



DeKalb County

Economic Development Partnership Inc.

Ashley • Auburn • Butler • Corunna • Garrett • Hamilton • St. Joe • Waterloo

2010 ANNUAL REPORT

Mission Statement

The DeKalb County Economic Development Partnership is to improve the quality of life for the citizens of DeKalb County through enhanced employment opportunities resulting from the responsible growth of business and industry.

ACCOMPLISHMENTS AND THEMES

A Time of Transition

A Change in Leadership

The Board of Directors of The DeKalb County Economic Development Partnership (DCEDP) faced many changes in 2010. The most significant was the retirement of Mr. Galen Eberhart who served as the first Director of the DCEDP. Mr. Eberhart was honored with a recognition dinner and awarded a plaque to commemorate his service. The Board conducted a search for a new director and hired Mr. Ken McCrory who was the Director of the N.E. Indiana Small Business Development Center. The change was conducted in a timely

A Time of Transition

fashion that allowed for a smooth transition of leadership and no interruption of activities.

A New Website

Cirrus ABS, a local company, was contracted in 2010 to assist the staff on the development of a new web site. The Board determined an upgrade would enhance the image of DCEDP and improve its visibility with site selectors, economic development partners, and citizens researching DeKalb County. The new site is scheduled to be on line by April, 2011.

A Time of Transition

A New Logo

A new logo was approved by the Board to complement a new website. The logo with blue and gold colors highlights DeKalb County and features the members of the partnership that include the county and its eight cities and towns.



A New Location

In August, the office of the DCEDP was moved to the corner of S.R. 8 and C.R. 19. The new address is, 4483 C.R. 19, Suite C, Auburn, Indiana 46706. The move was to accommodate the consolidation of operations for a local company in DeKalb County. The DCEDP wishes to express its appreciation to Mr. Jim McCanna, a board member, who hosted the DCEDP in his facilities for the first four years of its existence.

New Product Tools

Industrial Certified Sites

Three industrial greenfield sites were prepared and submitted for certification in 2010. Certified sites assure site selectors that DeKalb County has performed due diligence and that critical infrastructure are in place and obstacles have been addressed for rapid development. A synopsis of each site follows.

New Product Tools - Cont.



Auburn Southeast Site

PROPERTY INFORMATION

Features	Specifications
Acreage	59.4 acres
Divisible	Yes
Zoning	I-2 Heavy Industrial
Location	East side of C.R. #29,

ENVIRONMENTAL

Subject	Specification
Phase I ESA	Completed
Wetlands	0.024 acre
Developable Land	58.852 acres
Floodplain	None
Hazardous Substances	None Found

LOGISTICS

System	Identifier	Distance
Interstate	I-69	3 miles, W.
Highway	#427	1 mile, W.
FTZ	F. W. Intl.	30 miles, S.
Railroad	CSX Class 1	Adjacent
Inland Port	Burns Harbor	120 miles, NW
Local Airport	Auburn	3.5 miles, S.

UTILITIES

Utility	Provider	Capacity
Water	City of Auburn	16" adjacent
Sewer	City of Auburn	18" adjacent
Electric	City of Auburn	69 Kva on site
Gas	NIF&L	4" on site
Communications	AES	Fiber on site

New Product Tools - Cont.



I-69/State Road #8 Site

PROPERTY INFORMATION

Features	Specifications
Acreage	70.63 acres
Divisible	No
Zoning	I-1 Light Industrial
Location	1/2 mi. W. I-69 on S.R. 8

ENVIRONMENTAL

Subject	Specification
Phase I ESA	Completed
Wetlands	0.024/mitigation
Developable Land	70.61
Floodplain	None
Hazardous Substances	None

LOGISTICS

System	Identifier	Distance
Interstate	I-69	0.5 mile, E.
Highway	S.R. #8	Adjacent, N.
FTZ	F. W. Intl.	26 miles, S.
Railroad	CSX Class 1	0.5 mi. South
Inland Port	Burns Harbor	120 miles, NW
Local Airport	Auburn	5 miles, SE.

UTILITIES

Utility	Provider	Capacity
Water	Auburn	16" adjacent
Sewer	Auburn	18" adjacent
Electric	Auburn	69 Kva
Gas	NIF&L	4" on site
Communications	AES & AT&T	Fiber on site

New Product Tools - Cont.



