



Tipton County

NEWS & VIEWS

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Pioneer Announces Expansion Plans in Tipton

Pioneer Hi-Bred International, Inc., a DuPont subsidiary, has announced plans for a \$1.6 million expansion at its seed quality facility in Tipton, Ind., adding an additional 10,000 square feet. Scheduled for completion in June 2006, the expansion will better accommodate the growing volume of germination and seed purity tests conducted at the location - tests that are vital to ensuring growers receive the highest-quality seed products.

“This additional space will better position Pioneer to manage the increased number of seed products that pass through the Tipton facility as well as meet customer demand for new Pioneer products,” said Patricia Skiles, facility manager.

According to Skiles, the Tipton location initially conducted approx. 10,000 maize germination and genetic purity tests a year. But, as a result of growth in quality assurance responsibilities, including the addition of several different crops, the facility now handles more than 83,000 tests annually.

Germination tests are conducted to determine the potential for Pioneer® brand corn, soybean, wheat and sorghum hybrids and varieties to germinate and develop into healthy seedlings, while genetic purity tests identify the genetic components of the seed that is needed to produce desired attributes.

In operation since 1981 the seed quality facility at Tipton employs nine full- and part-time and 24 seasonal employees. Excavation work for the expansion will start in November, and building construction will continue through the winter and spring months as weather permits.

Pioneer is the world's leading source of customized solutions for farmers, livestock producers and grain and oilseed processors. With headquarters in Des Moines, Iowa, Pioneer provides access to advanced plant genetics, crop protection solutions and quality crop systems to customers in nearly 70 countries. DuPont is a science company. Founded in 1802, DuPont puts science to work by creating sustainable solutions essential to a better, safer, healthier life for people everywhere. Operating in more than 70 countries, DuPont offers a wide range of innovative products and services in markets including agriculture, nutrition, electronics, communications, safety and protection, transportation and apparel. (See related article on page 2, Director's message).



Pioneer Today: More than 135 full-time employees in Tipton County

Quality Assurance Facility—Performs various tests including germination and purity testing.

Agronomy Research Group—Focuses on the agronomic needs and issues of customers.

Sales Support Office—Supports the largest seed sales organization in the U.S. and Canada. Including sales accounting, trade show support for Pioneer and DuPont Crop Protection, Country Store, field signs and specialty signing, business meeting and event support and weigh wagon programs.

Windfall Research Station—Conducts research to develop new corn hybrids and wheat varieties.

Seed Conditioning Plant—Pioneer's only facility that conditions corn, soybeans and wheat. Contracts acreage with area farmers to produce soybean and wheat seed.

“Holiday Open House Spreads Good Cheer”

More than 100 guests attended the Annual Holiday Open House held at Tipton Hospital’s south entrance on

December 2. This year the holiday celebration was jointly sponsored by the Tipton County EDC, Tipton County Chamber, Tipton Hospital, First Farmers Bank & Trust, First National Bank & Trust, National City Bank, STAR Financial Bank, and Steel Parts Federal Credit Union. Those attending partook of an array of scrumptious hors d’oeuvres prepared by the Hospital’s cafeteria staff in the entrance where a

massive 15-foot decorated Christmas tree was displayed. Delightful carols were performed by Tipton High School’s “Young Originals”. Santa took time from his busy schedule to help distribute door prizes donated by area businesses and individuals.

TCEDC staff and Chamber staff wish to express our heartfelt gratitude to the following businesses for their holiday spirit in donating the door prizes: *ACE Hardware,*

Apple Group, Inc., Cargill Ag Horizons, Edward Jones of Tipton, Jim Dandy Restaurants & Dairy Queen, Jean’s

Special thanks to the following:

**TIPTON HOSPITAL
FIRST FARMERS BANK & TRUST
FIRST NATIONAL BANK & TRUST
NATIONAL CITY BANK
STAR FINANCIAL BANK
STEEL PARTS FEDERAL
CREDIT UNION**

who jointly cosponsored the Holiday Open House along with the Tipton County EDC and Tipton County Chamber

Flowers & Gifts, Jefferson Street Coffee Co., Lifetime Fitness Center of Tipton Hospital, Luttrell Insurance Agency, McCormack Printing Impressions, Inc., Midland-Impact, Package Right Corporation, Pizza King, Pizza Shack, Positive Results Therapies, Smith Family Dentistry, TDS TELECOM, The House of Glass, Inc., Tipton County Public

Library, Wellinger’s Flooring, and Young’s Water Conditioning. Special thanks to those volunteers who contributed their time to help make the evening festive and enjoyable for those who attended.

The Holiday Open House is held each December on the first Thursday and provides an opportunity for many to come together in a festive relaxed atmosphere to network and simply to visit with many in the community.



