

New Carlisle
Economic Development Area
PUBLIC MEETING – OCTOBER 18, 2016

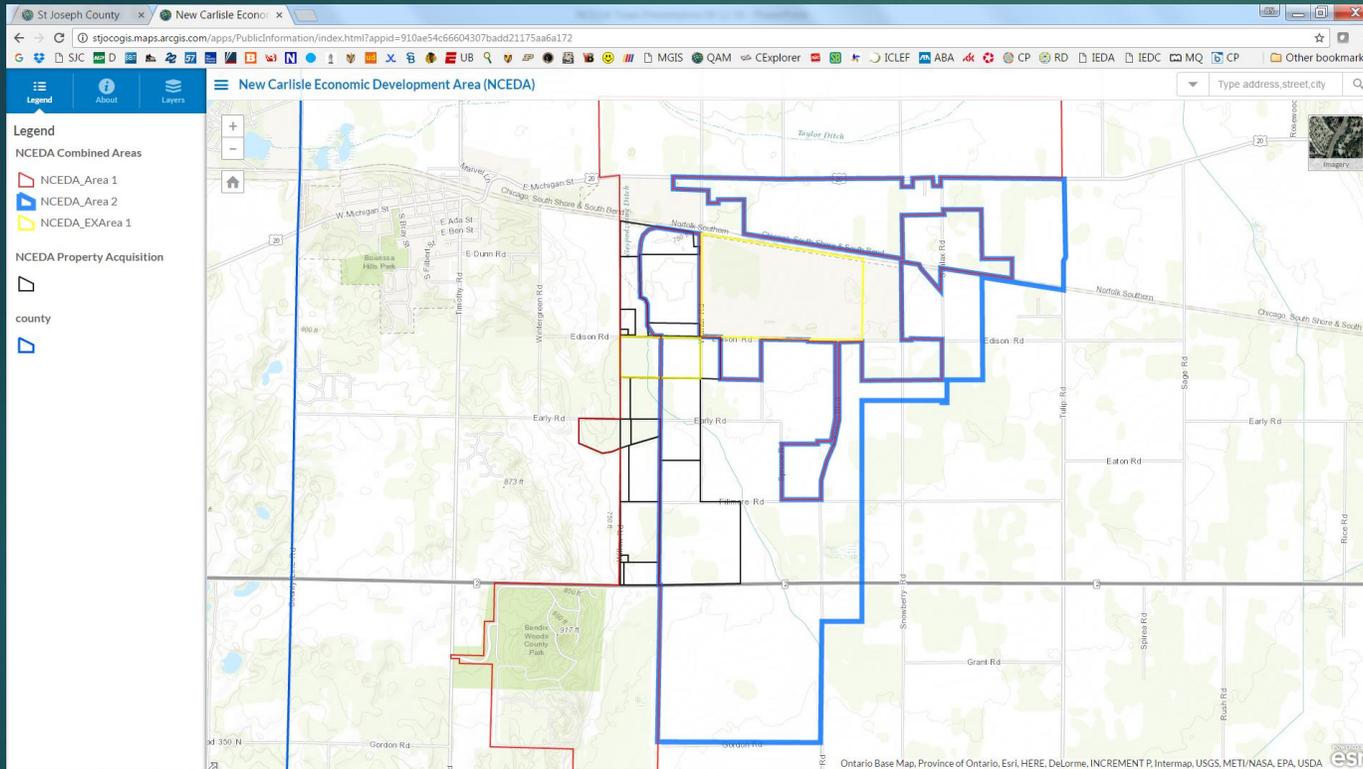
Public Meeting Agenda

- ▶ Introductions
- ▶ How We Got Here/What's Next?
- ▶ Points of Interest
- ▶ Questions

Public Meeting Agenda

- ▶ Introductions
- ▶ Sign-In Sheet
- ▶ Basic Room Information
- ▶ Web Link for Presentation Materials
<http://www.stjosephcountyindiana.com/departments/economicdevelopment>

NCEDA Information and Web Tool



County Economic Development Areas

New Carlisle Economic Development Area

- [Historical Overview Presentation](#)
- [Realignment Map \(2016\)](#)
- [Infrastructure Projects 2016-2017](#)
- [Mega-Plex Concept Plan](#)
- [Quick Access Map](#)
- [Economic Development Area Map](#)
- [Town Presentation - September 12, 2016](#)