Garrett Industrial Park Site

PROPERTY INFORMATION

Features	Specifications
Acreage	29.65 acres
Divisible	Yes
Zoning	IG - General Industrial
Location	2 mi. W. I-69 on S.R. 8

ENVIRONMENTAL

Subject	Specification
Phase I ESA	Completed
Wetlands	2.35/mitigation
Developable Land	25.2
Floodplain	None
Hazardous Substances	None

LOGISTICS

System	Identifier	Distance
Interstate	I-69	2 mile, E.
Highway	S.R. #8	Adjacent, N.
FTZ	F. W. Intl.	27 miles, S.
Railroad	CSX Class 1	0.5 mi. South
Inland Port	Burns Harbor	120 miles, NW
Local Airport	Auburn	6 miles, SE.

UTILITIES

Utility	Provider	Capacity
Water	Garrett	12" on-site
Sewer	Garrett	15" on-site
Electric	Garrett	3 phase
Gas	NIF&L	4" on site
Communications	Indiana Data Center	Microwave

New Product Tools – Cont.

Foreign Trade Zone

The DCEDP applied for the inclusion of DeKalb County in Foreign Trade Zone (FTZ) No. 182. A FTZ may help qualified businesses pursue import/export opportunities that, in the past, were not available, too expensive, or too time consuming. If approved, businesses in DeKalb County may be more competitive in the global market. The designation will also be another “tool” used to attract industry. Notification from the Foreign Trade Board should be received in 2011.

HUB Zone

A “Historical Underutilized Business Zone” (HUB Zone) is a SBA designation for communities that are economically distressed. Its purpose is to establish preferences to businesses in the distressed areas seeking Federal contracts. Since DeKalb County is not a designated HUB Zone, industries are at a competitive disadvantage when seeking Federal contracts. U.S. Senator Lugar's office was contacted seeking relief from the non-designation status. The DCEDP was informed that DeKalb County will receive HUB Zone designation in 2011.

2010 Economic Activities

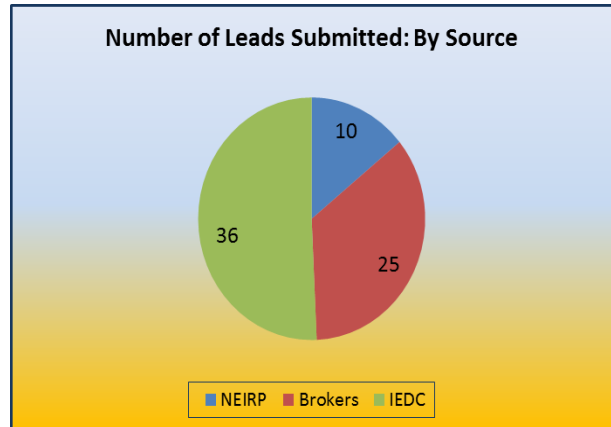
The Partners

The DCEDP wants to acknowledge all private and government entities in DeKalb County, as well as the Indiana Economic Development Corporation, WorkOne, and the Indiana Small Business Development Center who individually or collectively worked to retain, grow, or attract industry in DeKalb County.

2010 Economic Activities - Cont.

Sources of Prospect Leads

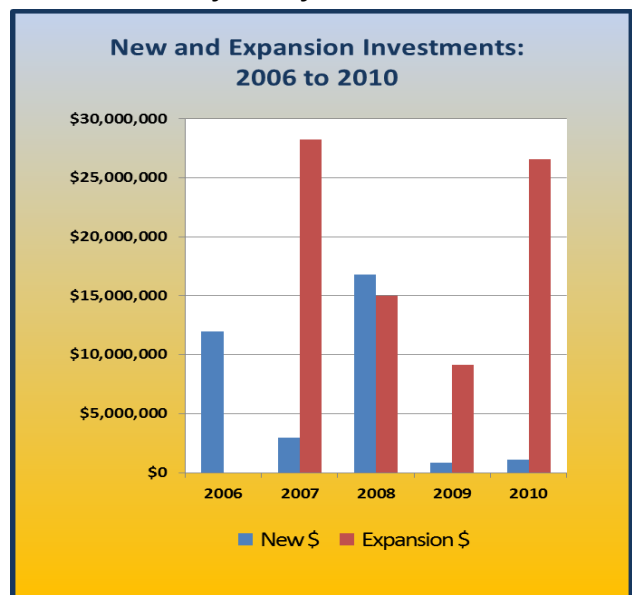
Most leads submitted by the DCEDP were generated by the IEDC, N.E. Indiana Regional Partnership (NEIRP), or brokers. The IEDC accounted for half of the 71 leads submitted.



