



*Tipton County Economic Development Corporation*

# Development News

Volume 13 ~ Issue 1

January / February / March 2007

## **Wildcat Township Volunteer Fire Department Receives CFF Grant of \$140,892**

An announcement was made in early December by Lt. Governor Becky Skillman who announced that Tipton County's Wildcat Township Volunteer Fire Dept. will receive a \$140,892 Community Focus Fund (CFF) Grant for the purchase of a new tanker truck. The new truck will replace a 1974 truck and will have double the water storage capacity.

"Community Focus Fund grants are a vital source for Indiana's rural communities. I am pleased that Tipton County recognizes the importance of strengthening their towns and improving the quality of life for all residents," said Lt. Governor Skillman who serves as Secretary of Agriculture and Rural Development.

The federally funded Community Development Block Grant (CDBG) Program awards Community Focus Fund grants twice a year after competitive funding rounds. During the second round of 2006 funding, 32 Hoosier communities shared in nearly \$14.2 million. The Indiana Office of Community and Rural Affairs (OCRA) administer the Community Focus Fund.

CFF grants assist small cities and towns in implementing their long term development plans. Projects eligible for CFF grants include micro-enterprise projects, local health facilities, youth centers, water system improvements, and sewer system improvements.

## ***Town of Windfall to Receive \$525,000 CFF Grant***

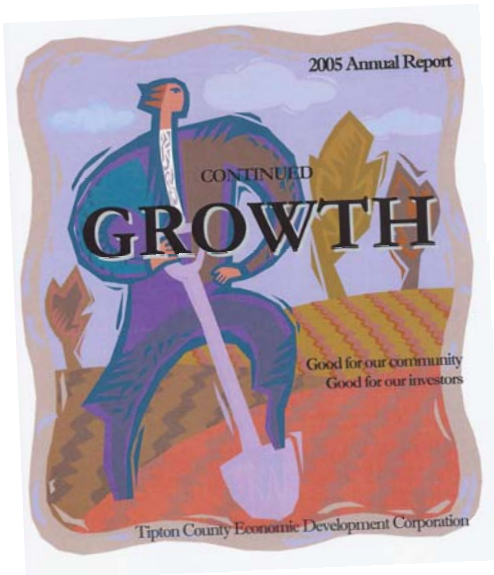
The Town of Windfall will receive a \$525,000 Community Focus Fund (CFF) Grant for a water capital improvement project. The project will consist of the installation of a new water treatment plant, new storage tank and improvements to the distribution system. This project will improve the water quality for town residents and will improve the efficiency of the utility.

## **Lilly LaGarde Opens in Tipton**

Pictured is some of the unique gifts offered at Tipton's newest retail shop "Lilly LaGarde" located at 309 E. Washington Street. A great many of the items are handmade by local artists. Stop by and visit with shop owners Fred and Diane Henderson. They will be glad to assist you with gift ideas for that special someone.

Shop hours are 10:30 a.m. to 6:30 p.m., Tues. - Fri and 10:00 a.m. to 3:00 p.m. on Saturday. Closed Sunday and Monday.





# TCEDC 2005 Annual Report

The 2005 Annual Report of the Tipton County EDC can be viewed on our website at [www.tiptonedc.com/about\\_report.asp](http://www.tiptonedc.com/about_report.asp). The report highlights our vision, mission and strategies – the positive things that we do along with our partners / investors in focusing on the economic future of Tipton County.

The TCEDC is funded through private/public partnerships with our investors each year. The 2005 Report spotlights our 19<sup>th</sup> year of operation. If you have not received a print copy and wish to receive one, contact our office at (800) 461-4907 or (765) 675-7417 to request one.



## Our 2006 Private Investors

These companies and individuals have joined the efforts of the TCEDC in 2006 by providing financial backing to assist us in our efforts to make Tipton County a competitive and prosperous community. Without them, our efforts to retain existing industry and recruit new companies would not be possible. In partnering together, more can be accomplished. Thank you for investing in the economic future of Tipton and Tipton County. We salute you for your investment and continued support!