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Public Meeting Rules

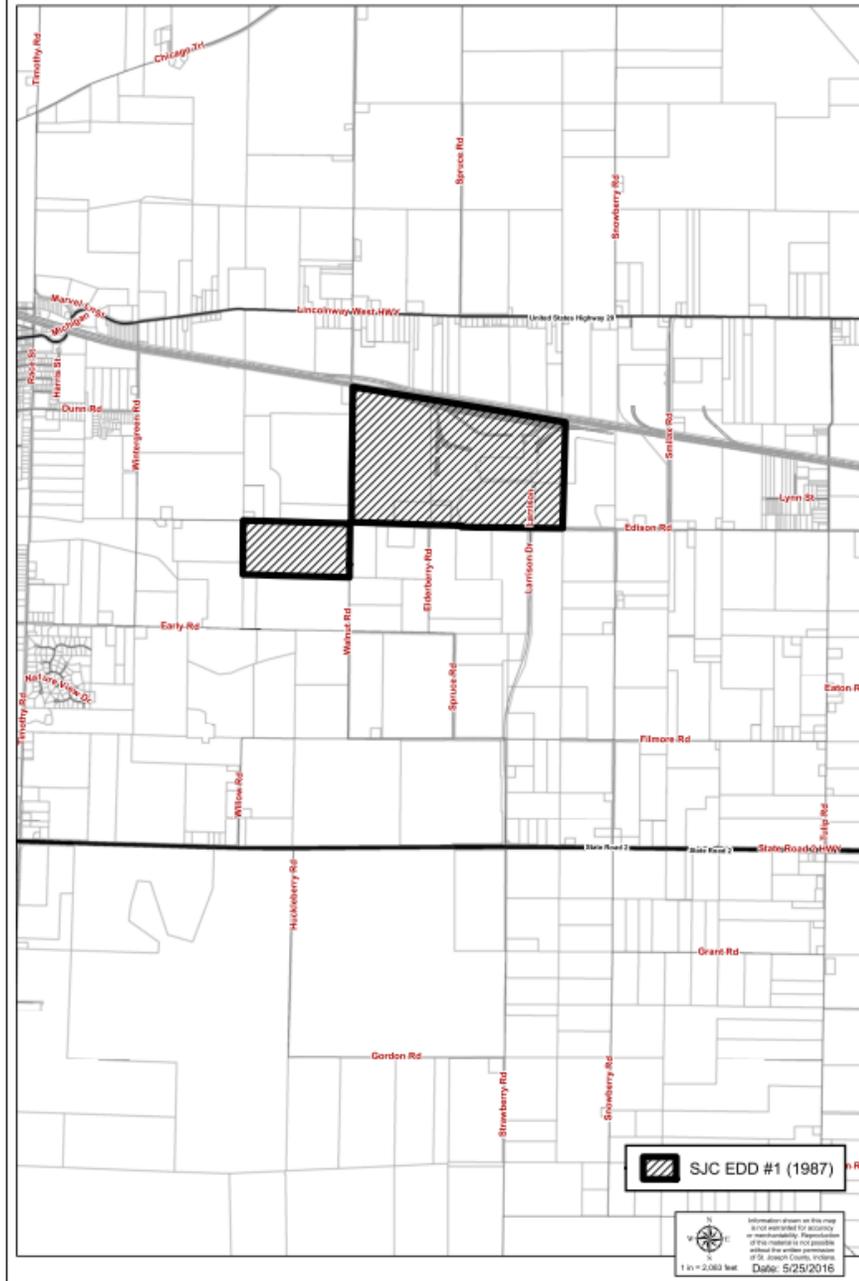
- ▶ Cell Phones
- ▶ One at a Time
- ▶ Be Respectful

New Carlisle
Economic Development Area
HOW WE GOT HERE/WHAT'S NEXT

SJC EDD #1 (1987)