New and Expansion Investments

There are positive signs suggesting the County is recovering from the recession of 2009-2010:

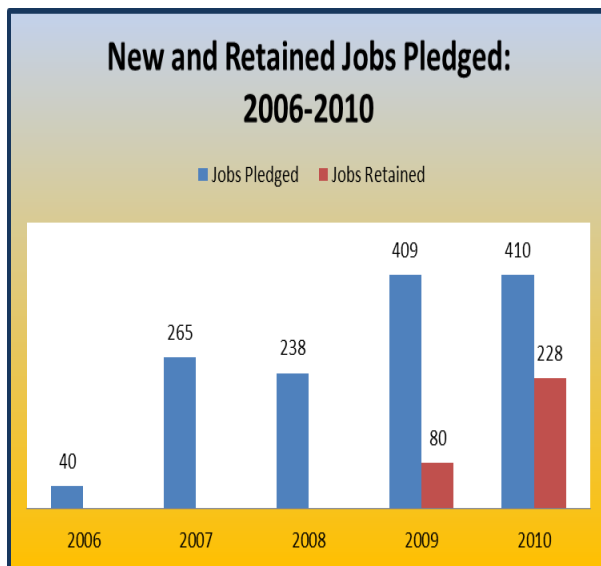
- **New investments increased \$225,000.**
- **Expansion investments were \$26,561,000, an increase of 200% from 2009.**



2010 Economic Activities – Cont.

New and Retained Jobs

Another benchmark of the local economy is jobs. New jobs pledged in 2009 were 409 compared to 410 the previous year. However, a remarkable upswing occurred in job retention with 228 jobs retained in 2010 compared to 80 in 2009.



Support Activities

The DCEDP embraced two projects in 2010. One was the Indiana Dept. of Transportation's proposal to improve S.R. 8 from C.R. 15 to I-69. The Board's position is the proposal will enhance transportation logistics and economic development in the County.

The second was the City of Auburn's effort to obtain a Downtown Enhancement Grant. DCEDP's position is that a thriving commercial sector is essential for economic development in the broader community.

2010 Economic Activities – Cont.

Attractions, Expansions & Attractions

ATTRACTIONS

K-CoPack

Contract Metrology Services

EXPANSIONS or RETENTIONS

Waterloo International Funeral Supply

Electric Motors and Specialties

TI Automotive

Multimatic

Dekko

Small Business Activities

Small business is also important to economic development in the County. The DCEDP had contacts with 15 small business entrepreneurs in 2010 as compared to eight in 2009. The DCEDP then used the expertise of the N.E. Indiana Small Business Development Center to work with the business owners on issues such as business plans, marketing and financing.

Small Business Activities			
Contacts	New	Investment	# Jobs
15	3	\$285,300	10

The Board of Directors

The DCEDP is a "Partnership" consisting of communities and entities in DeKalb County. Each partner appoints a representative to serve on the DCEDP Board of Directors. Below are the members who graciously provided their time and talents for the betterment of the DeKalb County followed with a sampling of activities each partner pursued to improve employment opportunities for County residents.



Steve Bingham
President

The City of Garrett

The City of Garrett granted a tax abatement to Electric Motors creating ten new jobs. They undertook numerous infrastructure upgrades to sustain and attract industry and supported INDOT'S planned SR 8 widening. City officials adopted a new comprehensive plan, co-sponsored a Brownfield Assessment Grant application and assisted in the approval of the county's Industrial Certified Sites.



