



Tipton County Economic Development Corporation

Development News

Volume 12 ~ Issue 4

October / November / December 2006

COMPANY EXPANSIONS

Böttcher America Corporation

(800) 637-8120 or (765) 675-4449

www.bottcher.com

Located at 717 Industrial Drive in Tipton, Böttcher America Corporation recently underwent an expansion that will add 10 new employees over the next 36 months to their current 43.

Two years ago, Böttcher developed a new product that greatly reduced the time and expense of reconditioning worn out printer rollers. As the printing industry converted and upgraded older equipment, sales of the new generation rollers increased therefore creating the need for an expansion of the Tipton plant. The company recently constructed a 3,250 square foot addition to the east side of the existing structure. Several new pieces of equipment and machinery will also be acquired for a total investment of \$390,000.

Böttcher requested and was granted a 10-year tax abatement by the Tipton Common Council for this project. TCEDC staff provided assistance with the tax abatement application process.

Headquartered in Belcamp, Maryland and active in more than 80 countries worldwide, Böttcher America Corporation is the leading supplier of rollers for web and sheet-fed offset presses in the U.S. and a leader in the manufacture of rollers for the steel, aluminum, plastic, paper, textile, and wood industries. Böttcher America is a subsidiary of Felix Böttcher of Germany which has been manufacturing rollers for 275 years.

Pioneer Hi-Bred International

(765) 675-2101

www.pioneer.com

Tipton County's largest agricultural employer, Pioneer Hi-Bred is currently experiencing an expansion and renovation project at the Tipton seed testing facility located at 1000 W. Jefferson St. in Tipton. The company will demolish a 6,400 sq. ft obsolete structure and construct a new 8,400 sq. ft. facility for scientific testing. In addition, renovation of a 7,300 sq. ft. facility used for state-of-the-art seed testing is planned as is adding

additional parking, and renovation of existing parking. The total project investment is estimated at \$1.5 million. New employment is projected at 8 part-time.

The company has requested an abatement of personal property taxes as part of the project. TCEDC staff has worked with Pioneer since June 2005 providing technical assistance with their project and their request for abatement. Tipton County Council will consider the request at their next meeting.



Package Right Corporation

(765) 675-2323 or (800) 964-3794

www.packageright.com

Package Right Corporation began construction of its 24,000 square foot warehouse addition on the north side of the existing structure in August as reported in the last edition of News & Views. The \$700,000 investment will retain the company's current 90 full-time employees who receive excellent wages and benefits.

Founded in 1991, the company has attained an internationally significant position in private label manufacturing of quality jigsaw puzzles and games for the toy industry. Package Right broke ground in August 1996 and has experienced exceptional growth at its current location at 811 Development Drive in Tipton. Their latest expansion shows that growth continues yet today.



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

Real Estate

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

Title Companies

Moore Title & Escrow

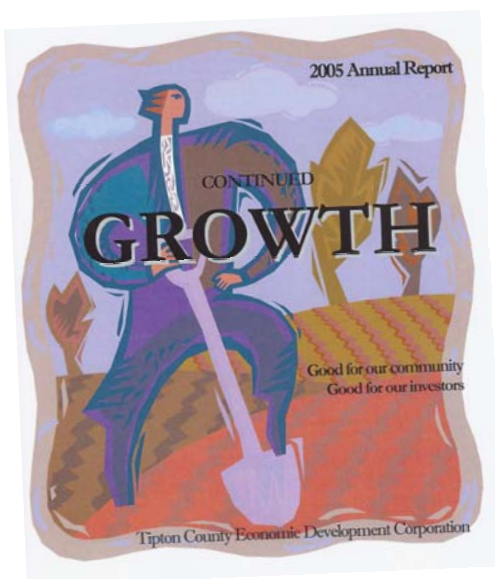
Utility

Smithville Telephone Co., Inc.
TDS TELECOM

Individuals

Mr. & Mrs. Warren Baird
Mrs. Gene Doversberger
Mr. & Mrs. David Gillam
Mr. & Mrs. Monty Henderson
William Keir
Nancy Nicholson
Mr. & Mrs. Allen Perry
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**



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. 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 19th 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.

