

INVESTING IN
**YOUR
FUTURE**



EDC

Economic Development
Corporation of Elkhart County

ANNUAL
REPORT
2014

Message From the Chairman of the Board



“Our Board has evaluated our past direction and agreed upon a path of a visionary nature to market Elkhart County, with the goal of attracting diversified companies. It’s exciting times at the EDC of Elkhart County and we invite you to join us!”

JAMES DAGUE RETIRED CEO & PRESIDENT, Indiana University Health Goshen

2014 Company Announcements

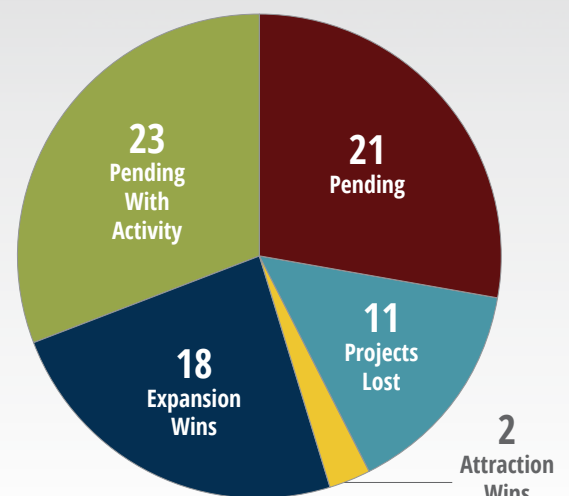
COMPANY	COMMUNITY	TYPE	TOTAL INVESTMENT	JOBS ANNOUNCED
Alliance Sheets, LLC	Bristol	New	\$25,250,000	50
Alpha Systems, LLC	Elkhart	Existing	\$3,360,000	60
ATC Trailer	Nappanee	Existing	\$6,805,000	120
Ameritrans Bus, Inc.	Elkhart	Existing	\$420,394	35
Ameritrans Bus, Inc.	Nappanee	Existing	\$2,169,529	73
B & J Rocket America, Inc.	Middlebury	Existing	\$2,369,355	0
Challenger Door	Nappanee	Existing	\$1,395,000	25
Commodore Corporation	Goshen	Existing	\$3,608,031	55
Diversified Machine Bristol, LLC	Bristol	Existing	\$23,609,741	116
Forest River Inc.	Bristol/Goshen	Existing	\$5,425,000	185
Grand Design RV	Middlebury	Existing	\$6,922,500	550
Great Lakes Forest Products, Inc.	Elkhart	Existing	\$2,448,000	25
Kem Krest Corporation	Elkhart	Existing	\$1,116,000	12
Lexington Corporation	Elkhart	Existing	\$2,155,000	40
Midwest Automotive Designs	Elkhart	Existing	\$686,500	80
Sapa Extrusions	Elkhart	Existing	\$5,895,000	35
Satellite Industries	Bristol	New	\$6,915,290	70
Smoker Craft, Inc.	New Paris	Existing	\$4,138,900	100
Thermo Bond Buildings, LLC	Elkhart	Existing	\$1,676,300	86
Titan Distribution, LLC	Elkhart	Existing	\$5,450,000	24
Totals			\$111,815,540	1,741

2014 Projects

The EDC of Elkhart County is pleased to share our team worked on 75 projects throughout 2014 in both distribution and manufacturing. With 18 expansions of existing companies and 2 new companies locating in Elkhart County, the total investment in our county for 2014 is a whopping \$111,815,540! Elkhart County has 23 active projects continuing into 2015, 21 projects that are on the “wait and see” list, and 11 projects that we lost to other areas. Although we are rarely informed why we lose projects, we do know that 5 were due to the limited amount of available buildings in Elkhart County that met company criteria, such as size, age, condition, and ceiling height. Overall, a very successful year for Elkhart County!

