

Marshall County Economic News

September 2026

News

Regional Tax Credit Applications Due

Last week, Marshall County Economic Development Corporation hosted their 48th County Development for the Future Series Luncheon in Bourbon. Taryn MacFarlane, Vice President, Regional Initiatives with South Bend Elkhart Regional Partnership talked about the Regional Redevelopment Tax Credit (RTC).

The RTC provides an incentive to development authorities for investment in the development of vacant and underutilized land and buildings. This credit provides companies and developers an assignable income tax credit for investing in the redevelopment of communities, improving quality of place, and building capacity at the local level. Project types typically include multi-family developments, mixed-use developments, and hospitality projects.

The application needs to be submitted to the South Bend Elkhart Regional Partnership by September 30th. For more information and to apply, click here <https://rtcsbe.org/>

Marshall County Comprehensive Plan Updates

Recently the Marshall County Planning Commission heard from two vendors on updating the county's comprehensive plan. The current comprehensive plan can be found [here](#). This plan was amended in 2013 and originally adopted in 2004.

Both vendors that presented to the Planning Commission stressed the importance of community engagement in the process of updating the plan. The County Comprehensive Plan is the planning document that lays out the path for local development. Public engagement at each step of the process will be important regardless of which vendor is selected to facilitate the plan. We will release additional information and ways to get involved as the process unfolds.

AK Industries Tax Abatement

On Monday August 24th, the Plymouth Common Council approved a Business Personal Property Tax Abatement for AK Industries. AK Industries, located in Plymouth, manufactures fiberglass and polyethylene products for the wastewater industry. The estimated capital investment of \$1.2M is for a rotational molding machine. This investment is to increase their production capacity for large polyethylene tanks.

AK Industries currently employs over 200 full-time employees. Company officials conservatively estimate that at least six additional full-time employees will be hired because of this expansion.

The additional assessed value of the personal property will be phased in over five years. John and Butch Sabo founded AK Industries in 1981 and currently have four divisions and 400,000 sq. ft. of manufacturing space in the Plymouth Industrial Park.

EDC 101: What are Tax Abatements?

When most individuals hear that a local company receives a tax abatement, they often think that the company receives money. The truth is that a tax abatement delays the process of claiming the full value of the property on which taxes are based.

For instance, if a company builds a \$1M addition to its facilities that currently are assessed to be valued at \$5M by the county, the additional assessed valuation that the taxes are based on is added over the life of the tax abatement. So, during the first year of a ten-year abatement the building's value would be \$5M, the second year it would be taxed as a \$5.1M, the third year would be \$5.2 until eventually in the eleventh year the building would be valued at the \$6M. Tax abatements are only for the additional assessed value of the property.

The taxing entity that granted the abatement is never out any money, the additional assessed valuation that the tax rates are based on is just gradually increased over time. In exchange for this delay in assessed valuation, the recipient organization offers something in return. Most often, this is a promise to increase their payroll, either through increased wages or additional jobs. Companies that receive a tax abatement are required to file a compliance form annually to report that they have continued to comply with the terms of the tax abatement agreement.

During the last budget cycle of the State Legislature the rules around Business Personal Property were changed. Previously companies had to pay taxes on their manufacturing equipment that was valued over \$86,000. The law has changed this to \$2M. Now only companies that have over \$2M in equipment will be required to pay Business Personal Property tax. Manufacturing property is capped at 3% under the tax cap regulations. An additional change in the regulations is that Business Personal Property can now be depreciated down to zero, before the floor was 30%.

Tax abatement terms and rates are negotiable between the taxing body and the company. The most common are a full abatement where 100% of the additional value is abated for a period of years, or phased-in abatement where the additional value is incrementally added throughout the life of the abatement.

Next month we will discuss tax levy, tax rates, and property tax burden.

Local Industry Work Group Meets for First Time

Last month, MCEDC hosted their first quarterly Industry Work Group meeting. Leadership from Marshall County industries including Southwire, ITAMCO, CT Polymers, and several others met and discussed needs for workforce development in Marshall County. This is part of an ongoing discussion to upskill the county's workforce. Thank you to all of our partners!

The Industry Work Group will meet again in November, time and date to be announced. Want to participate? Reach out to greg@marshallcountyledc.org

Featured Story

Plymouth Airport: Exploring Expansion and New Training Resources

The City of Plymouth continues to work on plans for expanding development at the Plymouth Airport. Currently there are a couple of flight instruction schools utilizing the airport and their facilities. Alpha Flight has been providing Career Technical Education (CTE) training for students pursuing several different career paths. Earlier this year, Alpha Flight announced that they had entered into an agreement to purchase several of the first aircraft and simulators that Maloy Aircraft have designed and will be manufacturing. These new style of training planes will bring additional opportunities to the Plymouth Airport.

