



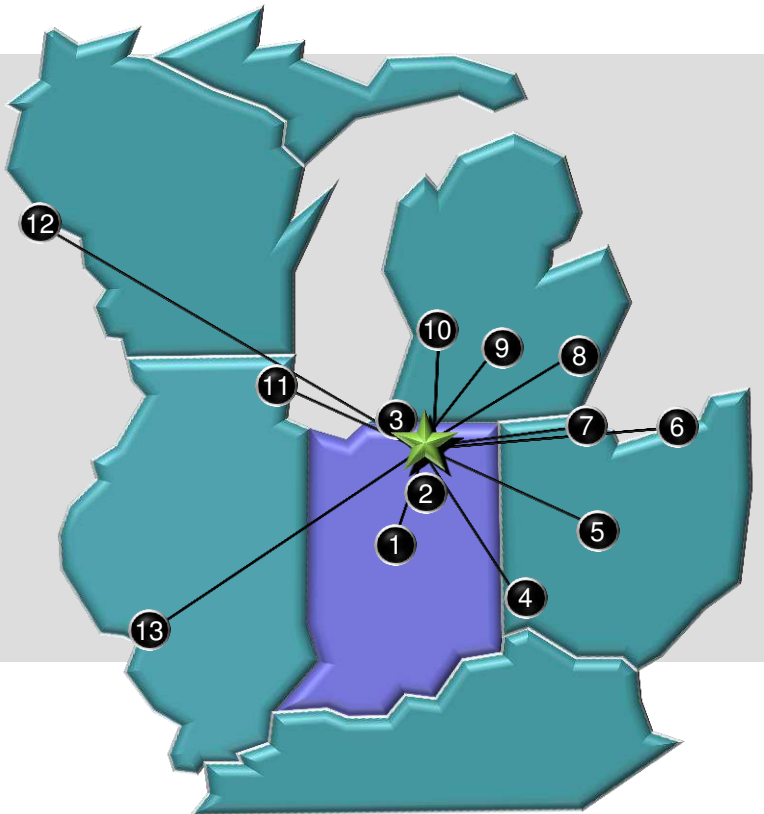
ELKHART COUNTY, INDIANA

www.elkhartcountybiz.com

Phone 574-293-5627

DEMOGRAPHIC DATA

① Indianapolis, Indiana	150 mi.
② Warsaw, Indiana	25 mi.
③ South Bend, Indiana	25 mi.
④ Cincinnati, Ohio	255 mi.
⑤ Columbus, Ohio	225 mi.
⑥ Cleveland, Ohio	241 mi.
⑦ Toledo, Ohio	140 mi.
⑧ Detroit, Michigan	200 mi.
⑨ Grand Rapids, Michigan	102 mi.
⑩ Lansing, Michigan	138 mi.
⑪ Chicago, Illinois	120 mi.
⑫ Minneapolis, Minnesota	530 mi.
⑬ St. Louis, Missouri	392 mi.



ELKHART COUNTY RANKS HIGH



- #1 for Job Growth in State of Indiana.
- #2 in the Nation for Advanced Manufacturing.
- #6 Recession Busting Attributes
- #8 Year-Over-Year Growth in Mid-Size Communities.
- #11 in Percent of Jobs in Manufacturing.
- #51 Out of Top 100 Leading Locations in United States.

For sources, visit www.elkhartcountybiz.com

LABOR FORCE – ELKHART COUNTY

Labor Force	104,616
Labor Force within 35 mi. radius	475,241
Average Wage	\$43,244
Right-to-work State	

Source: HoosierData 2015, StatsAmerica 2015

UNEMPLOYMENT RATE

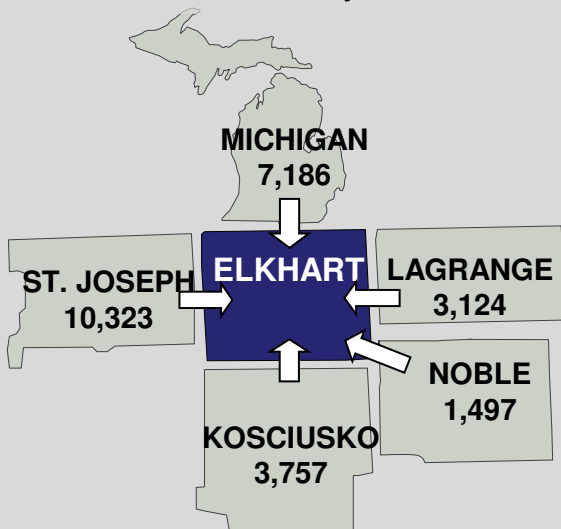
Elkhart County	3.2%
Indiana	4.2%
United States	4.9%

