



## The Economic Development Perspective

### Marshall County Economic Development Corporation

August 2014

## Welcome

Where has the time gone?

It's been a fast paced four months since I arrived at the MCEDC offices. At that time, crops weren't planted yet....and look at the fields now. Indiana wheat has been harvested and the corn is taller (mostly) than many vehicles. Traveling last week to sell my ND home a dear friend shared that he purchased Indiana sweet corn in Minnesota.

For us at MCEDC, this summer has been very busy as well. Most notably, several local companies have expanded due to the combined efforts of the State of Indiana IEDC and the local community officials. **Job well done!** MCEDC is pleased to have played a role in the process.

To the companies that have announced their expansion in many of the Marshall County communities, **"THANK YOU"** for your commitment to the area and your employees.

MCEDC launched the "BEAR" (business expansion and retention program) in June. Today, with about 1/3 of the area business having been interviewed....we understand that there are more possible expansions yet to come.

I would like to thank all the community leaders that have helped us carry out our mission with BEAR. Without your involvement, we wouldn't have the success in implementing the program.

Enjoy the newsletter! And enjoy that ear of corn ;)

JJC

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a large, circular flourish.

## Metronet 101: Roundtable Discussion

Area businesses came together in a roundtable forum to hear updates on the construction of the Metronet project as it enters Marshall County and the City of Plymouth. The forum was well attended with 30 representatives from the local area.

Attendees also learned about the available services that can be provided through the robust fiber optic infrastructure, and how they can start to plan for the new service. Businesses are encouraged to contact Mary Jan Hedman, Executive Director with the Metronet, at (574) 968-5353 to develop a service plan that can meet their specific needs. The service is projected to be available in the Fall 2014.

If you were unavailable to attend this meeting, another roundtable discussion will be held at the St. Joseph Regional Medical Center in Plymouth on August 13. The discussion will begin at 5:30 pm.

For more information on this event, please click [here](#).

## City of Plymouth Supports Pregis Growth Plans

On June 23, the Plymouth Common Council approved a seven year personal property tax abatement supporting a \$2.3 million expansion for [Pregis Protective Packaging Solution](#). Pregis is a manufacturer of bubble wrap and other plastic protective materials used in shipping.

The expansion is due to a new product line requiring the company to purchase new manufacturing equipment and relocate part of their operations in Plymouth. MCEDC believes that the success of the new product line could lead to future expansion and investment.

Highlights of the expansion include:

- New production line expected to be in operation in fall 2014.
- Leasing a vacant 62,000 sq. ft. building resulting in the company's occupation of 360,000 sq. ft.
- Hiring of 10 employees adding to their current workforce of 200.
- Average wages for new employees at \$17 per hour.
- Expansion results in approximate \$11.3 million payroll.

Special recognition is given to the Council and City leaders as they continue to support our local industries!

For more information on this project, please click [here](#).

Source: *Plymouth Pilot & South Bend Tribune*

## Spotlight on Bremen Manufacturer: Indiana Carton Provides Custom Cartons

[Indiana Carton](#), an 81 year old company founded in South Bend, has been rooted in Bremen for the last 30 years. The company provides offset printing, die cutting, windowing and gluing capabilities in the production of folding cartons for the bakery, deli, and food service markets.

The company is unique in that it remains family owned after entering its **third generation** of local ownership in 2000. One of the reasons they continue to be successful in the marketplace is due to a shift in products offered from stock boxes to custom and environmentally friendly cartons. Demand for these products are increasing ensuring the the company remains viable in the long term. They produced more than 200 million boxes last year for customers such as Martin's Super Markets, the University of Notre Dame, Sam's Club, Meijer, and Kroger.

MCEDC staff is excited to learn how the company continues to remain a family owned business during an upcoming BEAR (business expansion & retention) visit with ownership. The focus of the BEAR program is to visit over 100 businesses in Marshall County to learn how they conduct business, ascertain their growth potential, and learn of any impediments limiting growth.

For more information on the company, please click [here](#).

