

2017 ECONOMIC DEVELOPMENT AND REDEVELOPMENT



Delaware County Economic Development & Redevelopment Commission
Innovation Connector
1208 West White River Blvd.
Muncie, Indiana 47305

STAFF



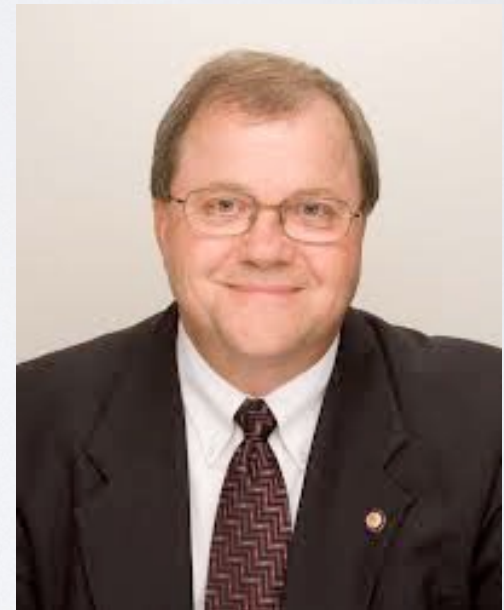
Brad Bookout- Director



Bill Walters- Senior Project Manager



Lisa Bookout- CEO/CFO



Bruce Baldwin- R&E Call Manager

SCOPE OF WORK IN 2017

- Placed over 185 calls/contacts.
- Worked on 38 Projects in 2017
- Focus on Small Towns
- Focus on Locally Owned Businesses



TEAMWORK

coming together is a beginning
keeping together is progress
working together is success

- Henry Ford



SCOPE OF WORK

ASSISTED WITH 4 TAX ABATEMENTS

Town of
Albany



Town of Daleville



Delaware County



- \$13,035,550 added in New Buildings & Equipment
- 25 jobs created
- Assisted with NASG Tax Abatement/Muncie



Thank you to the Muncie-Delaware Co. Economic Development
Alliance for work on the Mid-West Metal Abatement



- **Buildings back on the tax Rolls and ALL Buildings are in use**
- **\$465,000 Investment in Remodel/Equipment**
- **Up to 20 New Jobs**
- **Assumed DD Danner Lease**
- **Ribbon Cutting January 9, 2018**



- **New Dance/Gymnastics Building Nearing Completion**
- **Grand Opening January 6, 2018**
- **\$800k+ Total Investment**
- **550 Students**
- **30+/- Full and Part Time Jobs**
- **Established in 1948**

Jay Crew Landscaping Plans Large Expansion



- **Build 9,000 SF Building in Daleville**
- **\$800k Capital Investment**
- **Maintain 30 jobs at the location**
- **Project to get underway in 2018**

GETTING PROPERTY BACK ON THE TAX ROLLS AND CLEANING UP BLIGHT

Ohio & Lincoln Street Warehouse



Gaston Grain Elevator



Daleville SR 67 & Walnut St.



Knapp Supply acquired property
Expanding warehouse/operations
\$300K Investment
10-20 New Jobs
Company in Business for 142 Years

**Acquired by a local
company- Evan Jackson**
Racing Engines
Demolition Complete
\$15k Investment
2 New Jobs

CTP Investments
Construct strip-mall facade
\$300k Investment
Construction Start in 2018

Thank you, Janet Kessler, John Brooke, Joe Rhett, Leslie Mathewson, Bill Walters for Assistance

GROWING DELAWARE COUNTY



Pete's Bar & Grill

Building/Remodeling 3,320 SF in 2018

\$621k Investment

28 Full and Part-time Jobs



TMAX Purchased former bus terminal on Fuson Road

\$410k Investment

**DCRC Assisted with Upgraded Storm Drains,
Relocating Utilities, Paving Parking Lot**

3 New Jobs



**Adsit Co. Responded to RFP for former industrial buildings
in Eaton**

Propose \$75,000 rehab/new offices

10-13 Jobs at the Location

RETAINING BUSINESSES



- Assisted with elimination of drainage issue
- Worked with Commissioners and Surveyor to install drain, culvert, ditch
- Retained Company to stay at their current location

PARK ONE RAIL SPUR LOADING DOCK



- **CHA Engineering Completed Preliminary Construction Drawings**
- **Interest Continues with Local Companies Wanting to Ship by Rail**
- **Continuing Talks to Acquire Property to Access the Spur**