Tipton County

Economic Development Corporation

Serving Tipton County since 1986

Director's Message.....from the desk of William Keir, CecD – TCEDC Executive Director

Pioneer Hi-Bred International, Inc., a DuPont company (since 1999), recently received tax abatement for a new project in Tipton County. The project adds \$1,600,000 in new investment, and 6-8 new jobs. The project will involve the construction of a new 8,400 square foot addition and renovate 7,300 square feet of existing space at the seed testing facility. Scheduled for completion in June 2006, the expansion will better accommodate the growing volume of germination and seed purity tests conducted at the location – tests that are vital to ensuring growers receive the highest-quality seed products. Pioneer was founded in 1926 in Des Moines, Iowa, and started in Tipton County in 1937. They employ over 135 full-time persons here, as well as scores of seasonal and part-time individuals.



This is my first tax abatement project since taking this position in March. It is a good time to review some of the details of the process so it can be better understood. And first let me say, we were in competition with Iowa for the above project. If Patricia Skiles, Seed Testing Manager at the Tipton facility, had not been doing such an outstanding job here, we might not have celebrated this expansion news here in Tipton County.

The tax abatement process involves a series of steps by the company and TCEDC staff before the application goes before the tax abatement review board for determination. The first steps involve my meeting with the prospect or existing business to determine exactly what their “project” is, and does it fit within the County/City development plan. Tax abatement is only available for NEW investment in building construction or renovation, and machinery and equipment. NO existing taxes are abated.

The State makes tax abatement available to all commercial and industrial businesses, through a very specific process. As a part of the local control of that process, the County, City and TCEDC have developed objective evaluation criteria for all projects that assign them a numerical score. The evaluation examines the amount of new investment, new jobs to be created, location, wage levels, and employee benefits. The resultant score determines whether or not the company is eligible for abatement, and if so, how long a term.

Once the evaluation process is complete, the project and the evaluation criteria scores are presented to the TCEDC Executive Committee where it is discussed in detail. If the Executive Committee agrees that the proposed project is in compliance with County/City development plans, they then recommend it to the entire TCEDC Board. The County and the City have requested the TCEDC Board review all projects applying for tax abatement. The proposed project is presented to the Board by the Executive Committee with a recommendation for a specific tax abatement term. If the Board is in agreement, the application for abatement is formally presented to the public (County or City) body’s review committee.

The public body (County/City) is the group that enacts “tax abatements”. They each have a review committee that examines each proposed project prior to it actually going to the council. The proposed project is reviewed (again) in detail by this publicly appointed committee, and I am in attendance to represent the TCEDC. If the review committee also believes the project meets County/City development plans and objectives, they will then recommend it on to the public process.

At the first meeting before the council (County or City) the project is examined, a public hearing set, and a preliminary resolution passed. The public hearing is for the establishment of an Economic Revitalization Area (ERA) at the location of the project. This very specific designation is what allows a tax abatement to occur under Indiana law. An ERA is defined in the State Code as “...an area...which has become undesirable for, or impossible of, normal development...because of lack of development, cessation of growth, deterioration...obsolescence...” You can see that this description covers just about any condition you can think of to build, renovate, or add or replace machinery and equipment.

The public hearing takes place and all comments noted. The council may then pass a confirming resolution at that time, or at another meeting, if they decide to approve the establishment of the ERA. The ERA is for a period of one to two years, just enough time to complete the project. Once the council passes the confirming resolution, the project can occur with tax abatement. (cont. on page 5)

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

MISSION STATEMENT

The TCEDC was 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.

Please address correspondence to:

**Tipton County Economic
Development Corporation**

136 E. Jefferson Street
Tipton, IN 46072
or E-mail degillam@tds.net

Internet Connection

www.tiptonedc.com

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Directors Message (cont. from page 4)...

Most tax abatements in Tipton County/City are for three or six years. All abatements start with 100% of the taxes abated in the first year. The percentage of taxes abated then declines to zero over the term of the abatement. As an example, on a three-year abatement the percentage of new taxes abated is 100% in year one, 66% in year two, 33% in year three, and zero in year four and thereafter.

The company must file annually for the term of the abatement in order to maintain their abatement. In addition, the council annually reviews all abatements to determine if they are in compliance with their application. Council may cancel an abatement for cause.

We continue to count on tax abatement as an important tool in securing new investment and job creation in Tipton County.

CONTRIBUTIONS ACCEPTED AND GREATLY APPRECIATED...

For more than 19 years, TCEDC efforts have succeeded in creating economic wealth and opportunity for Tipton County residents. Our efforts focus upon job creation by attracting new and expanding companies and by supporting the expansion efforts of existing companies. Other programs work to solve infrastructure problems and/or create more attractive communities in Tipton County. Our programs and efforts have resulted in numerous companies expanding or relocating their operations to our area.