### Professionals

Max McNeal, C.P.A.  
Michael T. Smith, DDS  
Dr. Jeffrey L. Tweedy, OD

### Banks

First Farmers Bank & Trust  
First National Bank & Trust  
National City Bank  
STAR Financial Bank  
Steel Parts FCU

### Commercial / Retail

Apple Group, Inc.  
Bouquet Barn  
Brumbaugh Greenhouse  
Columbia Trophy & Engraving  
Diane Theatre & Sweet Shop  
Jean's Flowers & Gifts  
Lee Landscaping, Inc.  
McCormack Printing Impressions  
McNeal Rentals  
Medicine Shoppe Pharmacy  
Tipton ACE Hardware  
Pizza King / Cardini's Inc.  
Pizza Shack  
Ramsay Business Solutions  
The House of Glass, Inc.  
Tipton Automotive Supply / NAPA

### Construction / Contractors

Acres Construction  
Ashley Construction  
Baumgartner & Co. Asphalt Services

BRS Mechanical  
Maddox Excavating, LLC  
Smith Building, Inc.  
TenBrook Sales, Inc.  
Tragesser Concrete Forms, Inc.

### Funeral Homes

Young-Nichols Funeral Home, Inc.

### Industry

AcraLine Products, Inc.  
Campbell Seed, Inc.  
Cargill Ag Horizons  
Co-Alliance, LLP  
DC Coaters, Inc.  
High Performance Alloys, Inc.  
Mervis Industries, Inc.  
Package Right Corporation  
Pierce Hardy Limited Partnership  
(84 Lumber/84 Components Co.)  
Pioneer – A DuPont Company  
Ray Bros. & Noble Canning Co., Inc.  
Roberts & Dybdahl, Inc.  
Steel Parts Corporation

### Insurance

Farmers Mutual Insurance Co.  
Luttrell Insurance Agency, Inc.  
Mr. Steven B. Smith, MJ Insurance

### Media

Tipton Tribune

### Medical / Hospitals

Tipton Hospital

### Real Estate

Havens Realty Company, Inc.  
Patrick B. Lindley, FC Tucker

### Title Companies

Moore Title & Escrow

### Utility

Smithville Telephone Co., Inc.  
TDS TELECOM

### Individuals

Mr. & Mrs. Warren Baird  
Mrs. Gene Doversberger  
Mr. & Mrs. Monty Henderson  
Mr. & Mrs. Mike Keir  
Mr. William Keir  
Ms. Nancy Nicholson  
Mr. & Mrs. Allen Perry  
Ms. Nancy Poer  
Mr. & Mrs. Clinton Rockey  
Mr. & Mrs. Donald F. See  
Mr. & Mrs. Richard Sprague

Special thanks to  
**Tipton County and  
the City of Tipton**

**Next newsletter issue will list our  
2007 Investors!**

*Building a better community ~ Advocates for business ~ Working together for you and your business*

# Director's Message...

*from the desk of William Keir, CECD, Executive Director of Tipton County EDC*



## Are You In A “TIF”?

Just what is a “TIF”? You may have heard of it in relation to some of the large projects starting or proposed in Tipton County. It stands for “Tax Increment Financing”. It is a financing vehicle for the capital improvements, usually public, needed to locate such a project in the county. More than thirty states currently have laws governing tax increment financing.

Basically the county, or city, freezes the property assessments in a designated geographic area at the level just prior to the new project or development occurring. This is called the “base assessed value”. As development occurs and assessments increase within the designated TIF area, the property taxes attributable to increases in assessed value above the “base assessed value” are collected in a TIF allocation fund. Again, it is important to remember that taxes in the designated TIF area for the “base assessed value” are being collected and retained by the local governmental unit as they always were. It is just the new taxes attributable to the new development that go into the TIF allocation fund.