MCEDC has been working with the city and airport management to explore what types of development could be possible. The airport has a history of being a economic driver in the county. A municipal owned airfield can be an important asset for future development. MCEDC is proud to be working with en-Focus, Alpha Flight, Maloy Aircraft, Plymouth Industrial Development Corporation, The City of Plymouth, the Plymouth Aviation Board, and others in this exciting venture for the future of Marshall County.



Events

October 1st, 5:30 pm

Marian University Plymouth Changing Lives Scholarship Dinner

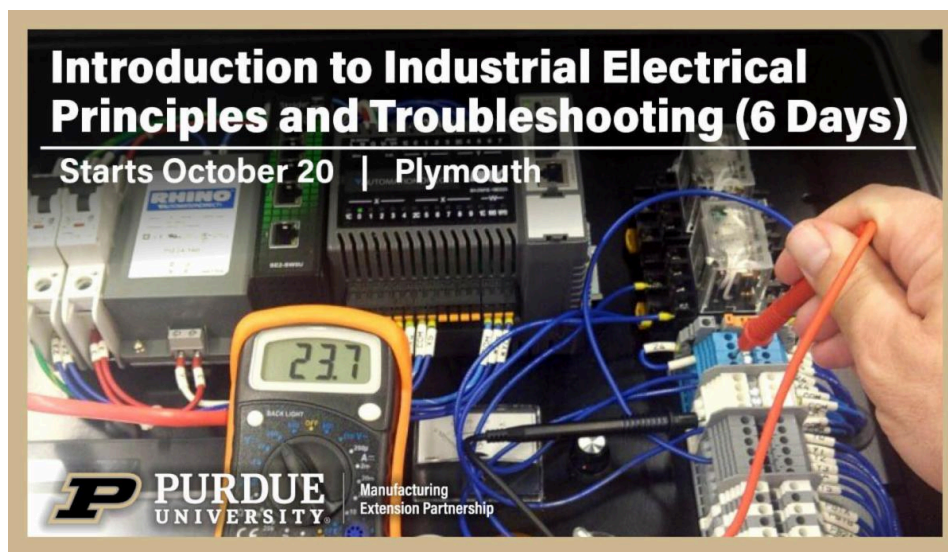
The annual Changing Lives Scholarship Dinner is back again this fall. This event is designed to help change a student's life by raising money for scholarships and grants for those who otherwise might not be able to attend Marian University Plymouth. The students who benefit from these scholarships will develop professionally, personally, and spiritually, and will positively impact our community as they enter the workforce. Their talents will spur economic, social, and cultural growth in northern Indiana. For more information, [click here](#)

November TBD:

Local Industry Work Group Quarterly Meeting

The Local Industry Work Group meets quarterly to discuss needs for workforce development in Marshall County. This is part of an ongoing discussion to upskill the county's workforce. Want to participate? Reach out to greg@marshallcountyedc.org

Training



MEP Training

Improve your electrical skills for a manufacturing environment through the “Introduction to Industrial Electrical Principles and Troubleshooting,” a 3-part training in Plymouth.

This multi-part workshop covers the foundational concepts of electricity, electric motors, and industrial transformers. It will also include basic industrial print reading, relay logic, industrial controls, numbering systems, and more!

Training includes numerous exercises and examples that equip participants with skills relevant to an industrial environment. Choose the session that addresses your immediate needs, or complete the full series to build a strong foundation and broader skill set. Register early to avoid the rush registration fee. Sessions listed below.

Introduction to Industrial Electrical Principles and Troubleshooting – Part 1 (2 days)

Learn the essentials of electricity, circuit analysis, electrical safety, and common industrial components through hands-on exercises and real-world applications.

- October 20 & 21 in Plymouth, IN.
- [Register and learn more about Part 1](#)
- \$650 per attendee. Registration closes Tuesday, Oct. 13.

Introduction to Industrial Electrical Principles and Troubleshooting – Part 2 (2 days)

Learn the fundamentals of electric motors, motor controls, VFDs, transformers, and troubleshooting techniques through practical exercises and real-world industrial applications.

- October 27 & 28 in Plymouth, IN.
- [Register and learn more about Part 2](#)
- \$650 per attendee. Registration closes Tuesday, Oct. 20.

Introduction to Industrial Electrical Principles and Troubleshooting – Part 3 (2 days)

Develop practical skills in print reading, relay logic, industrial controls, communications, and basic PLC operation through hands-on training and real-world examples.

- November 3 & 4 in Plymouth, IN.
- [Register and learn more about Part 3](#)
- \$650 per attendee. Registration closes Tuesday, Oct. 27.

Marshall County Economic Overview: A closer look at the numbers

In our previous newsletter, we are aware there was some confusion on the figures listed under the heading “Current Economic State of Marshall County”. The figures presented reflected changes and trends observed over *several years*, rather than describing the economic conditions of Marshall County

at a single point in time. When viewed in that longer-term context, the data provides a more accurate picture of how the county's economy has changed and where it stands today.

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