Source: US Bureau of Labor Statistics October 2016

DEMOGRAPHIC DATA

COMMUTING INTO ELKHART COUNTY

Represents 17.5% of County Work Force

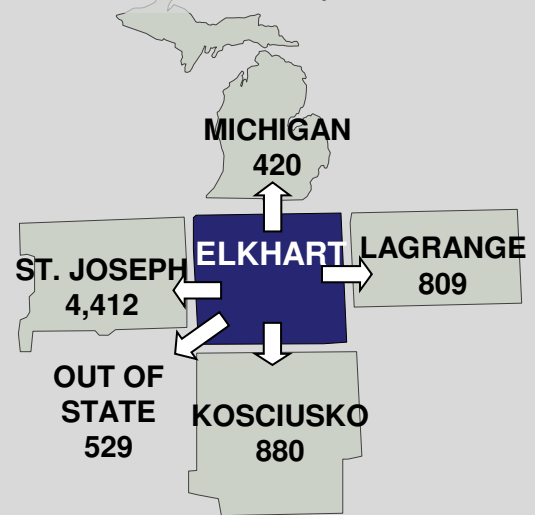


29,446- Number of persons who live in another county/state, work in Elkhart County

Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2014

COMMUTING OUT OF ELKHART COUNTY

Represents 5.7% of County Work Force



8,350 - Number of persons who live in Elkhart County, but work outside the county

Source: STATS Indiana Annual Commuting Trends Profile Tax Year 2014

ELKHART COUNTY ADVANTAGES



- Logistics
- Interstate Access
- Low Taxes
- Workforce
- Proximity to Major Markets
- Low Cost of Doing Business

BUSINESS TAXES

Corporate income tax

Indiana's corporate income tax rate is steadily decreasing from the current 6.25% to 4.9% by the year 2022.

Sales and use tax

Calculated at a rate of 7%. Exemptions: research / development equipment. Manufacturing: raw materials, equipment, power, electricity, utilities. Wholesale: items used in production and sales made in interstate commerce.

Gross receipts and inventory tax

Indiana has no gross receipts and no inventory tax.

Unemployment insurance tax

Applied rate for new employers is 2.5% with a taxable wage base of \$9,500.

Property tax

Real and personal property tax is assessed at market value. Tax rates and exemptions vary among local jurisdictions. Homeowner property taxes are capped at 1% of a home's assessed value, apartments and agriculture at 4%, and business property taxes at 3%.

Current tax rates are available at www.elkhartcountybiz.com.

DEMOGRAPHIC DATA

LOCAL INCENTIVES

Real Property Tax Phase-In

New buildings constructed are eligible for real property tax abatement. Substantial improvements to existing buildings may be eligible, but it is important to note that only the value of the improvement to the existing building qualifies. Land does not qualify for phase-in.

Real property tax phase-in is a declining percentage of the increase in assessed value of the improvement.

Personal Property Tax Phase-in

Manufacturing and research & development equipment new to Indiana is eligible for personal property tax phase-in.

Personal property tax phase-in is a declining percentage of the assessed value of the newly installed manufacturing and / or research and development equipment.

Vacant Property Tax Phase-in

One or two year tax phase-in based on the occupation of a qualifying vacant building.

Tax Increment Financing (TIF)

Elkhart County has over 30 TIF districts. Allows a company locating within a specific jurisdictional area improved infrastructure, water, sewer, roads. The TIF district is created and approved by the redevelopment commission.

A city, town or county may use property taxes derived from a new project to finance infrastructure, structures, land acquisition, or equipment that benefits the new project.