Source: *South Bend Tribune*

## Precision Painting Announces Acquisition

In June, Bremen-based [Precision Painting](#), an industry leader in custom painting for the recreational vehicle industry, was acquired by Elkhart-based Patrick Industries Inc. The new conglomerate, to be known as Precision Painting Group, will include four separate painting companies located in the northern Indiana region.

Precision Painting Group is expected to increase product lines for its existing customers as a result of the acquisition. The group has a projected revenue of \$28 million in 2014.

Prior to this announcement, Precision Painting bought Carrera Custom Painting in Elkhart in November 2011. These companies announced in February 2013 that they

planned to hire 100 new employees. At that time, the two companies had a workforce of 250.

As the separate companies operating within the group are able to provide additional and diversified products and services, we anticipate future investment and job growth.

For more information on the acquisition, please click [here](#).

*Source: South Bend Tribune & Inside Indiana Business*

## Marketing Partnership Established for Shell Building

Yet another approach to market the Garmong building was implemented in late July.. MCEDC collaborated with Michiana Partnership to develop a direct marketing campaign. The targeted audience is an international professional commercial and industrial real estate association known as the Society of Industrial and Office Realtors (SIOR).

The first phase had a surprising first day activity by generating responses and inquiries from an email campaign. The second phase is expected to begin late next week with call activity to be generated by MCEDC and the Michiana Partnership specifically to engage in direct dialog on the Garmong Building and mainly the business benefits of having a shell building available by September of 2014.

View the new marketing flyer [here](#).

Click [here](#) to read more on Michiana Partnership.

## Shell Building Construction Milestone Achieved

MCEDC invites you to take a drive to Pioneer Drive and Commerce Street to see the progress on the Garmong building. Progress was marked in mid July with the raising of the concrete panel walls. The construction continues to move forward with the structural steel beams erected and connection to the wall panels. Completion of the "shell" is expected by this September. Progress is going well.

Marshall County and the City of Plymouth are well positioned when you understand that the level of business attraction activity is increasing in Indiana. The Garmong building continues to be considered by these businesses seeking to expand in today's market and just as important seeking to shorten the time needed to become operational.

## *Brownfield Redevelopment:* Marshall County Coalition Awarded U.S. EPA Assessment Grant

In early June, U.S. Environmental Protection Agency Region 5 Administrator Susan Hedman announced a \$600,000 grant to the City of Plymouth, Town of Bourbon, and Marshall County to help redevelop contaminated brownfield sites. The grant recipients will use the funding to assess contaminated property, develop a brownfield inventory and prioritize sites for future cleanups.

A majority of the grant funding will be used to complete Phase I and II environmental site assessments. These assessments will potentially remove the stigma of environmental contamination which often negatively affects a site's redevelopment opportunities. An assessment is also the first step in determining if any environmental remediation is required.

The Marshall County brownfield assessment grant is one of 171 grants awarded by the EPA in 2014 to clean up contaminated properties and boost local economies by redeveloping former brownfield sites.

*Source: WTCA*

## Town of Argos Rezones Property for Industrial Development

In early June, the Town of Argos rezoned 75 acres of land from agricultural to heavy industrial zoning. The land, which was annexed earlier this year, was acquired in 2013 specifically for the purposes of attracting new business and industry and expanding the employment base.

The rezoning also supports the Shovel Ready site certification currently being sought through the Indiana Office of Community and Rural Affairs (OCRA). The need for such a certification has been discussed by Town officials in the *County Development for the Future* events held quarterly. The application was submitted to OCRA in late May. Various state agencies are currently reviewing the application. We expect an announcement of the certification within the next several weeks.

Once certified, the site will be marketed through state, regional, and county economic development organizations. The certification will demonstrate that the property is immediately ready for development.

## *Argos Focuses on Downtown Beautification: Town Funds Planter Program*

Numerous Argos officials and volunteers have worked together to implement a downtown beautification project. The project involves the installation of thirteen new outdoor planters to be placed in front of downtown businesses.