75
Number of Projects
as of
December 1, 2014

20
Total Number of
Project Wins



Growth in the Market



Alliance Sheets, LLC built a \$24 million production facility. Regional General Manager Doug Shaeffer said the production facility will use a state-of-the-art laminating machine that exists in only six other places in the world. The plant will produce sheets of corrugated paper that are distributed to customers who make corrugated boxes. The EDC facilitated tax incentives for \$25,250,000 of new investment to construct their new manufacturing facility resulting in 50 new jobs.



Alpha Sytems—a manufacturer/distributor of construction products and accessories for the RV, housing and marine industries—invested \$3.6 million to upgrade an existing manufacturing facility resulting in 60 new jobs. The Indiana Economic Development Corporation offered up to \$320,000 in tax incentives through the Economic Development for a Growing Economy (EDGE) program.



B & J Rocket America, Inc. plans \$2.6 million in new investments to upgrade their manufacturing facility by robotically automating their retreading blade process. The company can receive up to \$10k in Skills Enhancement Tax Credits and \$70k in Hoosier Business Investment Tax Credits tax incentives from the State of Indiana Economic Development Corporation.



Diversified Machine Bristol, LLC, a leading global supplier of precision chassis casting and machining solutions, is the industry's largest single integrated resource for high-quality, precision casting and machining solutions with manufacturing capabilities in every key region of the world. The EDC aided Diversified Machine Bristol in receiving tax incentives for \$23.6 million of new investment to modernize machining technologies at their manufacturing facility. This expansion could result in 116 new jobs being created.



Forest River, Inc. is one of the largest manufacturers of quality RVs, pontoon boats, cargo trailers and commercial vehicles. The EDC assisted Forest River in their \$5.4 million of new investment at 5 facilities. The company could receive \$1.85 million in tax incentives over a 10 year period from the State of Indiana's Economic Development for a Growing Economy (EDGE) program and plans to create 155 new jobs.



Kem Krest Corporation is consistently recognized as an industry leader of supply chain services. Kem Krest serves more than 20 original equipment manufacturers, including John Deere, Case, Caterpillar, General Dynamics and such automakers as Ford, Hyundai and Honda as well as GM. The EDC coordinated tax incentives for \$1.6 million of new investment to upgrade and equip their new manufacturing and packaging facility.



Sapa Extrusions is North America's leading producer of common alloy extruded aluminum products. Sapa's aluminium profiles are used in a wide variety of applications, in industry segments ranging from transport and energy to sport and leisure. The EDC teamed with Sapa on tax incentives for \$5.9 million of new investment to construct and expand an aluminum extruding facility. Elkhart County offered up to \$686,000 in real and personal property incentives over a 5 year period.



Satellite Industries is the world's largest supplier of products to the portable restroom industry including restrooms, trucks and deodorizers. The EDC facilitated tax incentives for \$6.9 million of new investment to construct and equip a new manufacturing facility, offering up to \$675,000 in conditional tax credits based on the company's job creation plans. Satellite Industries could also receive up to \$379,000 in real and personal property tax phase in savings from Elkhart County.

Development Sites

These certified sites are ready for construction — saving time, expense and risk. Perform a custom search for available property based on your requirements on our website www.elkhartcountybiz.com or call (574) 293-5627.

