

“IF WE CANNOT RECONCILE ALL OPINIONS, LET US ENDEAVOR TO UNITE ALL HEARTS.”

NEW-HARMONY, (IND.) May 1, 2019

THE REAL DEAL!

by: Dan Barton May 2019

Something caught my eye in a recent commercial real estate periodical called, “The Real Deal.” It comes to me on-line from NYC. A last vestige of the short but enjoyable time I once spent peddling commercial real estate in Manhattan.

Recently “Real Deal” ran a story about a town in Indiana that is for sale. The story was entitled, “For Sale: Indiana Vacation Town.” I’ll admit that I was startled! “Don’t tell me they’re selling the whole dang town!” I thought. New Harmony, that is.

Nope. That wasn’t it. The article was about the town of Story, Indiana. It was billed in the piece as an old fashioned town in southern Indiana that is on the market for \$3.8 million; the whole town! A one of a kind deal.

Story, Indiana is owned by a 62 year old attorney named, Rick Hofstetter. This is the first time he has put the town on the market in the twenty years he’s owned it.

The story on Story (sorry, I just had to do that!) is that it was founded in the mid 1800s by Dr. George Story. It was once a bustling lumber town, but was hard hit by the Great Depression and never fully recovered. Mr. Hofstetter bought the town in 1999. Hofstetter is a partner in the local Inn, named, coincidentally, “The Story Inn.” The Inn employs about 50 people at the height of vacation season and holds about 45 weddings a year. The Inn also hosts the annual Indiana Wine Fair. The Story Inn is not part of the property sale. But the Inn will pay rent, the article said, to the town’s new owner.

It’s an old fashioned 17.4 acre town (New Harmony is about 485 acres) and it’s an hour southeast of Indianapolis. It has a dozen buildings and a population of 3 people (plus rumored ghosts) and four dogs.

Hofstetter has helped make the town a popular vacation destination by starting a Bed & Breakfast called; you guessed it, “The Story Inn.” He has preserved the old buildings to be used as event venues. Sound familiar? New Harmony is a megalopolis compared to Story, Indiana.

Looking at Hofstetter’s asking price, and the prices most recently received, and that are being asked, for property owned by the Town of New Harmony, it seemed like an interesting study comparison to me. I will try to share my thoughts with you on what I found.

I’m not complaining that selling the 31 acres of former school property for \$125 thousand was not a fair deal. After all it was sold to a lifelong resident of New Harmony, Erik Arneberg, who stated publicly that he will try his utmost to preserve the school building, restore it, and use it to the benefit of New Harmony. That’s worth something that can’t always be measured in dollar terms or profit margins. In a way, New Harmony got lucky. We dodged a bullet! It would have been worse. But it could also have been much better!

At the same time, some thought should be given to how each of these properties, New Harmony’s and Story’s, are marketed. Some thought should be given to how a private owner, Hofstetter, lists his town property, compared to how our government elected officials listed and sold New

Harmony’s town property.

On the one hand the private owner, Hofstetter, is listing his 17.4 acre town at a starting price of about \$220 thousand per acre. On the other hand the New Harmony Town Council settled for a sale price of about \$4,000 per acre on the school. Not to mention that if Arneberg had not stepped forward at the last minute with his \$125 thousand, the Town Council would have sold the 31 acre school property for about \$2,550 per acre, or \$80 thousand.

Town Council President Blaylock likes to imply that he was restricted from listing with a broker because of state code or law, but that was not the case from December 1, 2018, in the matter of the former New Harmony School property. It was Mr. Blaylock who chose not to put the school property on the open market with a licensed real estate broker.

Blaylock was not restricted by law from doing so in the December 2018 Town Council meeting. Instead of including the option for listing with a broker, when he sought a motion from the Council-members, to decide which direction to go, he chose to defer to the Town Attorney. He then proceeded to call for a motion for re-advertising the property for, and re-bidding it at a lower minimum rate of \$80 thousand. He said that he needed a motion to accept the new \$80 thousand rate, reject it, or to table it. No mention was made by Blaylock of option #4, which would have been to list the school property with a broker. That is how the school property re-bidding was decided and why the school property eventually sold for \$125 thousand; \$235 thousand dollars

under the appraised value of the property. This is why New Harmony received \$4,000 per acre instead of a true market value. Just for the record!