PIPELINE PROJECTS



- **Two Italian Companies Considering Locations in County**
- **One Food Processing Company Considering Locating in County**
- **In Contact with Twenty-One Small to Medium Sized Businesses Considering Expansions or Establishment of New Locations**
- **All Projects- Estimated \$22 Million Capital Investment**
- **All Projects- Estimated 356 new jobs**

TOTAL JOBS AND INVESTMENT IN-PROCESS FROM 2017

- **New Jobs - 131**
- **Buildings/Property Investment - \$11,104,741**
- **New Equipment/Machinery - \$6,295,809**
- **Total New Investment in County - \$17,400,550**

TOWN EDIT PROJECTS



Albany-

- *SR 28/67 Property Acquisition for industrial/commercial park
- *Conducted a Town Visioning Session
- *28 attendees, completed a SWOT analysis, establishing action committees
- *Industrial Center Road development

Daleville-

- *Splash Pad & Downtown Redevelopment
- *DCRC acquired former Lee's Amoco Station in the downtown
- *Phase I & II environmental analysis completed on the property
- *In-process of demolishing the building



Town of
Eaton

Eaton-

- *\$100k earmarked for \$12 Mil. sewer project grant match
- *Matching Funds for the Town Community Crossing Paving Grant
- *Restrooms Remodeled at the Community Center and ADA Improvements
- *New Concession Stand in Danny Howard Park

Gaston-

- *Creation of a new I-69/SR28/Gaston TIF District
- *Preliminary Engineering Report underway w/VS Engineering
- *Planning for eventual creation of water/sewer service in the area
- *County Awarded Grain elevator and Sycamore St. Properties to town



Selma-

- *Storm water improvements/upgrades to prevent intersection flooding
- *Assisted with Funding for a new town snow-plow/salt-truck

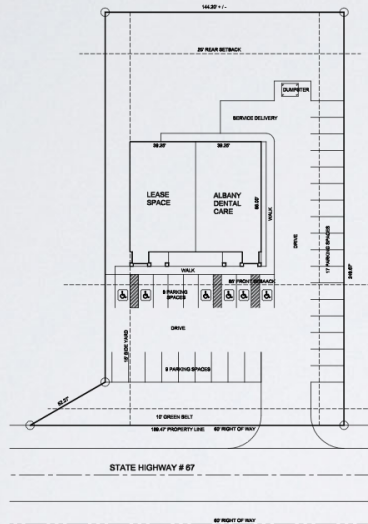
Yorktown-

- *Assisting with Downtown Redevelopment Project
- *Assisted in Funding the Creation of a town Revolving Loan Fund
- *\$75,000 Available for new and existing business expansion



\$1.7 Million in EDIT Distributed to Local Towns!

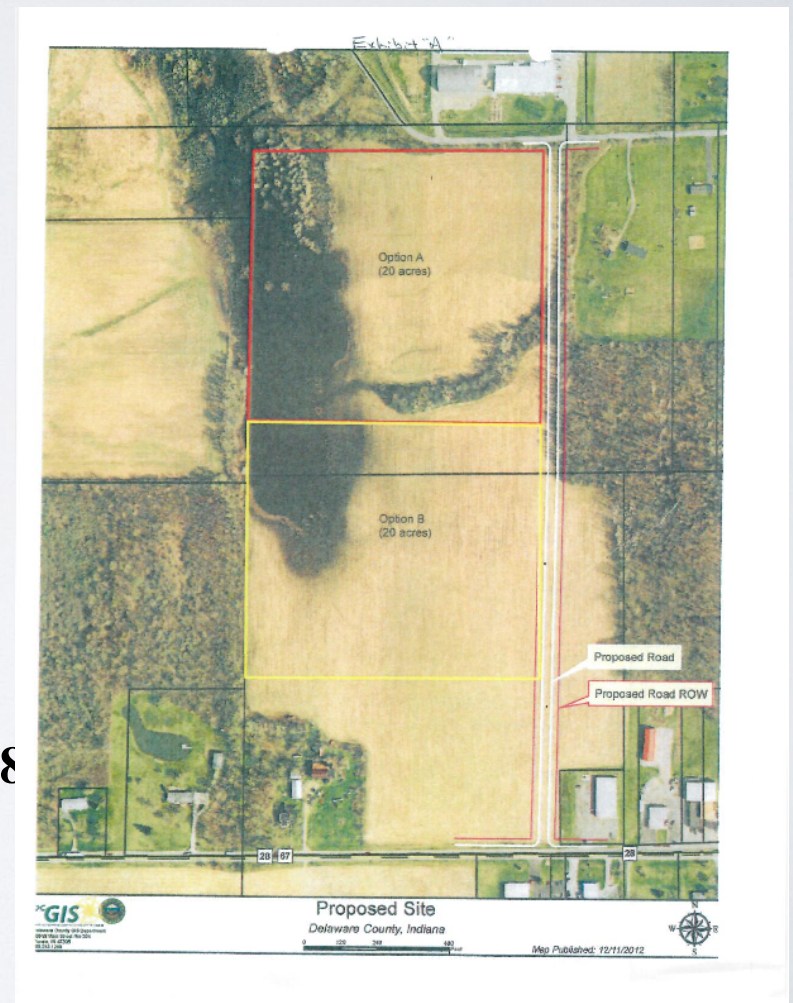
ALBANY COMMERCIAL/INDUSTRIAL ROAD PROJECT