Contact

EDC of Elkhart County is your primary point of contact for local and state incentives process and timeline.

SHOVEL READY



**Certified Sites
Ready for Construction –
saving time, expense and risk.**



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

*Custom search for available property
based on your requirements –
www.elkhartcountybiz.com or
Call 574.293.5627*



DEMOGRAPHIC DATA

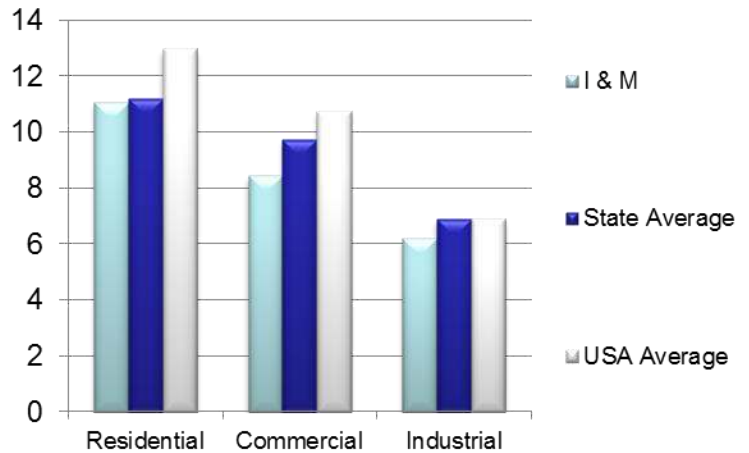
UTILITIES - ELECTRICITY

Indiana Michigan Power (I&M)

Serving City of Elkhart
www.aeped.com

Northern Indiana Public Service Company (NIPSCO)

Serving Elkhart, Goshen, Nappanee, Bristol, Middlebury, Millersburg, New Paris, and Wakarusa
www.ni-econdev.com



I&M and NIPSCO offer **Economic Development Rider (EDR) incentives** to new and expanding businesses in Elkhart County.

UTILITIES – NATURAL GAS

Northern Indiana Public Service Company (NIPSCO)

Serving Elkhart County
www.ni-econdev.com

WATER & WASTEWATER

	Water 2016		Wastewater 2016	
	Daily Capacity (gpd)	Ave. Daily Flow (gpd)	Daily Capacity (gpd)	Ave. Daily Flow (gpd)
Elkhart	21,000,000	7,900,000	20,000,000	13,200,000
Goshen	10,200,000	3,500,000	5,000,000	3,000,000
Nappanee	2,800,000	800,000	1,900,000	1,200,000
Bristol	1,512,000	317,313	750,000	235,000
Middlebury	3,456,000	550,000	990,000	550,000
Millersburg	1,656,000	75,000	120,000	70,000
Wakarusa	500,000	230,000	1,500,000	495,000
New Paris	private well	private well	360,000	150,600
Elkhart County	private well	private well	private septic	private septic

UTILITIES – OTHERS

Indiana Broadband Map

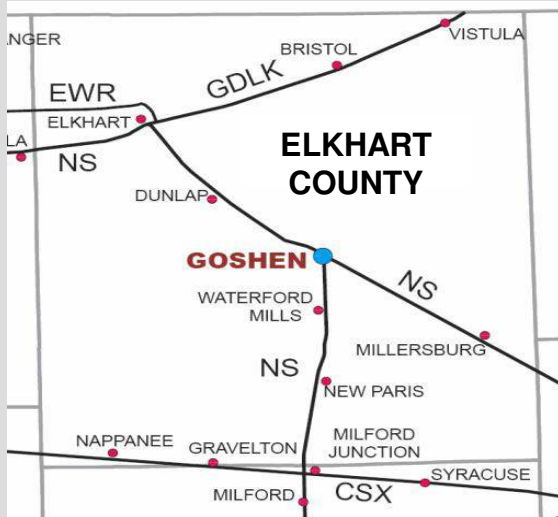
www.indianabroadbandmap.com
 Determine service providers by entering address of location.