This project and other types of community enhancement projects positively impacts the community's image, and will assist in attracting both residents and new businesses to the town.

The town creatively designed a prototype for the planters and was able to receive many of the materials at little to no cost.

*Source: Plymouth Pilot*

## *City of Plymouth Rebranding: New Logo Unveiled*

On June 21st, the City of Plymouth unveiled its new logo developed by a group of city leaders and volunteers over the last five months. Input in the design process was solicited through seven distinct focus groups in the areas of public safety and healthcare, education, seniors, families, business and commerce, and services organizations and churches.

Some of the key community assets identified in the focus groups that directly relate to economic development include:

- Willingness to be a regional partner in initiatives to further growth and development such as the Metronet.
- Key location, access to markets, and highway transportation infrastructure.
- Commitment to education and a spirit of entrepreneurship.
- Strong work ethic and diversification of industries.
- Excellent quality of life.
- Top quality park system.

To view the new logo, click [here](#).

*Source: Plymouth Pilot & City of Plymouth*

## *New Park in City of Plymouth Unveiled: First Phase of River Park Square Opens*

On the same day as the unveiling of the new city logo, the City of Plymouth celebrated the opening of River Park Square, a downtown park located in a flood plain area adjacent to the Yellow River. Redevelopment of the area has been five years in the making following a major flood that occurred in early 2008.

Prospective residents and businesses are often attracted to communities that offer a high quality of life which includes ample recreational and cultural opportunities. As quality of life issues are key assets within city, the new park will be promoted and recognized how the city is progressing forward with quality of life issues for the community.

For more information on the new park, please click [here](#).

*Source: Plymouth Pilot & City of Plymouth*

## *Focus on Regional Transportation: High Speed Rail Corridor Discussion Continues*

Regional discussions on the high speed rail project continued in early July in Plymouth. Mayor Mark Senter hosted a delegation of Mayors and other representatives from along the northern Indiana corridor.

High speed rail could possibly create passenger train service between Chicago, northern Indiana and Columbus, Ohio. The purpose of the meeting was to prepare and take steps for an environmental impact study. The funds needed from the Marshall County area are \$70,000 and efforts are being organized to secure these funds.

The potential economic development impact will be a result of having a low cost - shortened travel time along a corridor linking three states and major cities.

## *New Passenger Air Service to the East Coast*

The [South Bend International Airport](#) recently announced that once-daily United Express passenger air service will be provided to the northeast market via the Newark Liberty International Airport. The new service is scheduled to begin on October 27, 2014.

With the addition of passenger service to New York, the South Bend International Airport will now have non-stop service to ten cities throughout the U.S. New York was noted as the number one destination for an unserved markets for the Michiana area.

This announcement is beneficial to Marshall County executives as they routinely use the South Bend airport for business-related travel.

For more information on this expansion, click [here](#).

*Source: Inside Indiana Business*

## *Transportation Routes Key to Economy: U.S. 31 Realignment Expected to Open in August*

With the soon-to-be opening of the new segment of U.S. 31 between South Bend and Plymouth, Marshall County will have improved access to major transportation routes throughout northern Indiana. Additional U.S. 31 projects to the south will provide a more efficient and safer route to the Indianapolis market. More importantly, transportation plays a critical role in moving product, and is viewed as a key feature for Marshall County due to its manufacturing base.

In BEAR meetings with Marshall County businesses, MCEDC affirmed the importance that U.S. 30 and 31 plays in moving goods throughout the region. Many businesses have indicated that these routes provide vital links for logistics and distribution of their raw materials and finished goods.

For more information on the project, please visit [www.us31plysb.com](http://www.us31plysb.com).

*Source: Inside Indiana Business*

## *Project Lead the Way Update.....*

Nine teachers from the Plymouth, Bremen, Triton, and Argos school corporations recently completed training through the Project Lead the Way (PLTW) program in South Bend. These teachers will provide instruction in several new STEM (science, technology, engineering and math) courses offered in the Launch (K-5), Gateway (6-8), Biomedical Science (9-12), and Engineering (9-12) programs.