These TIF revenues can be used for any capital project that is in or serving the TIF area. These are many times public infrastructure improvements such as sanitary sewers, water lines, storm water control, electric, and roadways. These improvements can be financed using bonds. The amount of the bonds is dependent upon the calculated amount of new tax revenue generated by the new development within the TIF area. Once the bonds are paid off, the tax allocation is discontinued and all public bodies enjoy the benefits of increased property tax values.

In other cases a governmental unit may decide to pay for development associated with a TIF area directly, without the issuance of bonds. The governmental unit would then be reimbursed for expenditures made by it for the local public improvements as they are constructed.

In order to undertake all of the above, a Redevelopment Commission is established and is controlled by five appointed members. The Redevelopment Commission, using city or county employees and/or outside consultants, prepares a redevelopment or economic development plan, which describes the development activities to be undertaken. After the plan is completed, the Redevelopment Commission passes a Declaratory Resolution which describes the economic development area, makes this area an allocation area, adopts a plan of economic development and makes required statutory findings. The Plan Commission then determines by resolution whether the Declaratory Resolution and the economic development plan submitted by the Redevelopment Commission conform to the plan of development for the unit, and then approves or disapproves them. Next the municipal legislative body or county executive must then approve the order of the Plan Commission. Next the Redevelopment Commission publishes notice of the adoption of the Declaratory Resolution and gives notice of a public hearing and meeting to adopt a Confirmatory Resolution. Lastly, the public hearing is held and the Confirmatory Resolution is adopted.

I point out all of the detail above to show that it is a very public process with many public meetings and public hearings that are advertised prior to a TIF area being designated. You will also notice that for a TIF, the developing company continues to pay full taxes on the increased assessment on their project. Those taxes above the “base assessed value” go into the TIF allocation fund to pay for the new public improvements in or associated with the TIF area. This is very different from “tax abatement”, which I discussed in the December 2005 newsletter. If you are interested in the topic, email us to request a copy. Tax abatement is also a very public process, with an advertised public hearing.

It does also happen that TIF and tax abatement occur together for a project, when requested. It affects the amount of the TIF bonds that can be issued, so it is a decision that the prospect, or developing company, must make. If the developing company desires or needs both, the amount of infrastructure financing available to the governmental unit is reduced.

*Building a better community ~ Advocates for business ~ Working together for you and your business*

# US 31 Update

Submitted by Monty Henderson, Tipton County Commissioner and US 31 Coalition Board Member

Not a great deal has changed for US 31 since the last edition of "News and Views." Preliminary survey work has been conducted for the Kokomo project, evidenced by the many stakes and markings along the proposed route. The supplemental draft environmental impact (DEIS) hearing was conducted at Kokomo High School on November 28.

INDOT, as expected, has selected Route J as their preference. The final environmental impact statement (FEIS) and record of decision (ROD) are expected in early 2007. INDOT is proceeding with the design, permitting, and right of way work. A contract was awarded to American Consulting to conduct this job.

The Kokomo project is expected to cost somewhere between 270 and 345 million dollars, funded by the Major Moves program. Construction should be completed by 2015 (or maybe as fast as 2012). The Northern segment of US 31 (from US 30 to South Bend) is expected to be completed by 2013, with the Hamilton County segment to be finished by 2016. These are the only three US 31 projects that are currently funded, all by Major Moves.

The section of the highway from SR 38 through rural Hamilton and Tipton counties up to 550 North has no current funding for upgrades. In the INDOT 25 year plan, this segment is slated for expansion to freeway standards with a total of six driving lanes (three in each direction).

Today, this is only an unfunded concept. INDOT is presently treating this portion of highway much the same as it has for years. It is the goal of the US 31 Coalition to

encourage the upgrading of the entire route from Indianapolis to South Bend to freeway standards.

One may ask why this is important. The improvement of US 31 to a freeway will help the economy of the entire corridor. Many businesses and industry will simply not even consider a site that is not adjacent, or at best within a few miles of a direct connection to an interstate standard highway.