Beck Industrial Park

Elkhart

37 acres

Logistics // Manufacturing

Quick, direct access to

Interstate 80/90 and US 20

Waterford Commons Business Park

Goshen

220 acres

Medical Device Industry //

Corporate HQ // R&D // Manufacturing

Live-Work Concept

6 & 13 // Technology and Industry Park

Syracuse

61 acres

Medical Device Industry // Corporate

HQ // R&D // Manufacturing

Board of Directors

EXECUTIVE COMMITTEE



Jim Dague
Chairman



Ken Julian
Vice Chair



Wes Herschberger
Past Chair



Jim Hiatt
Past Chair



Alex Strati
Treasurer



John Place
Secretary



Trish Hankila
Chairman of
Performance Oversight



Mike Yoder
Chairman of
Nominating Committee

JOHN PLACE
Ancon Construction

RICHARD MOORE
City of Elkhart

ALLAN KAUFFMAN
City of Goshen

LARRY THOMPSON
City of Nappanee

RICHARD GENTLE
Crowe Horwath LLP

KYLE HANNON
Greater Elkhart Chamber of Commerce

MIKE YODER
Elkhart County Board of Commissioners

JOHN LETHERMAN
Elkhart County Council

WILLIAM B. BURTON
1st Source Bank

JAMES HIATT
First State Bank

DAVID DAUGHERTY
Goshen Chamber of Commerce

JAMES BRENNEMAN
Goshen College

JIM FINAN
Indiana Michigan Power

JAMES DAGUE
Retired IU Goshen Health

THOMAS COLEY
Ivy Tech College

TRISH HANKILA
KMC Controls, Inc.

WES HERSCHBERGER
MapleTronics Computers

JOSEPH CATALDO
McGladrey LLP

SAM POHL
Middlebury Chamber of Commerce

JEFF KITSON
Nappanee Area Chamber of Commerce

DONALD BABCOCK
NIPSCO

ALEX STRATI
Old National Bank

RICHARD FLOREA
Truck Accessories Group, LLC

KEN JULIAN
Thor Industries, Inc.

JEFF TROXEL
Town of Wakarusa

ROBERT BERNHARD
University of Notre Dame

Our Team



Dorinda Heiden-Guss
President & CEO



Chris Stager
Vice President of Retention
& Expansion



Denise Hoke
Office Manager



Ginger Lyons
Development Associate



Sherm Hansen
Advancement Director



Don Stohler
Advancement Director



300 NIBCO Parkway, Suite 201 | Elkhart, IN 46516

Toll Free: 877-535-1002

Phone: 574-293-5627 | Fax: 574-343-2951

www.elkhartcountybiz.com

Our Investors

Thank you to our Partners for continuing to support innovation, market diversification, the creation of jobs and improved quality of life throughout Elkhart County.

ADEC, Inc.	Community Occupational Medicine, LLC	First Federal Savings Bank
AE Techron	CommunityWide Federal Credit Union	1st Source Bank
AMBS Anabaptist Mennonite Biblical Seminary	Concord Mall - Triyar Cannon Group	First State Bank
Ampro American Medical Waste Professionals, LLC	Cressy & Everett Inc.	FM Stone Commercial
Ancon Construction Co., Inc.	Crowe Horwath LLP	Foremost Fabricators, LLC
Arkos Design, Inc.	Crystal Ballroom Catering	Forest River Inc.
ASC Industries, Inc.	Culver Duck	Fox 28
AT & T	D & W Incorporated	Frontier Communications
ATC Trailers	Dave Carter & Associates	Gaylor Electric
Atwood Mobile Products	Dec-O-Art	GDC, Inc.
B & B Molders LLC	DEHCO Inc.	Gibson Insurance Group
Barnes & Thornburg LLP	DJ Construction Company, Inc.	GL Fetherolf PC
Beacon Health System	Dometic, LLC	Goshen Chamber of Commerce
Benteler Automotive	Don Stohler Consulting, Inc.	Goshen Motors
Berkshire Hathaway Home Services Northern Indiana Real Estate	Dwyer Instruments, Inc.	Goshen Stamping Company
Big R Stores	EA Technologies LLC	Grandma's Pantry
Borger Design & Construction The Borger Group, LLC	EarthWay Products, Inc.	Greencroft Retirement Communities
Bradley Company	Easy Shopping Place	Greenfield Corporation
Stephanie Girvin	EdwardJones Ross M. Houglund	Hampton Inn
Bull Moose Tube Company	Elkhart Chamber of Commerce	Hansen and Associates LLC
Business Development Corporation	Elkhart County Board of REALTORS®, Inc.	Hawkins Water Tech., Inc.
Center for Hospice Care	Elkhart County Government	Dorinda Heiden-Guss
Challenger Door	Elkhart General Healthcare System	Heritage Financial Group, Inc.
City of Elkhart	Elkhart Plastics	Denise Hoke
City of Goshen	Essenhaus Inn & Conference Center	Hoogenboom-Nofziger Corporation
City of Nappanee	Exact-Tech Machining Inc.	Horton Group
Clear Focus LLC - The Alternative Board North Central Indiana	Faegre Baker Daniels LLP	Indiana Manufactured Housing Association Recreation Vehicle Indiana Council, Inc.
Commodore Corporation	Fairmont Homes, Inc.	Indiana Michigan Power
	Ferret, Inc.	Indiana Plastics, Inc.
		Indiana Toll Road

