



## The Economic Development Perspective

### Marshall County Economic Development Corporation

June 2014

#### *Message from Jerry:* **The Times They Are A-Changin'**

It's been almost two months since my arrival to Marshall County EDC and where has the time gone!

I want to thank everyone for taking the time out of their busy schedule to meet so I can learn as much as possible about Marshall County and the communities that I serve. By the way, there is much more to learn and I trust that you'll help me through this process.

You'll begin to notice subtle changes in MCEDC...this newsletter is an example of one such a change. The articles we included and will include in the future will capture efforts by many to advance economic development. As well, we will provide our perspective on how these efforts tie into MCEDC.

MCEDC will increase the frequency and the way we communicate what we do daily to our stakeholders and residents of Marshall County. Enjoy this newsletter and the links that we have provided.

Let me close by saying....I invite you to call me with questions. I'd be happy to share my thoughts and perspective on economic development.

Respectfully,

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

#### *Business Expansion and Retention (BEAR) Program:* **Focus on Assessing Countywide Business Climate**

The Marshall County Economic Development Corporation (MCEDC) is launching the Business Expansion and Retention (BEAR) Program this month. The program, in which over 100 of our businesses countywide were invited to participate, is designed as a

collaborative effort between the seven local government partners and MCEDC to implement the first structured program to assess area businesses.

The objective of the BEAR program is provide area leadership with information and data that can be used in the development of economic development strategies to further support business expansion and retention. The program provides the basis for a holistic approach to economic development incorporating best practices and utilizing industry standards.

For additional information on the BEAR program, click [here](#). Contact Jerry Chavez, at 935-8499 with questions.

### *Regional Wage & Benefit Survey Underway: Back by Popular Demand...*

Once again, area employers throughout Marshall County have the opportunity to participate in a regional Wage and Benefit Survey. The confidential information collected from area employers will be compiled into a report that will be made available through MCEDC.

With everyone's participation, an accurate understanding of compensation packages and practices in the region will help you with daily operations. Additionally, this information is vital to assist new companies expanding into Marshall County. Data for the survey is gathered online at [www.WagesBenefitsSurvey.com/michiana](http://www.WagesBenefitsSurvey.com/michiana). Please enter survey code **JD985he4** to begin the process.

We would like to say thank you to Michiana Partnership and the generous sponsorship of Indiana Michigan Power, NIPSCO, Indiana Municipal Power Agency and Wabash Valley Power Association for covering the cost of this project.

For more information, you can access the survey invitation [here](#), and the complete survey questionnaire [here](#).

### *Focus on Marshall County Industry: Pregis Announces Business Expansion....*

[Pregis Protective Packaging Solutions](#), a manufacturer of polyethylene bubble wrap and other plastic protection materials located in Plymouth, recently announced plans to expand their production facility including capital investment and job creation.

Founded in 1986, Pregis is expanding their 360,000 sq. ft. complex through the lease of a 62,000 sq. ft. building. The newly leased building will allow the company to relocate a portion of their operations while providing additional space for \$2.3 million in new

manufacturing equipment. Pregis representatives estimate that 10 additional employees with an average wage of \$17 per hour will be hired as a result of the expansion.

This past month, the Plymouth City Council took the first steps to consider a personal property tax abatement for the new equipment. Final approval for the abatement is anticipated at the end of June. Special thanks to the City for supporting the expansion of yet another community business!

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

*Source: MCEDC & Plymouth Pilot*

### *Focus on Infrastructure:* Metronet - A Potential Game Changer for Marshall County

A groundbreaking ceremony attended by over 45 government, business, and economic development officials was held in early May to formally announce the construction of a high speed broadband network linking Plymouth and South Bend.

Installation for the County portion of the conduit began on May 7th near Hoosier Tire and will extend northerly into St. Joseph County and southerly through Lakeville and into LaPaz. The City of Plymouth anticipates that construction will begin on the city portion of the project in mid June.