SITE PLAN
SCALE: 1" = 100'
NORTH

PDF created with pdfFactory Pro trial version www.pdffactory.com

- Property has been acquired
- Construction drawings for phase I complete
- Negotiations underway with INDOT on SR67/28 connection
- Bids let Spring 2018
- One developer has interest in a new building



GRANT PROJECTS 2017

- **Working in cooperation with Merchant-McIntyre and the ECI Regional Planning District on two federal grant projects**
- **Current application to US Dept. of Commerce-Economic Development Administration (EDA) for \$2.5 Mil. for Phase II of Albany Road Project**
- **Current application to US Dept. of Commerce-Economic Development Administration (EDA) for \$150k for I-69 Regional Economic Impact Study**
- **Working in cooperation with the Academy for Model Aeronautics (AMA) applying to the FAA for the UAS Integration Drone Pilot Program (Amount and project specifics not yet determined)**



2017 CLAWBACKS & CLEAN UP WORK 2017

Gear Systems USA, Inc.
200 North Priority Way
Yorktown, Indiana 47396

FIRST MERCHANT'S BANK, NA
71-05740
12/19/2017

2607

PAY TO THE ORDER OF DELAWARE COUNTY REDEVELOPMENT COMMISSION \$ **USD 700,000.00

Seven Hundred Thousand and 00/100

Attention: Brad Bookout
DELAWARE COUNTY REDEVELOPMENT COMMI
1208 West White River Blvd.
MUNCIE, IN 47303

MEMO Penalty for failure to meet employee numbers

Handwritten: COPY

Signature: [illegible]

Signature: [illegible]

1100 250 711 1074900657190004389841

**Brevini 2nd Payback-
\$700K in 2017**

JARDEN Payable Draft
Branded Consumables group of companies,
Heartmark, LLC as paying agent

9999 East 1st Street
Fishers, IN 46037-9727 email: sp@jardenbc.com
Draft No. 21307153

Control No. 21307153

THIS DOCUMENT HAS A VOID PANTOGRAPH, INVISIBLE FLUORESCENT FIBERS, AND BLEED THROUGH NUMBERS SHOW ON BACK IN RED.

*** FORTY-FIVE THOUSAND FOUR HUNDRED EIGHTEEN USD and 75/100 ***

Pay to the order of DELAWARE COUNTY REDEVELOPMENT COMMISSION
1208 W WHITE RIVER BLVD STE 128
MUNCIE IN 47303

Date 12/21/17 Draft amount \$ 45,418.75

Jarden Branded Consumables

Signature: Karen M. Janney

VOID AFTER 180 Days
Treasurer or Authorized Signer

Payable through PNC Bank, N.A. 070 Ashland, OH

Handwritten: COPY

11 213071531 10412038951 42397143611

**Jarden 2nd Payback-
\$45,000 in 2017**

TRENDS

Current Trends:

- I-69 continues to be an attractor. (Promote it, develop it)
- Schools are critical. (Meet with county school superintendents in 2018)
- Quality of life amenities. (Trails/Parks/Beautification/Dining/Housing/Shopping)
- Promote Regional Attractors. (Businesses/amenities that are unique to a place)
- Collaboration of Entities. (County/DCRC/Towns/Schools cooperate on projects)
- Support Local Companies. (The backbone of every community)
- Focus on Small Towns. (Continue to be responsive to needs/promote cooperation)
- Willingness to be creative. (One size does not fit all)