Director's Message...

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

History of an Economic Development Project - ASAlliances Biofuels, LLC

I first started work on the ASAlliances Biofuels project in September 2005 with the project's local partner Cargill AgHorizons. Throughout the winter TCEDC worked with Cargill on initial zoning, infrastructure issues and land options, and started discussing the project with the Indiana Economic Development Corporation (IEDC). The state would be able to assist Tipton County to make our location very attractive to the prospect, and I knew the IEDC had a priority for this type of project as they had just analyzed an ethanol project for Linden with the same owner. The Linden project of ASAlliances Biofuels (ASA) held its Ground Breaking on January 19th.



I arranged for the first “formal” meeting needed to move the project forward at the state (IEDC) in March 2006. That meeting included project partner Cargill, state economic development representatives and myself. Throughout the month I worked with the state to put together the incentive package that would be offered for the project. At the prospect's request, TCEDC researched the surrounding residential owners so that they could be invited to a special private meeting to learn the details of the project directly from the company. An initial meeting between City utility experts, elected officials and the company to start examining the extensive water and electric requirements of the project was also arranged.

In late March, I started working with another ethanol prospect interested in Tipton County. It was a major national player in the industry, so I immediately involved IEDC so we could have them as a “back-up” project should the ASA project not move forward. As April started, I was working with now a third ethanol prospect through their Indiana representative, and without our knowing exactly who they were. We worked with ASA on the press release language for their proposed project, hoping they would be the winner of the “race” to be the first ethanol project in Tipton County because of our support for local partner Cargill. In addition, we worked with ASA to create a list of invited guests for an initial presentation meeting on the proposed project.

May 1, 2006 saw the official news release from owner ASAlliances Biofuels, and on May 10th the state issued their press/news release. We assisted ASA in hosting all-day meetings on May 9th. The first meetings were with consultants from ASA and the City to discuss all aspects of the project's electric and water needs. Later in the day was a private meeting between ASA and the adjacent homeowners. The last meeting of the day was the project presentation to invited local elected officials, citizens and the press which was televised by Hometown Television Channel 19.

Upon submitting the ASA news release to Andy Miller, Director of the Indiana State Department of Agriculture, he immediately responded with a request to come to Tipton to “...talk to me and my team about all the opportunities in ag economic development...” TCEDC staff worked with his office to develop the group of invitees who would most likely work with new companies, especially “spin-offs” from the ethanol project. Lenders from all of our financial institutions, elected officials, TCEDC Board Members, Cargill, IEDC and USDA were invited to attend the June 12 meeting. Andy brought with him the Assistant Director for Ag Economic Development, Ken Klemme. We had an excellent discussion about some of the business possibilities that could spin-off from an ethanol project. Those included CO2 capture for greenhouses; aquaculture (fish farms); trucking and pipelines; hybrid research; livestock (especially dairy); and corn-

based plastics. We also discussed the state's new Agriculture Economic Development Initiative and the state's 2025 Plan. As stated previously, the state and local community provided an incentive package to ASA in March as a part of attracting the project to Indiana and Tipton County. One of the items in the package is an IDGF (Industrial Development Grant Fund) grant amount of up to \$137,500, which goes to the local county for roadway improvements for the project. As a part of the package, ASA has promised to make new capital investment of at least \$170 million and create at least 55 new high-skilled jobs. They are projecting a construction start date of December 1, 2006 and a construction completion date of March 1, 2008.

We are currently working with the state on an application just submitted by us on behalf of Tipton County for the IDGF grant of \$137,500. As a part of that process we assisted the County Executive in creating a new line item for the project in the Capital Improvement Plan. Funds in that new line item will be used exclusively toward the infrastructure project(s) stated in the grant application, and are required as a "match" by the state in order to receive the IDGF grant.