Telecommunications

Commercial & Industrial Waste
 Information at www.elkhartcountybiz.com

DEMOGRAPHIC DATA

LOGISTICS - RAIL



Norfolk Southern Corporation (NS)

Serving Elkhart, Goshen, Millersburg, New Paris

www.nscorp.com

CSX Transportation (CSX)

Serving Nappanee

www.csx.com

Elkhart & Western (EWR)

Serving Elkhart

www.pioneer-railcorp.com

Grand Elk Railroad (GDLK)

Serving Bristol, Elkhart

www.watcocompanies.com

LOGISTICS – AIR

International Airports

Chicago O’Hare (ORD)	140 miles
Chicago Midway (MDW)	120 miles
Detroit (DTW)	170 miles
Indianapolis (IND)	160 miles

Commercial Airport

South Bend Airport (SBN)	35 miles
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www.flysbn.com

3 General Airports

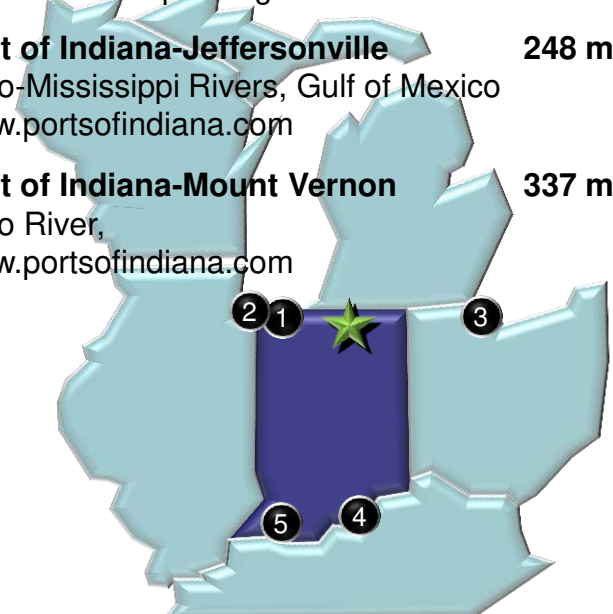
Elkhart Municipal Airport
www.elkhartindiana.org

Goshen Municipal Airport
www.goshenair.com

Nappanee Municipal Airport
www.nappaneeairport.com

LOGISTICS - WATER

- 1 Port of Indiana-Burns Harbor** **77 mi.**
Lake Michigan, Great Lakes
www.portsofindiana.com
- 2 Illinois International Port** **110 mi.**
Lake Michigan, Great Lakes
www.iipd.com
- 3 Port of Toledo, Ohio** **141 mi.**
Lake Erie, Great Lakes
www.toledoseaport.org
- 4 Port of Indiana-Jeffersonville** **248 mi.**
Ohio-Mississippi Rivers, Gulf of Mexico
www.portsofindiana.com
- 5 Port of Indiana-Mount Vernon** **337 mi.**
Ohio River,
www.portsofindiana.com