Another significant reason for improving US 31 is safety. There have been countless accidents at the numerous at-grade crossings along the highway. Many motorists on US 31 today drive the highway like it is a freeway, but it is not. This creates a multitude of opportunities for accidents as vehicles slow, stop, cross, and turn in a way that they cannot on an interstate highway.

An improved US 31 freeway from Indianapolis to South Bend will have a tremendous impact on the well being of all who live near to and travel along the corridor.

Visit [www.us31coalition.com](http://www.us31coalition.com) for additional data.



# HOT 50 JOBS IN INDIANA

What's the secret ingredient in securing a high wage job in an industry projected to grow in Indiana in the next few years? Education and training according to a new listing compiled by the Indiana Department of Workforce Development.

In its second installation, the state has published **The Hoosier Hot 50 Jobs** - a listing of the jobs most in demand for the state of Indiana between 2004 and 2014.

Registered nurses, post-secondary teachers, elementary and kindergarten teachers, surgeons and computer software engineers are among the top occupations projected to grow strongly from 2004 through 2014, according to the listing.

“The message we hope to communicate about this listing is simple: the more you learn, the more you earn,” said Andrew Penca, commissioner of the Indiana Department of Workforce Development. “We hope this message will resonate with students and those already in the workforce looking for career guidance. Almost all these occupations require, at the very least, a two-year associate degree, with many others requiring a bachelor's degree and/or professional degree.”

According to the department, the top 10 hot jobs and education required are:

- Registered nurses - Associate Degree
- Post-secondary teachers - Doctoral Degree
- Teachers, elementary and kindergarten - Bachelor's Degree
- Surgeons - First professional Degree
- Computer software engineers, applications - Bachelor's Degree
- Dentists - First professional degree
- Computer systems analysts - Bachelor's Degree
- Dental hygienists - Associate Degree
- Network systems/data comm. Analysts - Bachelor's Degree
- First-line supervisors/managers of construction trades and extraction - Work experience in a related construction trades

The listing includes growing occupations, average wages, education, and basic skills needed for on the job success. To view the list in its entirety or for additional information, visit [www.in.gov/dwd/hoosierhotjobs/index](http://www.in.gov/dwd/hoosierhotjobs/index).

Reprint from the December 2006 issue of “Innovating Indiana” a publication of the Indiana Department of Workforce Development

## Tipton County EDC MISSION STATEMENT

TCEDC is a private not-for-profit corporation governed by its Board of Directors and organized for the purpose of promoting economic development, to increase the number of available employment opportunities, to enhance the strength of the business sector, and to create economic stability in Tipton County.

## TCEDC 2006-07 OFFICERS

James Ashley, Chair  
Warren Baird, 1<sup>st</sup> Vice Chairman  
John Graham, 2<sup>nd</sup> Vice Chairman  
David Reep, Secretary  
Ronald Warren, Assistant Secretary  
Jackie Cardin, Treasurer

## 2006-07 BOARD OF DIRECTORS

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Patrick N. Logan  
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Visit us on the Web at [www.tiptonedc.com](http://www.tiptonedc.com)

TCEDC Development Connection  
is published quarterly

# TCEDC ASSISTS STEEL PART CORPORATION DURING DIFFICULT TIME

Steel Parts Corporation (SPC) is the county's largest industrial employer and second largest private employer, with approximately 215 employees as of this past June. Of those, 69 live in Tipton County and 65 live in the City of Tipton.

Tipton County Economic Development Corporation has been working to assist SPC over the past year and a half as they increased production in accordance with their contracts with Ford. To assist in this process, TCEDC brought in legal consultants from Baker & Daniels and financial consultants from H.J. Umbaugh. We met with SPC management and the USWA Local 3875 officers to get their input and a current report of the company's condition. Together, we were able to put together an acceptable assistance package over the summer, and were to present it to SPC in mid September. However, on September 15<sup>th</sup>, SPC filed for Chapter 11 Reorganization, which included a signed Purchase Agreement from Resilience Capital Partners of Cleveland.