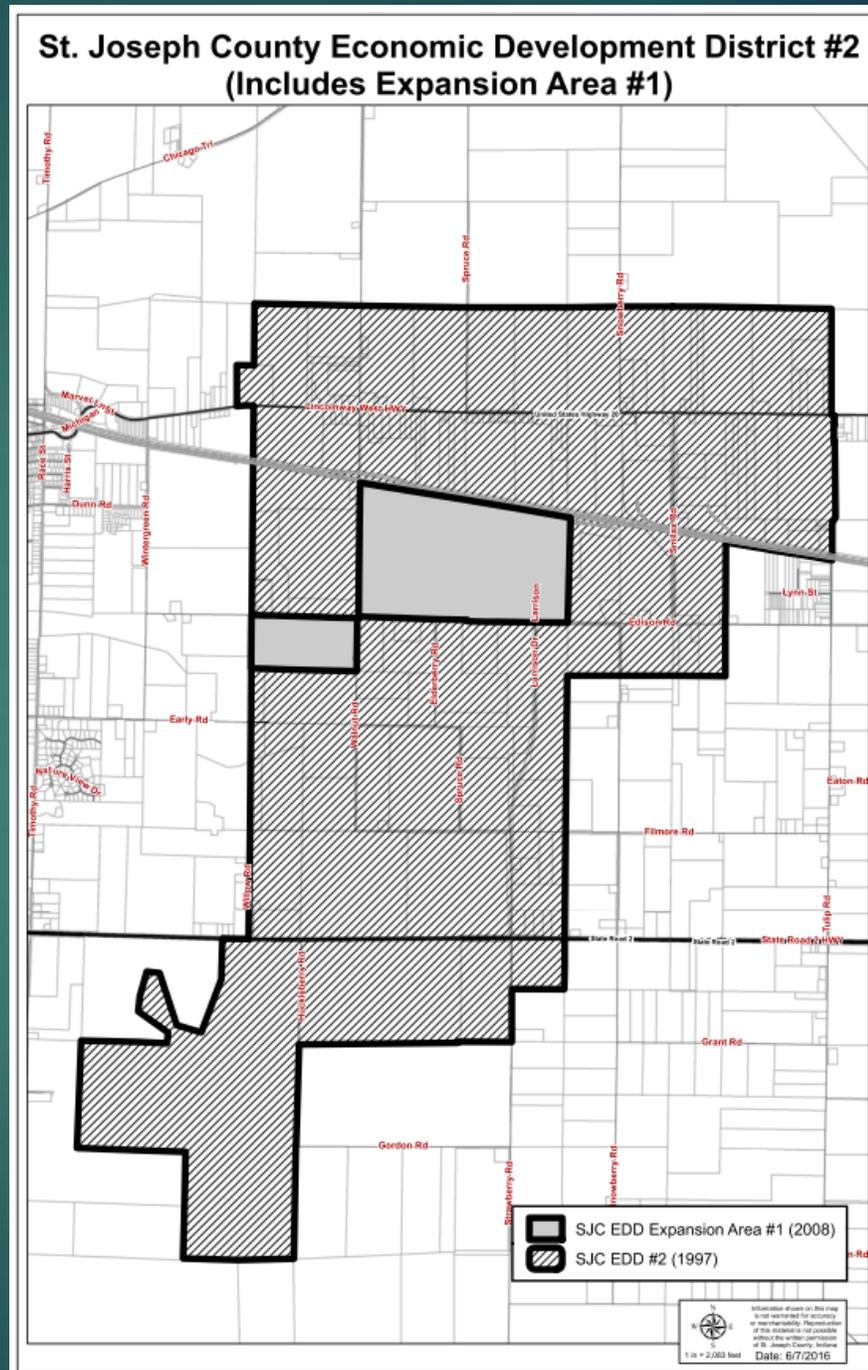
- ▶ St. Joseph County Economic Development District #1 was established in 1987 in response to the I/N Tek and I/N Kote projects
- ▶ Basic purpose of the area was to facilitate infrastructure development related to the new projects

St. Joseph County Economic Development District #1



SJC EDD #2/EA #1 (2008)

- ▶ In 2008, EDD #1 was set to expire based upon bond payments being completed
- ▶ EDD #2 boundaries were expanded to allow for capture of new increment from development in Expansion Area #1.
- ▶ Ordinance identified “Designated Taxpayers” which allowed Expansion Area #1 to collect Personal Property Tax from I/N Tek, I/N Kote and Air Gas



How We Got Here/What's Next?