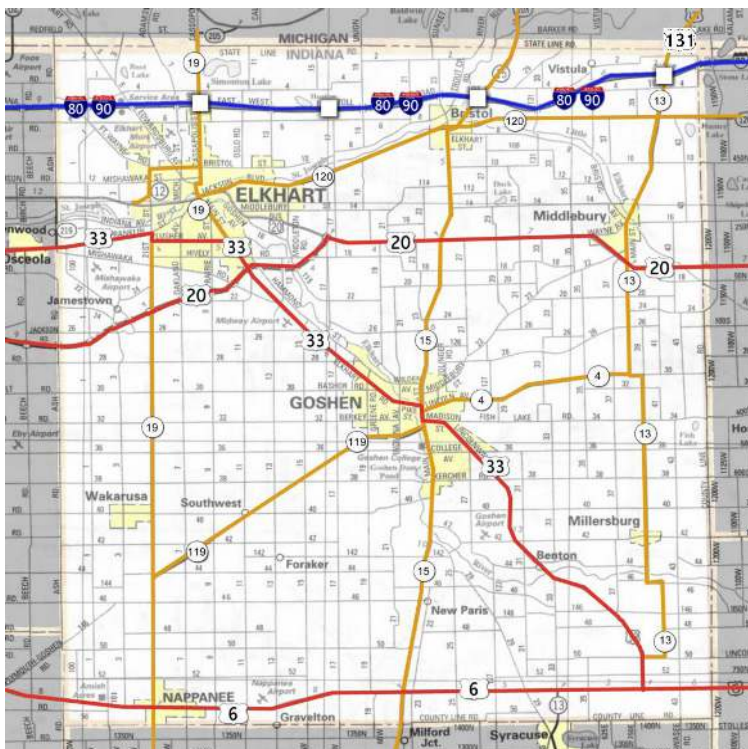
DEMOGRAPHIC DATA

LOGISTICS – HIGHWAY

Elkhart County is served by Interstate-80/90 with four 4 entry and exit locations. Elkhart County is served by six 6 state highways and four 4 US highways. The county is also easily accessible to Interstate 69.



Entry // Exit	Intersecting
Elkhart	SR 19
Elkhart East	CR 17
Bristol / Goshen	SR 15
Middlebury	SR 13 & US 131



MAJOR MANUFACTURERS

Thor Industries, Inc.	13,000
Forest River, Inc.	11,000
Lippert Components, Inc.	5,500
Patrick Industries	4,400
Supreme Corporation	1200
Utilimaster	923
KIK Custom Products	900
MasterBrand Cabinets, Inc.	850
Bennington Marine LLC	822
Newmar Corporation	755

MAJOR EMPLOYERS

Thor Industries, Inc.	13,000
Forest River, Inc.	11,000
Lippert Components, Inc.	5,500
Patrick Industries	4,400
Beacon Health System	2,584
Elkhart Community Schools	1,883
Goshen Community Schools	1,442
Martin's Super Markets	1,025
Elkhart County Government	1,021
Utilimaster	923

*By number of employees.
EDC of Elkhart County, 1/26/2017*

COST OF LIVING

Elkhart-Goshen MSA	
Composite Index (100%)	93.0
Grocery Items (13.31%)	99.5
Housing (29.27%)	79.6
Utilities (10.22%)	89.0
Transportation (9.86%)	98.7
Health Care (4.23%)	106.0
Miscellaneous (33.11%)	99.0

Source: ACCRA Cost of Living Index, 2016 Annual Average

DEMOGRAPHIC DATA

RECENT ANNOUNCEMENTS

ASA Electronics	\$10.6 M
Bearcat	\$6.0 M
Cleer Vision	\$4.0 M
Core Wood Products	\$1.9 M
Genesis	\$3.7 M
InTech Trailers	\$1.6 M
Kem Krest	\$9.4 M
Modular Technical Serv.	\$.7 M
Monogram Foods	\$5.3 M
PolyElectronics	\$.9 M
Renegade RV	\$1.3 M
Shield Restraint	\$10.0 M
Utilimaster	\$10.9 M
Total Investments	\$66.8 M

Amount of investment.



BUSINESS ASSISTANCE

EDC of Elkhart County Retention & Expansion Program

Assisting Elkhart County businesses. Removing barriers to their expansion and success.
www.elkhartcountybiz.com

North Central Indiana Business Assistance Center

Assists in process improvement with training and implementation of Lean concepts.
www.michianatech.org

University of Notre Dame Innovation Park at Notre Dame

Builds commercialization bridges between the University and businesses at all stages of development.
www.innovationparknd.com

Strategic Research Investments (SRI)

Nano Technology, Diagnostics, Energy, Environment, Imaging, Global Health
www.sri.nd.edu

Goshen College Business & Entrepreneurial Education

Programs supporting local businesses. Developing and operating business programs for local managers, employees and entrepreneurs.
www.goshen.edu

WorkOne

Employee Recruitment, Job Fairs, Screening, Testing, WorkKeys, Job Profiles, Assessments, Dislocation Support, Training Grants, On the Job Training, Customized Training, Posting of Jobs on the Statewide Job Matching System.
www.gotoworkone.com

Purdue University Technical Assistance Program (TAP)

Technical assistance, performance improvement, technology adoption.
www.tap.purdue.edu

DEMOGRAPHIC DATA

POST-SECONDARY IN ELKHART COUNTY



Anabaptist Mennonite Biblical Seminary
 Goshen College
 Indiana University South Bend – Elkhart Campus
 Ivy Tech Community College
 Indiana Tech
 Harrison College
 Bethel College
 Indiana Fundamental Bible College