It had been known for over two years that the company was "for sale". Former owner James Ashton was doing his best to make the company profitable and his efforts were reflected in the number of offers received this past year. One of the offers was acted on, and in this case it was completed using the Chapter 11 Reorganization.

Jim Ashton reported to EDC Director William Keir that the reason for the filing was the difficult relationship with their main customer, Ford. He was very appreciative of Tipton's support, and their efforts to assist the company.

During the Reorganization, the USWA Local 3875 negotiated very hard to retain some of the health insurance benefits for its retirees. They did so by giving up some of their own benefits and pay, but were basically successful in their efforts. In addition, Resilience states that their negotiations helped close the deal. Also during the Reorganization process, Resilience met with Ford and established a new relationship. In the end, Resilience ended up being the only company "bidding" for the purchase of SPC. Closing of the sale was completed November 30<sup>th</sup>.

Before closing could occur, TCEDC received a call from a law firm representing the purchaser. It seemed that a \$4 million gap in the financing had "appeared" at the last minute. TCEDC began working to locate a direct loan program to fill the gap and found a program that might work. However, the attorney phoned to say the sale had closed and the special financing would not be needed after all.

Since that time, Resilience has taken over the operations and plans to seek new business from GM, Honda, Toyota and Nissan. They intend to capitalize on the company's history of excellent quality and service, and the strong core of good employees. They will maintain the current workforce, and hope to increase it over time. They have formed a new corporation named Steel Parts Manufacturing Company, which will be SPC moving forward.

## Northgate Road Extension Report

Progress continues on the next section of Northgate. Here is the progress report by contractor Maddox Excavating as of January 10<sup>th</sup>, 2007:

### Sanitary sewers:

- 100% completed.
- The sanitary sewers were pre-tested the day after the installation was complete. Air, Mandrel, & vacuum test passed.
- We will be running a final air, mandrel, & vacuum test after our 30 days wait period is up.

### Earthwork:

- 80% complete
- Road subgrade has been established and the road is crowned to facilitate drainage.
- Retention pond has been excavated.
- Road side swales have been cut in.

### Storm sewers:

- 95% complete
- RCP (reinforced concrete pipe) has been installed under the road.
- Storm structures have been installed.
- Off site RCP to existing creek has been installed.
- The site is now draining to the retention pond and then to the creek.

### Water main:

- Water main & fire hydrants will be 100% installed by January 12, 2007.
- Hydrostatic testing of water main will follow next week.

The **American Red Cross**, Howard-Tipton Chapter  
**FREE Continental Breakfast and**  
**Workplace Safety Seminar**

Tuesday, January 30, 2007 7:30 am – 9:00am  
Tipton County Foundation Conference Center  
1020 W. Jefferson 765.675.8480

Every five years, dozens of international organizations and experts in the field of first aid and emergency cardiovascular care work together to review relevant scientific research to determine if any new discoveries affect the way first aid, CPR and other emergency care is delivered.

The newly revised First Aid, CPR and AED programs from the American Red Cross incorporate the new science on first aid, CPR and emergency cardiovascular care (ECC) and feature a wealth of educational innovations to enhance the learning experience for students.

All business and industry facilities are encouraged to attend our FREE workplace seminar to learn about these advances in lifesaving techniques, as well as the newly revised programs from the Red Cross. Seminar topics include:

- How changes in first aid and CPR science will impact training programs;
- Understanding OSHA compliance issues and how they impact your business;
- Newly revised Red Cross programs and training materials, that allow course participants more hands-on practice and better engage them in the learning process.
- Customized training, at your site, at your convenience, with the training that best fits the needs of your facility;
- Automated External Defibrillator (AED) information and demonstrations.

**Is your business prepared for every emergency?** Come learn why the American Red Cross has been the leader in health and safety training for more than 90 years. Let us give you and your employees the confidence to respond to emergencies with skills that can save lives. You are urged to attend this free workplace seminar. To reserve your seat, call Stephanie Brutus (866) 553-2777 or e-mail [brutusst@usa.redcross.org](mailto:brutusst@usa.redcross.org).