Bill Spohn
Secretary

The City of Auburn

The City of Auburn experienced several new businesses in 2010. They also received a Downtown Revitalization Planning Grant, co-sponsored a Brownfield Assessment Grant, and assisted in the approval of the county's Industrial Certified Sites. City officials worked diligently on new industrial attractions and the expansion of existing manufactures and granted tax phase-ins and pursued infrastructure upgrades.



Jack Bercaw
Vice-President

The City of Butler

The City of Butler worked with Multimatic Industries to help retain over 80 jobs. The company also pledged more than 200 new positions through expansion. City officials also worked with Autoline Industries and one other industry (yet to be named) on plans to purchase new equipment and invest in facility improvements. As a result, these acquisitions will create additional jobs for Butler residents as well as residents in the surrounding communities.



Jim McCanna, Treasurer

**DeKalb County Commissioners,
Attorney**

The DeKalb County Commissioners continued their commitment to the retention and attraction of business. Among other things, the County made major infrastructure improvements in the Industrial Corridor along C.R. 59 and 61; the C.R. 11A area from SR 427 to the Museum complex and other county roads. The County co-sponsored the Brownfield Assessment grant, supported the county's inclusion in FTZ No. 182; funded bridge reconstruction in industrial areas; and contributed financial support and road resurfacing for the Family Dollar project. Our role in the Partnership represents our commitment to economic development through responsible growth and business attraction, providing significant employment opportunities for our County residents.

The Board of Directors – Cont.



Jay Christian
Board Member

Town of Corunna

In late fall of 2010, The Corunna International Wire Building that was vacant for nearly four years was sold to a local company for expansion purposes. The company, the amount of investments, and the number of new jobs has yet to be announced.



John Jones
Board Member

Town of St. Joe

The Town of St. Joe began work on developing a comprehensive land use plan that includes economic development strategies. Board member Jones is also investigating work force training to improve employment opportunities and help attract new industry to the county.



Randy McEntarfer
Board Member

The Town of Ashley

The Town of Ashley has reason to smile. Town officials granted a tax abatement to help attract K-CoPack that pledged up to 35 jobs in 2010. Officials also annexed, extended infrastructure, and created a TIF as incentives to attract the Family Dollar distribution center in 2011. They are also working to attract a third company yet to be announced.



Alan Middleton
Board Member

DeKalb County Council
Member

The DeKalb County Council works with the County government in providing infrastructure improvements to the County as well as the opportunity for business and industry to gain tax abatements for investing in our county. Our partnership with DCEDP represents our commitment to promote job creation and future investment in DeKalb County.



DeWayne Nodine
Board Member

The Town of Waterloo

The Town of Waterloo partnered with Amtrak to obtain a \$1.82M grant from the U.S. Dept. of Transportation to renovate and expand the only passenger train stop in northeast Indiana. The town also received a \$1.044M grant from the Indiana Department of Transportation for major improvements to the intersection of U.S.6 and N. Commerce Drive, located at the northeast corner of the Waterloo Industrial Park.

The Board of Directors – Cont.



Will Nuttle
Board Member

The Town of Hamilton

The Town of Hamilton granted a tax abatement to Triton Metals who pledged 111 new jobs. Town officials also began the development of a new comprehensive land use plan that will include economic development strategies, and they are working on a number of upgrades to its infrastructure such as the boardwalk and dam.



Kirk Ray
Board Member

DeKalb Memorial Hospital, CEO

DeKalb Memorial Hospital is an excellent corporate citizen that is committed to the community and economic development. In 2010, they pledged \$10,000 over the next three years to the DeKalb County Economic Development Partnership and \$10,000 over the next five years to the N.E. Indiana Regional Partnership. The economic impact of DeKalb Memorial Hospital to the community is over \$28 million dollars.

DCEDP Staff



Debra Bruce
Administrative Assistant



Ken McCrory
Director



Becky Schenker
Administrative Assistant

Private Financial Sponsors

The DCEDP Board expresses their heartfelt thanks to the organizations below that provided financial support in 2010. The donations supplemented public support dollars and were used for projects that would not have been financially feasible including; fees for the FTZ application, website development, industrial site certification, and marketing.

Platinum Sponsor

\$10,000



Gold Sponsor

\$5,000



Silver Sponsor

\$2,500



Bronze Sponsors

\$1,000