The TCEDC Board has six Directors who either represent agriculture and/or work in agriculture full-time. We are currently assisting Pioneer Hi-Bred International, Inc., a DuPont subsidiary, with their \$2 million expansion at the Tipton facility. Since my first day on the job (18 months ago), TCEDC has assisted these ag companies - RG Transport, Favored Grain of Windfall, and the reuse of the former Mycogen Seeds facility in Windfall, in addition to the two projects above. Our Board regularly discusses the opportunities of "value-added" agricultural development, which reflects the economic heritage of our county.

US 31 COALITION NEWS



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

I would like to thank my fellow commissioners and Mayor George Ogden for appointing me to the US 31 Coalition Board to replace Ron Van Sickle, who served as the initial Tipton County representative. Ron represented both the City and County with zeal, and I wish to publicly applaud him for his many volunteer efforts.

In the last "News & Views", Ron described the importance of Governor Daniels' "Major Moves" initiative to the development of the US 31 projects. I would like to center this article upon current US 31 issues in and near Tipton County. First of all, the Kokomo project is funded by Major Moves. Funding is the greatest obstacle to new highway construction. The Kokomo Bypass segment is still on track to receive a "record of Decision" from the federal government sometime this winter. This is the final hurdle to clear before the state begins to acquire property. It will take about two years to get the right-of-way purchased, and another two years to actually build the new Kokomo

Bypass. Theoretically then, Tipton residents may be able to drive on the new highway by 2012.

The Kokomo project will likely start just north of Tipton County Road 550 N, turn east away from the current road and run northeast toward its new interchange with State Road 26, due north of Sharpsville. From there it will curve to go straight north up to the new Chrysler plant, where it will interchange with US 31 and reconnect to the old highway. This new construction will be entirely built to an interstate standard highway. There will be no "at grade" crossings. No driveways, railroads, housing, or commercial development will be allowed direct access onto the new roadway. There will be full interchanges at intersections with major roadways, such as with SR 26.

The impact of the Kokomo project to Tipton County will be great to the northern part of the county, especially the Sharpsville area. Parallel county roads to US 31, such as 400 W through Sharpsville and 800 W to Alto will see

more use as traffic patterns shift. The current US 31 highway will come under control of the County just north of County Road 600 N when the new route opens. Overpasses are planned to be built over US 31 for 600 N and 700 N, allowing safe crossing of the new highway, again changing traffic patterns.

Several businesses and homes are located in the right-of-way of the new highway, and may be forced to relocate, which is a concern to the county. Property owners will be contacted by the State after the final route is determined in the Record of Decision. Many of those land owners have already been notified by the State that

their holdings are being considered for the development of a new highway corridor and that survey crews will be “shooting” in the area. Aerial maps of the proposed route may be viewed on-line at www.us31kokomo.com.

Some preliminary surveying has already been performed and some stakes are placed along county roadways in the proposed new right-of-way. Many people felt that the time would never come, but it is now more apparent than ever that a “new Kokomo Bypass” will soon be built.

Long-term experience and leadership brings value to marketplace and customers

Local TDS Employee Takes on New Role



New Richmond, Ind. – Oct. 2006 – Robert Warnick, previously the general manager for the New Richmond TDS office, will take on a new role within the organization as market manager for the Kentucky and Indiana TDS Telecom markets. Serving as general manager for nine years, Warnick now moves on to lead the efforts of local community and business relations for TDS, allowing him to focus solely on local market demands.

In addition to his new role with TDS, Warnick was recently appointed to the Economic Development Corporation’s (EDC) Board of Directors this past summer. He brings 16 years of telecommunications experience to both the EDC and the community.

“I’m very excited about this new opportunity to focus on and get more involved with our local communities, and am looking forward to serving our customers in the Kentucky and Indiana markets,” states Warnick. “We’ve always had a strong customer-focused team serving this community and I’m pleased to be a part of it.”