DELAWARE COUNTY **REDEVELOPMENT COMMISSION**



2017 Highlights

MORRISON ROAD TIF AREA SIDEWALK PROJECT



- ROW Acquisitions Complete for Phase I in 2017
- Phase I Bid Awarded to United Construction Services
- Construction Begins Spring 2018
- \$6 Million Total Project

DALEVILLE SPLASH PAD



- Project Completed Summer 2017
- Largest Splash Pad in East Central Indiana
- \$4.2 Million Project

- Estimated 24,000 visitors July-Sept.
- Commissioners/DCRC/Town/Private

DCRC ASSISTED PAVING PROJECTS



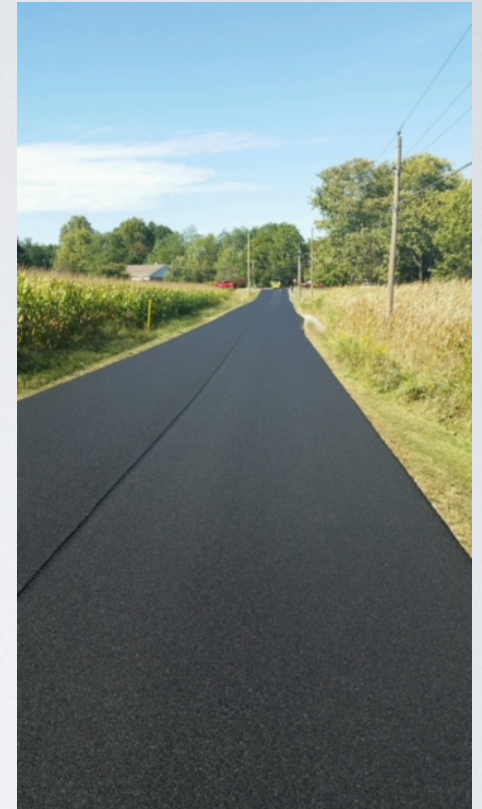
TIF District:

NEBO *CR 500 W. from SR 332 to 500 N.
*CR 500 W. from 500 N. to SR 28

Magna *Fuson Rd. from Hoyt to SR 67
*Horseshoe Dr. off of SR 67
*Lockerby Dr. from 23rd St. to Tillotson

Park One *CR 200 N. from 950 W. to CR 1000 W. (2018 Paving)

(9.6 Total Lane Miles Paved with TIF Assistance)



SPECIAL THANK YOU TO THE FOLLOWING ORGANIZATIONS AND PEOPLE FOR MAKING THESE PROJECTS POSSIBLE

- Delaware County Commissioners; James King, Shannon Henry, Sherry Riggin
- Delaware County Commissioners Staff; Heather Ruddick, Jennifer Honeycutt
- Delaware County Council; Ron Quakenbush, Scott Alexander, Jane Lasater, Jessica Piper, Mary Chambers, Larry Bledsoe, Chris Matchett
- Delaware County Redevelopment Commission; Tom Roberts, James King, Ed Carroll, Angie Moyer, Kerry Wiggerly, Paul Garrison
- Delaware County Highway Department; Bob Jessee, Angie Moyer
- Delaware-Muncie Metropolitan Plan Commission & GIS; Marta Moody, Kyle Johnson
- Delaware County Auditor's Office; Steve Craycraft, Donna Patterson, Denise Smith, Janet Kessler
- Delaware County Surveyor's Office; Tom Borchers
- Delaware County Tax Abatement; Steve Smith, Andre Mitchell, Scott Alexander
- Delaware County CREED & EDIT Boards;
- ECI Regional Planning District; Bill Walters, Bill Hess, Mike Burton, James King, Randy Geesaman, Marta Moody, Tanya Hiatt, Shane Middlesworth
- Towns of Albany, Daleville, Eaton, Gaston, Selma, Yorktown
- Delaware County Legal Counsel & Financial Advisors; John Brooke, Joe Rhetts, Sue Beesley, Matt Eckerle
- Augusta Consulting Staff; Lisa Bookout, Brad Bookout, Bill Walters, Bruce Baldwin



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Brad Bookout