The TCEDC Board of Directors is comprised of 26 directors who represent a broad-cross section of Tipton County business and government and 4 directors emeritus. All are residents of Tipton County. These individuals are volunteers who dedicate their time and efforts to our purposes. TCEDC operates an office staffed by an economic development professional and an administrative assistant, both full-time employees. Incorporated on April 29, 1986, TCEDC is a private Not-For-Profit Corporation (501(c)(6)) formed under the Not-For-Profit Corporation Act of 1971.

Your dollars and support are vital to our accomplishments and will assist us as we continue with the important work at hand— *stimulating growth in our own back yard!* The Tipton County Economic Development Corporation accepts contributions at all times during the year. *Contributions can be sent to: Tipton County Economic Development Corporation (TCEDC) at 136 E. Jefferson St., Tipton, IN 46072.*

The TCEDC board of directors meets monthly. These meetings are open to the public and visitors are welcome to attend.

For additional information on TCEDC contact us at (800) 461-4907 or (765) 675-7417 or visit our website at www.tiptonedc.com.

2005 TCEDC Contributors Recognized

THANKS A MILLION

The board and staff of the Tipton County Economic Development Corporation extend our sincerest appreciation to those whose financial contributions made our progress possible during the year.

The TCEDC is funded primarily by local government contracts and private donations working together in a necessary partnership. Without this partnership and financial support, we could not accomplish our goals and mission. This partnership represents a shared vision of a better more prosperous Tipton County. We are grateful for their friendship and their support. On behalf of the TCEDC, we extend our sincerest appreciation to the following businesses and individuals:

AcraLine Products, Inc.
Ashley Construction
Baker & Daniels, LLP
Baumgartner Asphalt Co.
Brumbaugh Greenhouse
Cargill Ag Horizons
CINERGY / PSI Energy
Clay County Rural
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Maxey Home Construction, Inc.
McCormack's Printing Impressions
Medicine Shoppe Pharmacy
Midland-Impact, LLP
Midwest Sheets, LLC
National City Bank
Package Right Corporation
Pierce-Hardy Limited Partnership
(84 Lumber / 84 Components Co)

Pioneer – A DuPont Company
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Mr. & Mrs. Donald F. See
Dr. Michael T. Smith, DDS
Mr. Steven Smith – MJ Insurance

Contracts for Services in 2005:

Tipton County
City of Tipton
Tipton Hospital



Workforce Investment Strategies Featured in National Publication

IEDC Announces New Regional Director

Peru, IN – October 20, 2005 The National Center on Education and the Economy (NCEE) has recently released “Under One Roof: New Governance Structures for Local Economic and Workforce Development”. The publication features a local organization Workforce Development Strategies, Inc. (WDSI) A research team from NCEE studied five diverse regional economies across the United States including North Central Indiana, Stanislaus CA, Montgomery County MD, Denver CO, and New York City, NY. According the NCEE, the sites were selected because they “represent a few of the pioneers...providing important insights and lessons about how others have proceeded.” The report sought to fill gaps in knowledge about aligning economic development and workforce development organizations, missions, resources and activities.

WDSI formally serves as the umbrella association of the six counties’ local economic development organizations encompassing Cass, Howard, Fulton, Miami Tipton and Wabash County. The publication’s section highlighting North Central Indiana traces the 20 year history and evolution of cooperation experienced by the region’s economic development representatives to the current Economic Development Committee. It addresses the role played by WDSI in providing continuity and historical perspective to sustain the effort over time through community changes in elected officials and economic development staff. The study also discusses the impetus for regional development provided by the Comprehensive Economic Development Strategy plan authored by WDSI and the Economic Development Committee. More information about the national publication as well as other available data, training and presentations based on local research, pertinent to the North Central Indiana economic and workforce development may be obtained by contacting WDSI office at 765/689/9950 or accessing their website at www.wdsi.org

In October, the Indiana Economic Development Corporation (IEDC) announced that Charlie Sparks had been appointed as the Central Region Director for the IEDC.

Prior to joining IEDC, Charlie served as the state’s lead economic development official for Region 4 (six counties including Tipton) in North Central Indiana. He also served as manager of the Kokomo/Howard County Development Corp., the Warsaw/Kosciusko County Chamber and the Greater LaPorte Chamber. He has been involved with Indiana’s economic development for over 20 years, and earned his Bachelor of Science in Business Administration and Economics from the University of Indianapolis.

Charlie is eager to assist companies and communities in the central region with their business development goals and leading the central region business development team.

NEW 2006 INDIANA STATE TRAVEL & FESTIVAL GUIDES AVAILABLE



The 2006 Indiana State Travel and Festival Guides just arrived at the Tipton County Chamber office and are now available to those interested. The Chamber office is open Monday through Friday from 8:00 AM to 4:00 PM. Stop by and pick up your copies today. Quantities are limited.