The \$2.5 million project will add 33 miles of underground conduit to carry dark fiber optic cable from Ireland Road and U.S. 31 in South Bend into Marshall County. The conduit will extend along U.S. 31 and Michigan Road, and into and throughout Plymouth.

The first subscribers are expected to be connected by October 2014.

For more information on this project, please visit MCEDC's website [here](#), or WTCA's website [here](#).

*Source: MCEDC and WTCA*

### *Focus on Marshall County Industry:* Universal Bearings Plans for \$39.1 Million Expansion

[Universal Bearings, LLC](#), a manufacturer of loose needles and needle bearings, announced plans to invest \$39.1 million to expand its operations in Bremen. This expansion could result in 78 new jobs by 2017 adding to their current employment base of 250.

As noted in the press release, the reason Bremen was selected for the expansion over other communities was that **the company has had a successful history in the town.** David C. Ketcham, vice president of finance and administration, stated, "**The Town Council, Marshall County and Indiana were very supportive. The workforce is very strong, and Bremen proved to be the best option when all components were considered.**"

"This growth from Universal Bearings speaks to the environment created in Bremen," said Heath Thornton, Bremen Town Council member. "It's a great place to invest and grow a business and also a great community for its employees to live and work."

For more information on Universal Bearing's expansion, please click [here](#).

Source: *Indiana Economic Development Corporation & South Bend Tribune*

## *Workforce Development Training:* Purdue TAP Offers Leadership Development & ISO 9001:2008 Internal Auditor Training in Plymouth

The Purdue Technical Assistance Program (TAP) is offering Leadership Development and ISO 9001:2008 Internal Auditor training to be held this month in Plymouth.

The leadership courses are designed to address the recurring management challenges that every leader confronts on a daily basis, while the auditor training teaches skills needed to audit a quality system.

The training includes the following sessions:

### Leadership Development

- *Creating Self Awareness - CAPS Study - Session Two* - June 12th
- *Leading Change - Session Three* - June 19th
- *Time Management and Goal Setting - Session Four* - June 26th

### Auditor Training

- *ISO 9001:2008 Internal Auditor - Sessions One & Two* - June 26th & 27th

Click [here](#) for more details & registration on the Leadership Development training series, and [here](#) for details & registration on the Internal Auditor training.

For information regarding other upcoming Purdue MEP courses to be held throughout Indiana, please visit <http://www.mep.purdue.edu/>.

## *Focus on Marshall County Industry:* AMI Announces Second Plant to be Established in Plymouth

[\*Aggressive Manufacturing Innovations, Inc.\*](#) (AMI), a Michigan-based supplier of metal tubular assemblies and systems to the automotive, heavy truck, agricultural, and construction industries, plans to open its second manufacturing facility in Plymouth. The company will invest \$3.75 million in new manufacturing equipment to equip a 98,000 sq. ft. facility on Walter Glaub Drive.

MCEDC previously assisted the company in their acquisition of the former Whitley Products facility. Due to this prior established relationship and positive experience of working with Marshall County, AMI executives decided to locate their new facility here after considering several locations in Michigan. MCEDC will continue to solidify these relationships with the business community through the implementation of the BEAR program.

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

*Source: City of Plymouth & MCEDC*

## *Spotlight on Education:* Educational Achievement's Role in Economic Development

Successes in economic development are influenced by many variables and education is definitely at the top of that list. Economic development programs now and in the future greatly benefit from the programs offered through our area schools and student achievement. Click [here](#) to read what the experts are saying about the manufacturing renaissance in the U.S., the need for a skilled workforce and what we need to consider when positioning ourselves in this arena.

Several schools serving Marshall County students were recently recognized as top schools in Indiana and the nation. Four schools were named to the list of Indiana's Four Star Schools for 2012-2013. The schools on this prestigious list include Bremen High School, John Glenn High School, Triton Elementary School, and Webster Elementary. Both John Glenn High School and Webster Elementary are repeat winners also being Four Star Schools in 2011-2012.