Council President Alvin Blaylock and the New Harmony Town Council are pulling the same maneuver with regard to the three lots on South Street. They have dropped the minimum bid requirement from an opening (appraised value) of \$75,000 to a minimum bid requirement of \$2,500 and passed on a \$45,000 and a subsequent \$25,000 bid, while never making a motion to put the lots on the open market with a broker. Once again it's the Town of New Harmony that suffers the financial loss from this bungling.

It would seem that if Mr. Hofstetter can advertise his little piece of town property nationally, then our Town Council should be able to do the same. Hats off to Mr. Hofstetter!

FEATHERED FRIENDS!

PART I

by: Dan Barton May 2019

They call them our Feathered Friends, those sleek little, fluffy flyers we see perched on our window sills, bird feeders and park benches. Happily chirping and frolicking through the sky.

But the story I'm about to tell you puts that relationship and that phrase, our Feathered Friends, in a whole different light!

It was a Tuesday morning, the way I recall it, and the sun had finally broken through the overcast and rain of the prior few days. Ol' Sol was playing havoc with the clouds which had encased it's brilliance most of the prior week. Yep! The day broke bright and cheery that Tuesday morning.

In celebration of Spring's triumph over Winter, I decided to leave the back door to the Gazette office, at 505 Main Street, open to Mother Nature's

fresh breezes.

I went upstairs to my desk and began the task of writing the monthly political sermon. Little did I know, but Mother Nature had an adventure and a lesson in store for me. My mind was heavily focused on what to put on that blank piece of steno-paper that was staring up at me from the note-pad. When, "What was that?" I exclaimed to myself. "Birds?" That chirping sounded mighty distinct! "Was I suddenly getting my hearing back?" I wondered. "Will miracles never cease?" I thought. That music sounded to close to be coming from outside my window pane.

Then I heard a flutter of wings rushing behind me in the air. At that point I decided I'd better put down the pen and see what was afoot...er...a-wing, in this case. What was going on inside my castle?

At first when I saw them cavorting under the twenty foot ceilings. I thought two Bluebirds had inadvertently found their way into my domain. "How cute!" I observed. Two little one-ounce-wonders, having a time, dancing on the hanging lampshades and landing gently on the motionless ceiling fans. Whoosh! They'd chase each other up to the mezzanine, land on the sill of the small west facing window, and probably wondering where the heck they had ended up in the rapid aerial journey of their mating frenzy.

Now I was able to get a closer look at them, Birdie Beau and Birdie Belle. They were not Bluebirds as I had first thought, but Finches. I could tell now by their off-purple or reddish coloring. They didn't seem to be paying any attention to me at all, but they were doing a good job of eliminating any hope of my concentrating on writing an article for the New-Harmony Gazette that day.

"Well!" I said to myself. "This has got to end or I won't get any work done and will miss my deadline!" So I

decided to open the large, fifteen foot high, front door to the building and then they'd soon be on their way. After all, that's what they really wanted, to get on with their skyward romance and leave this dank old building behind. But no! They kept flying against the north and east windows to no avail. Sometimes fluttering up and down the panes and sometimes pecking at them as they moved up and down. The male, Beau, was especially aggressive. He would fly with force into these encasing walls of glass. "Go through the door!" I yelled. "Fly toward the bright light and morning breeze!" Suddenly Beau decided that he'd challenge the glass wall. END PART I

CRIME SPREE IN NEW HARMONY!

by: Dan Barton May 2019

Unbeknownst to many citizens in New Harmony there was a crime spree taking place one night in the middle of April in our town. Several crimes happened in sequence. Firstly, Poss McDurman's car was stolen in front of his house on Steammill Street, a neighbor's personal firearm was taken from his private residence and a break-in occurred at 513 Church Street.