Warnick lives in Linden, Indiana with his wife, Billi, and has two children, Joshua, 26 and Elisha, 25. He has lived in the area for 31 years.

TDS Telecom, a growing national company headquartered in Madison, Wis., brings high-quality, locally based telecommunications services to hundreds of rural and suburban communities across the United States. The company, along with its subsidiary TDS Metrocom, provides service for more than 1.1 million access line equivalents. Visit www.tdstelecom.com for more information.

Infrastructure Developments at **NORTHGATE**

The Northgate Business Center infrastructure project continues to proceed. American Consulting, Inc. of Indianapolis is the engineer for the project.

The 500' roadway extension of the project was paved in September by Baumgartner & Co. Asphalt Services of Tipton, IN. Shoulders, final grading and seeding occurred early in October and are complete.

EDC Director Bill Keir worked with the County Auditor and City Clerk-Treasurer to establish a "draw process" for EDIT funds that will be used for the next 850' of roadway at Northgate. The first draws for payment have occurred. Keir also worked with 40th Parallel Surveying, contract engineer for this new phase, on the filing of IDEM forms. Project bids have been received and EDC is awaiting approval from the City and County for the engineering before review and our awarding of the bid.

TCEDC directors approved the contract for Phase 2 of the infrastructure project at their October board meeting.

City of Tipton

FAÇADE PROGRAM

Each year the City of Tipton designates \$10,000 in City EDIT revenues for façade renovation assistance for buildings owners in a designated area of Tipton. TCEDC administers the application process for the City. Those interested in participating need to complete a Façade Grant Application and obtain quotes for the work to be performed. This information should be delivered to the TCEDC office.

TCEDC Director Bill Keir, who serves on the Façade Grant Review Committee, will schedule a committee meeting to review and determine the amount the applicant will receive. Scoring is based on items such as: 1) readiness to proceed; 2) demonstration of need; 3) amount of matching funds; 4) degree to which project follows the building / design guidelines; and 5) discretionary scoring.

Those receiving assistance in 2005 included Tipton Recycling Center owned by Mark Coverdale and Michael & Donna Phillips for the building located at 107 E. Madison St. Murray's Body Shop located at 951 E. Jefferson St. is the only recipient during 2006 thus far. Inquiries about the program can be made by contacting the TCEDC office at 136 E. Jefferson St. or by phone to (765) 675-7417.

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, 1st Vice Chairman
John Graham, 2nd Vice Chairman
David Reep, Secretary
Ronald Warren, Assistant Secretary
Jackie Cardin, Treasurer

2006-07 BOARD OF DIRECTORS

Madonna Alderson County Council	Michael Shane Mullins Ag/Business/Commerce/Industry
Tom Dolezal County Commissioner	Dr. Robert Schultz Tipton Community Schools
Mike Harlowe Hospital Administrator	Don Havens Common Council
Mark Noble Ag/Business/Commerce/Industry	Beth Roach County Council
Vance Voorhis Ag/Business/Commerce/Industry	George Ogden Mayor of Tipton
James L. Powell Financial Institution	David B. Quigley Attorney at Law
Jan Smith Ag/Business/Commerce/Industry	Steven Smith Ag/Business/Commerce/Industry
Richard Rippy Common Council	Don McElfresh Financial Institution
Robert Warnick TDS TELECOM	Dan DeLong Northern Community Schools
David L. Voris Ag/Business/Commerce/Industry	Joe VanBibber City Plan Commission

DIRECTORS EMERITUS

Richard W. Holland
Ray E. Noble
Donald F. See
Patrick N. Logan
Allen Perry

STAFF

William Keir, CEcD
Executive Director
wkeir@tds.net
Debra L. Gillam
Administrative Assistant
degillam@tds.net

Visit us on the Web at www.tiptonedc.com

**TCEDC Development Connection
is published quarterly**