Additional accolades have been awarded to the Weidner School of Inquiry, located within Plymouth High School, as the new tech program was recently selected as a national demonstration site. Only 27 other schools across the nation hold this designation. Click [here](#) for more information regarding this designation. Congratulations to all these schools in being recognized as top performers!

*Source: Manufacturing.net, Plymouth Pilot, and WTCA*

## *Workforce Development Training:* Ivy Tech Partners with Triton to Begin Early College Initiative

Ivy Tech Community College - North Central, based in South Bend, announced a partnership with almost a dozen high schools in northern Indiana to launch the Early College initiative. The goal of the program is to provide students the necessary tools to earn a Technical Certificate or an Associate degree at the time they graduate from high school.

Triton Jr./Sr. High School, located in Bourbon, has chosen 20 incoming freshman to take part in the first Early College cohort this fall. Over 40 freshman applied for the program, some of which were not accepted into Early College because they were already enrolled in the dual credit program. Enrollment in the dual credit program is not a requirement for being part of the Early College program. Enrollment in the Early College program is often a precursor to students earning credit through the dual credit classes.

For more information on the Early College initiative, please click [here](#).  
*Source: Ivy Tech Community College & Plymouth Pilot*

## *Workforce Development & Education in High Tech:* Ivy Tech Awards Degrees to First Nanotechnology Students

On May 9th, Ivy Tech Community College North Central (South Bend) awarded eight students associate of science degrees in nanotechnology. This is the first graduating class of nanotechnology students since the degree program was initiated in 2011. The program was developed in partnership with the University of Notre Dame, and is the only nanotechnology associate degree program in the state of Indiana.

Three of the graduating students have landed full time employment at F Cubed LLC, which is a start up firm that was launched through Innovation Park, Notre Dame's high tech business incubator. F Cubed, a producer of bio-chips used to speed up diagnoses of illnesses and to determine if a body of water is contaminated, has experienced significant growth in recent years.

The skills that the graduates possess are not exclusive to the field of nanotechnology. These graduates are qualified to work as a technician, assisting with research and maintenance of high tech equipment in nanotechnology clean rooms, and other highly specialized laboratory environments. Employment in these fields is expected to increase in the coming years.

For more information, please click [here](#) for the full text of the article from the South Bend Tribune.

*Source: South Bend Tribune*

## *Business Attraction:* City of Plymouth Breaks Ground on Shell Building

At a groundbreaking ceremony held in early April, local government and economic development officials formally announced the construction of a 45,000 square foot shell building to be located within the PIDCO Commerce Industrial Park.

Construction began in mid-April as the earthwork and grading was initiated. Approximately two-thirds of building pad is at-grade, and a majority of the pipe for the storm sewer system is in place. The precast concrete panels for the exterior walls are anticipated to be delivered by mid-July. All site and shell facility improvements are planned for completion in the fall of 2014.

For more information on the shell building project, click [here](#).

*Source: MCEDC & WTCA*

## *Business Attraction:* Town of Argos Submits Shovel Ready Site Application

A Shovel Ready Site application, covering 75 acres of land acquired by the Town of Argos in early 2013, was recently finalized and submitted to the Indiana Office of Community and Rural Affairs (OCRA). This application supports the town's efforts to have more land readily available for industrial development in order to attract new jobs and investment. It is anticipated that the application will be reviewed by the end of June.

A preliminary wetland determination letter was received from the U.S. Army Corps of Engineers in late May and was the final piece of information needed to support the application. Additionally, the Town has annexed the property and currently is in the process of rezoning it to allow for manufacturing and industrial uses.

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

## *State Targets Illinois Businesses to move to Indiana:* IEDC Creates "Stillinnoyed" Campaign

The Indiana Economic Development Corporation is continuing their push to lure Illinois based businesses to Indiana through "Stillinnoyed," a marketing campaign designed to highlight the benefits companies gain from operating in Indiana's favorable business climate.