Which crime happened first or what the sequence of events were is not known by the New Harmony Gazette at this time, but what occurred in isolated circumstances came about as follows. According to Poss McDurman, he was awakened very late that night or very early the next morning by his daughter who had called to tell him that her husband, Mr. McDurman's good son-in-law, had spotted Poss's Oldsmobile parked in Mt. Vernon. He pulled up behind the car and when he did, the alleged car thief jumped out and ran. It has

been reported to the Gazette that the person who ran from the car was identified and the police are aware of that individual's identity. The police were then notified. Mr. McDurman has since had the car returned to him.

In searching the car, the police found a firearm registered to a New Harmony resident hidden under the front seat. Presumably it was stolen on the same night. The third criminal act on that night was the break-in at 513 Church Street. What, if anything, was taken is not known by the Gazette at this time.

A warning to all New Harmony residents: These are different times we live. This is not the first time thieves from outside of our town have marked New Harmony as an easy target. It has also been reported that they have had help in the past from residents who live in New Harmony. The best way to stop crime is to be vigilant. The words, "If you see something, say something!" are not empty words. Take precautions, like locking all doors at home and on your vehicles. Especially, never leave your keys in the ignition of your vehicle or golf cart when it is unattended.

**2019 Arts in Harmony Festival
"A Utopian Celebration of the Local
Arts"**

**June 1 st and 2 nd , 2019
New Harmony, Indiana
by: Tony Treadway**

The Walkable Village of New Harmony Welcomes You to the Annual Arts in Harmony Festival New Harmony, IN: The 2019 Arts in Harmony Planning Committee and New Harmony Business Associates invite you to attend the 2019 Arts in Harmony Festival, this June 1 st and 2 nd from 9 a.m. to 5 p.m. each day. Each year this festival attracts some of the most talented artists and entertainers from the tri-

state area, and with the addition of incredible chef demonstrations, 2019 is shaping up to be the largest festival yet. From art displays and learning opportunities to live music and enthralling discussions, the annual Arts in Harmony Festival offers the premier destination for artists and art enthusiasts alike. Join us for your favorite selections of display and demonstration arts plus an all-new emphasis on both the written word and the culinary arts.

Regional artists and artist demonstrators have always been a vital component to the annual festival, and 2019 is no different. Over 100 artists will be attending this year's festival while selling and showcasing their unique and original work. With a vast composition of various styles, mediums, and creative elements, art enthusiasts will have no trouble finding art they love.

The 2019 festival will feature learning sessions from an abundance of art demonstration groups, including Southern Illinois University's Mobile Glass Blowing Lab, the New Harmony Clay Project, River City Forge & Tool, Benjamin LaBudde Wood Carving, David Powell and the Indiana Glass Barn, LFN Textiles, the University of Evansville's Art Department, and many more. Both art demonstrators and vendors will be present throughout the weekend.

The newest addition to the annual festival is a greater inclusion of the culinary arts. In partnership with New Harmony's Farmers' Market and Capers Emporium, this year's festival will feature a plethora of cooking demonstrations with an emphasis on farm-to-table cooking.

Learn about the health benefits of cooking with local produce during a selection of culinary demonstrations Saturday morning, featuring local master chefs Alisha Dennis (9:30 a.m.), Brooke Williams (11 a.m.), Corey Parker (12:30 p.m.). The

culinary experience continues Sunday afternoon with master chef Chad Howard hosting a "Cooking with Kids" segment (1 p.m.) and Aimee Blume demonstrating at 2 p.m.

This year's festival will also feature Tim and Nicki Farmer, stars of the KET/PBS program Tim Farmer's Country Kitchen. Tim and Nicki will cap off Saturday's round of culinary demonstrations at 2:30 p.m., followed by an exclusive sale and signing session of their personal cookbooks. There will also be a private cooking experience with Tim and Nicki Farmer Sunday morning at 10 a.m. Please contact Capers Emporium (812-682-6112) to purchase tickets for this unique opportunity—proceeds will go towards funding the 2020 Arts in Harmony Festival.

