enjoyment by Anderson Township residents. In fact, many of our residents have been walking this property for years – not knowing that it wasn't already part of Beech Acres Park!

Long term, our plan is to expand recreational opportunities to meet the needs of our community of today and in the future. As the saying goes, Rome wasn't built in a day. However, the opportunity to grow is only possible if the property is secured.

Will the Township tax base be reduced because of this purchase?

No. Beech Acres Parenting Center is a non-profit organization and thus has never been on the Anderson Township tax roll. The overall property tax money received by the Township will not be reduced by this purchase.

Why did it cost so much?

The price was based on the size of the property (approximately 17 acres) and the market rate set by multiple bidders. In fact, it is our understanding that the Anderson Park District was not a top bidder on the property. To their credit, Beech Acres Parenting Center chose to partner with the Anderson Park District. This is a testament to the bond between their organization and the people of Anderson Township through their 70+ year involvement in the community.

What else can you tell me to put this purchase into perspective?

This was a once in a lifetime opportunity to secure the park land for today's and future generations. Had we not acted, we would have lost the chance to acquire the land for the public forever and its development would likely change the character of Anderson Township's most popular park and limit the community's future recreational growth.

[Click Here](#) to view the property purchase resolution approved by the Park Board.

If you have additional questions about this property purchase or the Park District's upcoming capital levy, contact Ken Kushner, Executive Director, 513.388.2492 or KKushner@AndersonParks.com.