The campaign contrasts the Illinois business environment, marked by tax hikes and budget deficits, with the Hoosier business climate, which is supported by a stable environment and lower taxes. The campaign began in late March and ran for eight weeks throughout Chicagoland focusing on billboard and digital advertising and highlighting the state website AStateThatWorks.com.

The campaign was launched on the heels of Governor Pence signing a significant tax reform law that encourages new job growth through the reduction of the corporate income tax ultimately falling to 4.9 percent which will be the second lowest in the nation. In contrast, Illinois corporate income tax sits at 9.5 percent.

In recent years, 40 Illinois companies have made plans to move all or a part of their operations to Indiana resulting in an estimated 3,600 jobs and \$423 million in capital investment.

*Source: Indiana Economic Development Corporation*

## *Business Attraction:* Town of Culver Plans Expansion of TIF District

The Culver Redevelopment Commission plans to expand one of the town's two tax increment finance (TIF) districts creating new opportunities for industrial or commercial development. The proposed expansion includes three properties currently located in the county necessitating Culver officials to appear before the County Commissioners with the request.

The County Commissioners were presented information explaining the benefits of a TIF District. Taxes currently being paid would continue to go to the taxing units. New taxes created by improvements to the real estate would be captured by the TIF District and used for infrastructure improvements in the district. The maximum the new taxes could be collected would be 25 years.

Marshall County Commissioner Kevin Overmyer noted, "It's becoming a trend across the county for the small towns to acquire land for economic development. As they realize they need more development to attract business."

The Marshall County Commissioners approved the resolution allowing the expansion of the TIF District into the county.

*Source: WTCA*



## *Regional Attraction for International Business:* South Bend International Airport Good for Marshall County

In late April, the South Bend Airport announced that it was becoming the South Bend International Airport allowing for custom clearing of international goods and products.

This announcement is significant for our regional economy in that access to an international airport can be used as leverage to attract new business and investment. Furthermore, Marshall County has the advantageous position of being located at the crossroads of U.S. 30 and U.S. 31, which are two of the main distribution corridors in northern Indiana.

According to a review of recent travel patterns, there could be in excess of 30,000 to 40,000 international travelers going through South Bend International Airport within a few years. The economic impact of this new traffic is estimated to be in excess of \$100 million annually to the regional economy.

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

*Source: St. Joseph County Airport Authority*

## *Plymouth Industrial Development Corporation:* Demand for Buildings Increases

Existing businesses across Marshall County are in the midst of expanding operations due to positive market conditions, and the Plymouth Industrial Development Corporation (PIDCO) is well positioned to provide assistance.

One such business, Pregis Protective Packaging Solutions (see earlier article highlighting their expansion), recently leased PIDCO's building located on Flora Street. The close proximity to their existing facility and immediate availability confirmed the value of the building as Pregis considered their plans.

## *Plymouth Industrial Development Corporation:* Offering Stock Options to Invest in Industrial Development

Supporters of industrial development in Plymouth often seek new investment in PIDCO. A limited number of current shareholders are seeking to sell their shares making them available to those interested in investing in PIDCO. Brent Martin, PIDCO Board Member, is revising the stockholder list and is aware of stock available to sell.

Historically, PIDCO stock has traded for \$60 a share.

If you have any questions or interest in purchasing PIDCO stock, please contact Pam Davis at (574) 936-6584, or send an e-mail to [Pam@marshallcountyledc.org](mailto:Pam@marshallcountyledc.org).

## *Business Attractions and Expansions:* MCEDC Response to Attraction Leads and Expansion Assistance

MCEDC regularly responds to leads for businesses looking to establish or relocate their facility to our region or state. In addition to responding to attraction leads, assistance is also provided to existing businesses that are exploring or are currently in the process of expanding their operations.

Below is a scorecard indicating the number of attraction leads that were responded to and the number of businesses assisted regarding their expansion plans:

### Attraction Leads & Expansion Assistance

- State Leads (Indiana Economic Development Corporation) = 2
- Local Leads (Regional, Local, or Direct Contact) = 2
- Expansions = 3

These figures cover the months of April and May.

### Contact Information

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