Along with bestselling authors from across the region, the 2019 Arts in Harmony Festival is excited to host the James Jones Writers Workshop and Retreat. This masterclass is an intensive writing workshop open to all those who desire to hone their writing skills and further develop their ability to think and write critically. Learn from some of the brightest minds in our area, including award-winning authors and instructors like Kaylie Jones, Laurie Loewenstein, J Patrick Redmond, and more. Take part in thought-provoking readings and discussions while fine-tuning your craft on the Main Stage at 11 a.m. on Saturday, June 1 st .

The 2019 Arts in Harmony Festival will feature presentations from The New Harmony Project, promoting new works for the stage, television and film, for the second straight year. Join over fifty writers, actors, and producers on Saturday, June 1 st at 9:30 a.m. on the Main Stage for a series of creative readings and discussions focused on script writing.

The 2019 Arts in Harmony Festival is excited to feature several performances from regional bands throughout the

weekend. The current musical lineup includes:

Saturday, June 1 – Ivas John Band (1 p.m., Main Stage); Tom Roznowski's "Hometown" (6:30 p.m., Thrall's Opera House). And Sunday, June 2nd – Yazmin Bowers and Beat Zero (1 p.m., Main Stage). Stay tuned for more information about each group as well as sample tracks shared to the Arts in Harmony Facebook page. There will be additional performers announced in the coming weeks.

There will also be a large selection of local food vendors, food trucks and children's activities throughout the festival grounds. Southern Indiana's walkable, utopian village invites you to this free weekend event dedicated to the arts in historic New Harmony.

KIWANIS KORNER - MAY 2019

by: *Dan Barton*

On May 20th, Mr. Dennis Noon of Mt. Vernon, Indiana will be at the 6 p.m. meeting of the Kiwanis Club of New Harmony to speak to the audience about his many years of experience as Orchestra Director with the Wolfgang Orchestra. Mr. Noon retired from that position this year.

May 20th is one week earlier than our normal speaker's night event, due to the following Monday being Memorial Day. May 20th is the third Monday in May. So please come and listen. It's free, other than \$5 cost of

THE

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a meal if you plan to eat that night. If you are planning to attend and have dinner, we ask you to contact the Main Street Cafe beforehand so that they know how many meals will have to be prepared. The number for the Main Street Cafe in New Harmony is 812-682-3370.

As we have been doing since last fall, we appeal to you the residents and citizens of New Harmony to come and join the Kiwanis Club of New Harmony. If we are to keep our club participating in events in the way they have done in the past, we must have new members, otherwise we will have to cut back our participation. We all like to attend festivals and dinners in New Harmony, but you must remember that it takes lots of people to pull them off. You can join by simply attending a meeting and letting us know that you want to be one of us. Thanks!

May New Harmony Gazette Recipe 2019

Philly Cheesesteak Portobello by: *Denise Rapp*

Two of my favorite things; Steak & Mushrooms. So why not make a low-carb Philly Cheesesteak, stuffed in a Portobello Mushroom? Yes please!

This simple, tasty entree is something you'll have to make real soon.

INGREDIENTS:

6 oz sirloin steaks
salt & pepper to taste
Olive oil
3/4 cup diced onion
3/4 cup diced green pepper
1/4 cup sour cream
2 Tbs mayonnaise
2 oz cream cheese, softened
3 oz shredded mild provolone cheese (or cheese of your choice)
4 medium portobello mushrooms, with no cracks

DIRECTIONS:

Preheat the oven to 400F.

Spray a baking sheet with oil.

Gently remove the stems, scoop out the gills and spray the tops of the mushrooms with oil, season with salt and pepper.

Season steak with salt and pepper on both sides.

Spray a large skillet with cooking spray and heat on high, let the pan get very hot then add the steak and cook on high heat about 1 to 1 1/2 minutes on each side, until cooked through.

Transfer to a cutting board and slice thin, set aside.

Reduce the heat to medium-low, add olive oil and saute onions and peppers 5 to 6 minutes, until soft.

Combine all the ingredients in a medium bowl.

Divide mixture amongst the 4 caps
Bake in the oven until the cheese is melted and the mushrooms are tender, about 20 minutes.



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