The new STEM course offerings will begin in the fall of 2014, and will include the following:

- Argos - Gateway
- Bremen - Gateway & Biomedical Science
- Culver – Engineering

- Plymouth - Launch, Gateway, Biomedical Science, and Engineering
- Triton - Launch, Gateway, and Biomedical Science

In the first year of the PLTW program, Marshall County has increased its STEM curriculum offerings from 4 to 15 and from 2 to 5 school corporations. Regionally, 27% of the first year program implementations were developed in Marshall County. Approximately 64% of students now have access to the curriculum, up from 18% last year.

As MCEDC implements the BEAR (Business Expansion and Retention) program, we are continually hearing from local businesses that there is a need for workers with STEM-based knowledge. These businesses anticipate that the courses offered through the PLTW curriculum will assist in providing the necessary education and skills required from their future workforce.

Recognition and special thanks goes out to all the public and private partners that have committed funds to the program, and to Linda Yoder, Executive Director of the Marshall County Community Foundation, and the MCCF Board for their leadership.

Funding for implementing additional programs is available through 2016.

*Source: Marshall County Community Foundation*

## LaVille Schools Positioned to Advance Curriculum

The [Union-North United School Corporation](#) was selected as a finalist for the Monsanto America's Farmers Grow Rural Education grant.

The grant, if awarded, will be utilized to incorporate the STEM based curriculum for the **biomedical program** into the school corporation. The maximum amount of the grant is \$25,000. Last year, the Grow Rural Education grant invested \$160,000 in public school districts across Indiana.

MCEDC passes along our support in applying for this grant as a STEM-based education is increasingly being demanded by our local employers.

The winners will be announced in early to mid August.

For more information on the grant program, please click [here](#).

*Source: Plymouth Pilot*

## Free Monthly Business Counseling

Growing a small business can be challenging and very rewarding. Alan Steele, Advisor with the North Central Indiana Small Business Development Center (ISBDC) understands this well and offers FREE, CONFIDENTIAL, ONE ON ONE BUSINESS COUNSELING to help Marshall County entrepreneurs through the process of starting or growing their businesses.

Individual ISBDC advisement services are offered the first Tuesday of each month at MCEDC located at 2864 Miller Drive in Plymouth. Area entrepreneurs, potential entrepreneurs or business owners are encouraged to set up an appointment. Preregistration is required, please call (574) 360-9691, or email [asteele@isbdc.org](mailto:asteele@isbdc.org), to schedule an appointment.

### ISBDC Counseling Activity - July 2014 (YTD)

	<u>Clients</u>	<u>Sessions</u>
<i>Pre-Venture</i>	7	19
<i>Existing Business</i>	4	8
<i>Total</i>	11	27

## Ancilla Offers Interns to Area Businesses

### **Attention Employers: Need an intern but can't afford one?**

EARN Indiana wants to pay half of your intern's hourly rate. Ancilla College has teamed up with IndianaIntern.net and EARN Indiana to increase internship opportunities in Marshall County for area businesses to link into another workforce pool.

- Students can work Fall, Spring or Summer
- Complete project work that may be on the backburner
- An extended interview process
- Reduce recruiting costs
- Bring fresh, innovative perspectives to your organization
- Over 6,000 companies and 17,000 students already use IndianaIntern.net

Visit [www.IndianaIntern.net](http://www.IndianaIntern.net) for more information or contact Jim Cawthon at Ancilla College (574) 936-8898 ext. 350.

## MCEDC Welcomes..... The New Ancilla College President to Marshall County

Ancilla College recently announced the appointment of Kenneth Zirkle, as the interim president. Zirkle is replacing administrator Ron May who retired earlier this year.

We understand that Zirkle brings with him vast experience in education having retired from Mercyhurst University in Pennsylvania last fall. Prior to his service in Pennsylvania, Zirkle also held various positions at colleges and universities located in New York, Ohio, Massachusetts, and Connecticut.

Marshall County EDC extends a warm welcome! We are looking forward to working with him to advance our economic and workforce development initiatives.

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