35

UNIVERSITIES & COLLEGES WITHIN AN HOUR OF ELKHART COUNTY

INDIANA'S MAJOR UNIVERSITIES

1. Anderson University
2. Ball State University
3. Butler University
4. Indiana State University
5. Indiana University
+ 7 regional
6. Purdue University
+ 5 regional
7. Trine University
8. University of Notre Dame
9. University of St. Francis
10. Valparaiso University
11. Vincennes University
12. University of Evansville



PUBLIC K-12 EDUCATION

7 Public School Districts

2016
Grade

Baugo Community Schools	B
Concord Community Schools	C
Elkhart Community Schools	C
Fairfield Community Schools	B
Goshen Community Schools	B
Middlebury Community Schools	B
Wa-Nee Community Schools	A

(Grade Point Rating Grades K-12 by Indiana Department of Education)

**Private Schools
 Career & Technical Education**

Contact information on
www.elkhartcountybiz.com

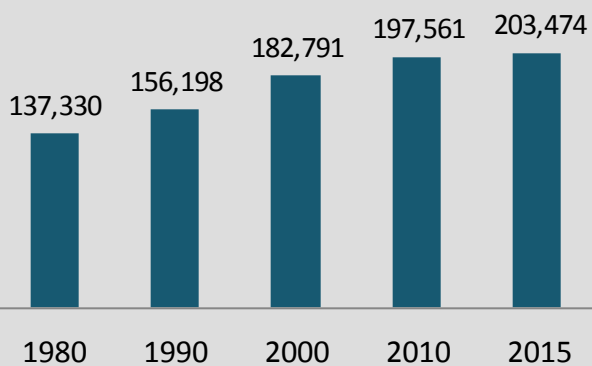
DEMOGRAPHIC DATA

ELKHART COUNTY COMMUNITIES

	Elkhart City	Goshen City	Nappanee City	Bristol Town	Middlebury Town	Millersburg Town	Wakarusa Town
Population	51,421	32,267	6,715	1,650	3,527	926	1,798

Sources: American Community Survey, US Census Bureau

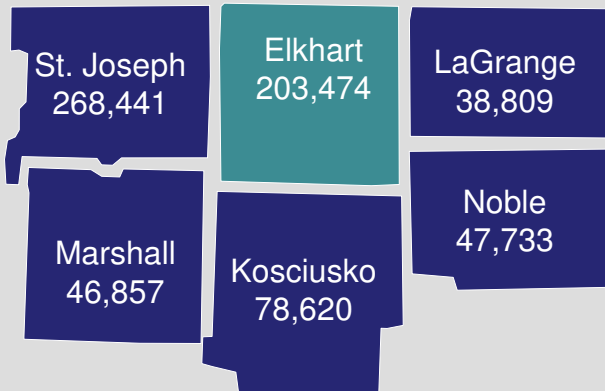
POPULATION OVER TIME



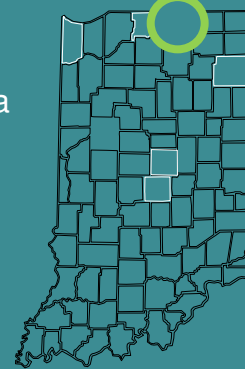
POPULATION BY AGE

Preschool (0 to 4)	15,135
School Age (5 to 17)	41,754
College Age (18 to 24)	18,088
Young Adult (25 to 44)	50,839
Older Adult(45 to 64)	49,941
Older (65 plus)	27,717
Median Age	35.4

ELKHART COUNTY AND ITS NEIGHBORS



The 6 most populous counties in Indiana



● H.S. Diploma or More - % of Adults 25+

● Bachelor's Degree or More - % of Adults 25+

Elkhart

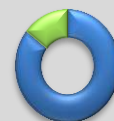
Kosciusko

LaGrange

Marshall

Noble

St. Joseph



Sources: STATSIndiana, Median age calculated by the IBRC, US Census Bureau, 2015 ACS 5 year est.2015; 2016