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- ▶ Regional Partnership Development between the County and the Town of New Carlisle
- ▶ St. Joseph Energy Center – 2015 Announcement
 - ▶ Water Plant Construction
 - ▶ Sewer Line Extension Project
- ▶ Realignment of the NCEDA – 2016
 - ▶ Reset priorities for the area
 - ▶ Activation of projects

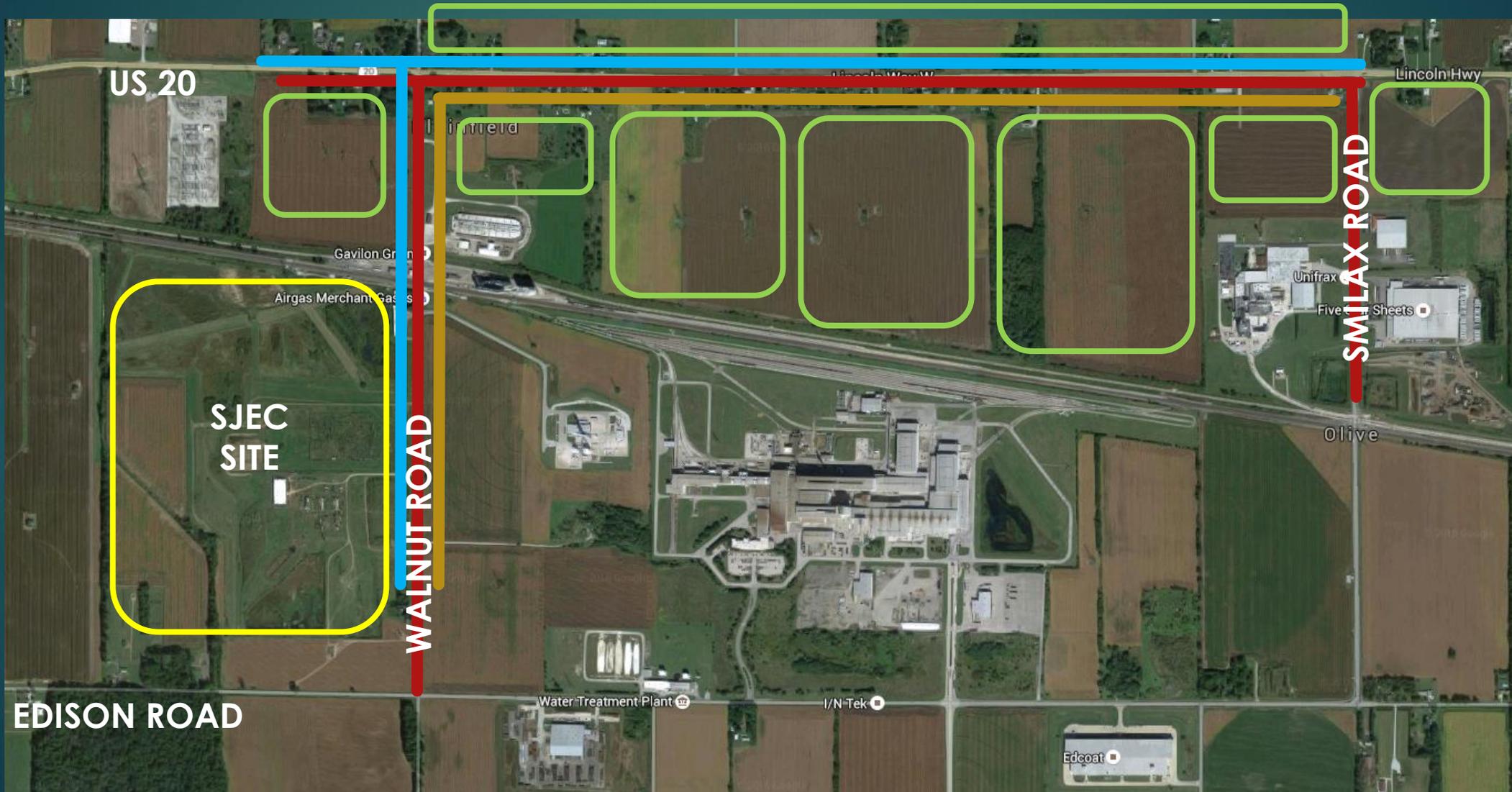
St. Joseph Energy Center

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- ▶ Power Plant construction underway along Walnut Road
- ▶ Phase 1 is expected to be completed and operational in 2018
- ▶ Water Treatment Plant is being constructed at the corner of Walnut and Edison and it will be operational by June 2017
- ▶ Need to have a sewer discharge point for Water Treatment Plant and for facility