Our Investors

Indiana University Goshen Hospital	Bill and Elaine Marohn	Marly and Laura Rydson
INOVA Federal Credit Union	Martin Brothers Contracting, Inc.	Salem Insurance Agency, Inc.
Insight Accounting Group	Maverick Packaging, Inc.	Schrock Commercial
Inter-Cambio Express, Inc.	McGladrey LLP	Schurz Communications Inc.
Interlogic Outsourcing, Inc.	Menno Travel Service	Serim Research Corporation
Interra Credit Union	Mid-City Supply Company, Inc.	Siemens Healthcare Diagnostics
Ivy Tech Community College	Middlebury Chamber of Commerce	SMART Cabinetry
J.A. Stauffer CPA PC	Mid-States Construction, Inc.	Smoker Craft, Inc.
J.A. Wagner Construction, Inc.	MITO Corporation	South Bend Airport
Jayco, Inc.	MSC Industrial Supply Company	South Bend Medical Foundation
Jenkins Automotive	MutualBank	Spherion Staffing Services
JPR Jones Petrie Rafinski	Nappanee Area Chamber of Commerce	STIFEL The Elkhart Group
Kem Krest Corporation	Nautic Global Group	Bud and Teri Stout
Key Bank	NIBCO Inc.	Success with CRM Consulting, Inc.
KIB Electronics	Niblock Excavating	Supreme Indiana Operations, Inc.
Kiel North America LLC	Northern Indiana Public Service Company	Talmer West Bank
KMC Controls	Northland Corporation	Teachers Credit Union
Kountryside Kennel, LLC	Northwestern Mutual	Tenneco
Kountry Wood Products Kountry Cabinets Borkholder Furniture, Inc.	Nuway Construction	The Centre, P.C.
Kruggel, Lawton & Company, LLC	Office Interiors	Thor Industries
Kuert Concrete, Inc.	Old National Bank	Town of Bristol
L & W Engineering, Inc.	OmniSource	Town of Middlebury
Lake City Bank	OSMC	Town of Millersburg
LaSalle Bristol	Personnel Partners Inc.	Town of Wakarusa
LaVanture Products Company	Pfeil Innovation Center	Truck Accessories Group, LLC
Legacy Fire Inspections	Mike Pianowski	Turtle Top
LionsHead Specialty Tire & Wheel, LLC	PNC Financial Services Group	Utilimaster Corporation
Lithotone, Inc.	ProAir LLC	Vista Manufacturing, Inc.
Ginger Lyons	Reach 360	Wakarusa Chamber of Commerce
Majority Builders, Inc.	Reschcor, Inc.	Waste-Away Group, Ltd.
MapleTronics Computers	Rieth-Riley Construction Co., Inc.	Welter Foundation
Marbach, Brady & Weaver, Inc.	Robert Weed Plywood Corporation	WNDU-TV
	Roberts Environmental Services, LLC	Yoder, Ainlay, Ulmer & Buckingham, LLP
		Zeeland Lumber & Supply