Sewer/Water Project – 2016/2017



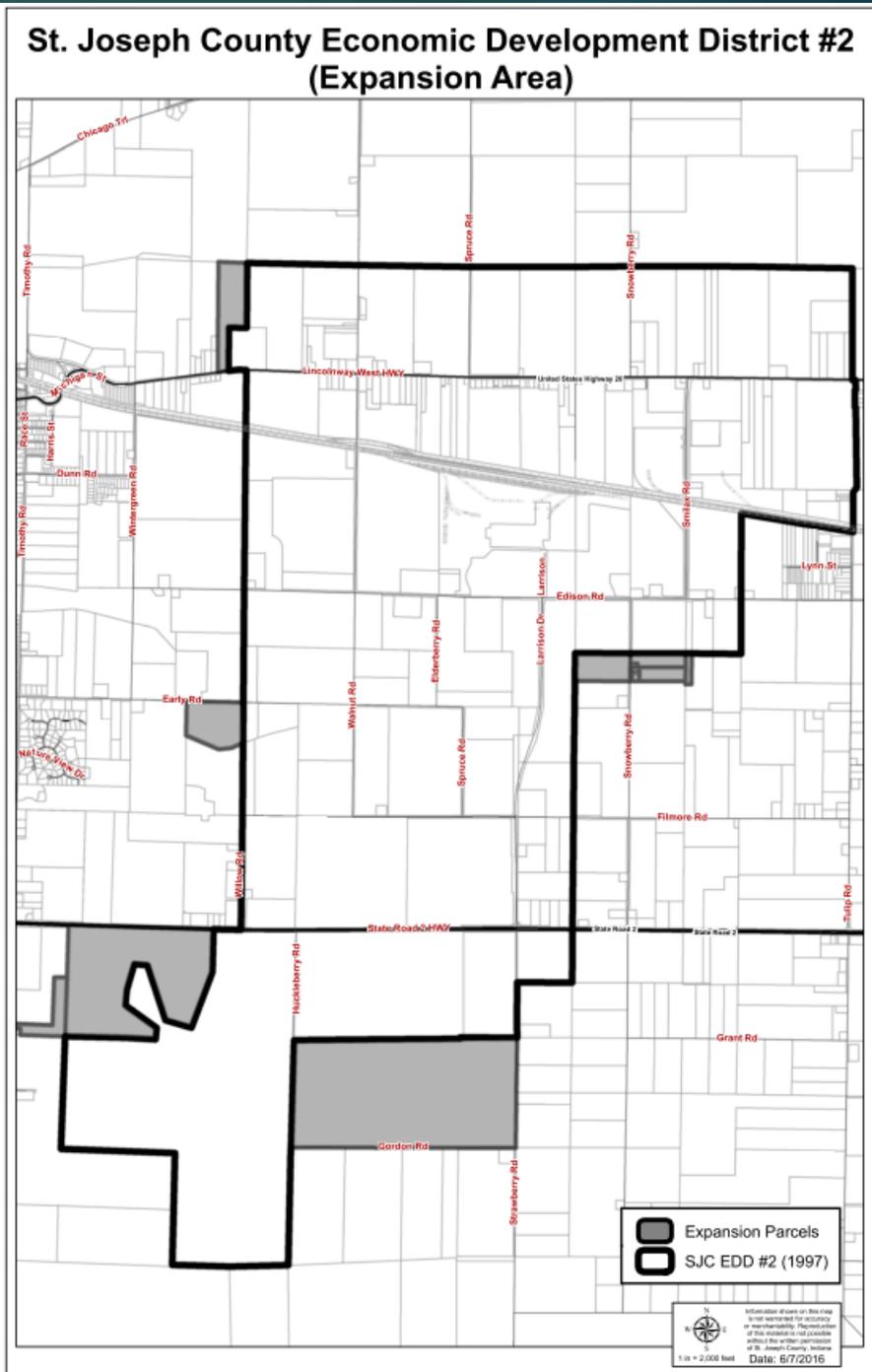
Realignment of the NCEDA

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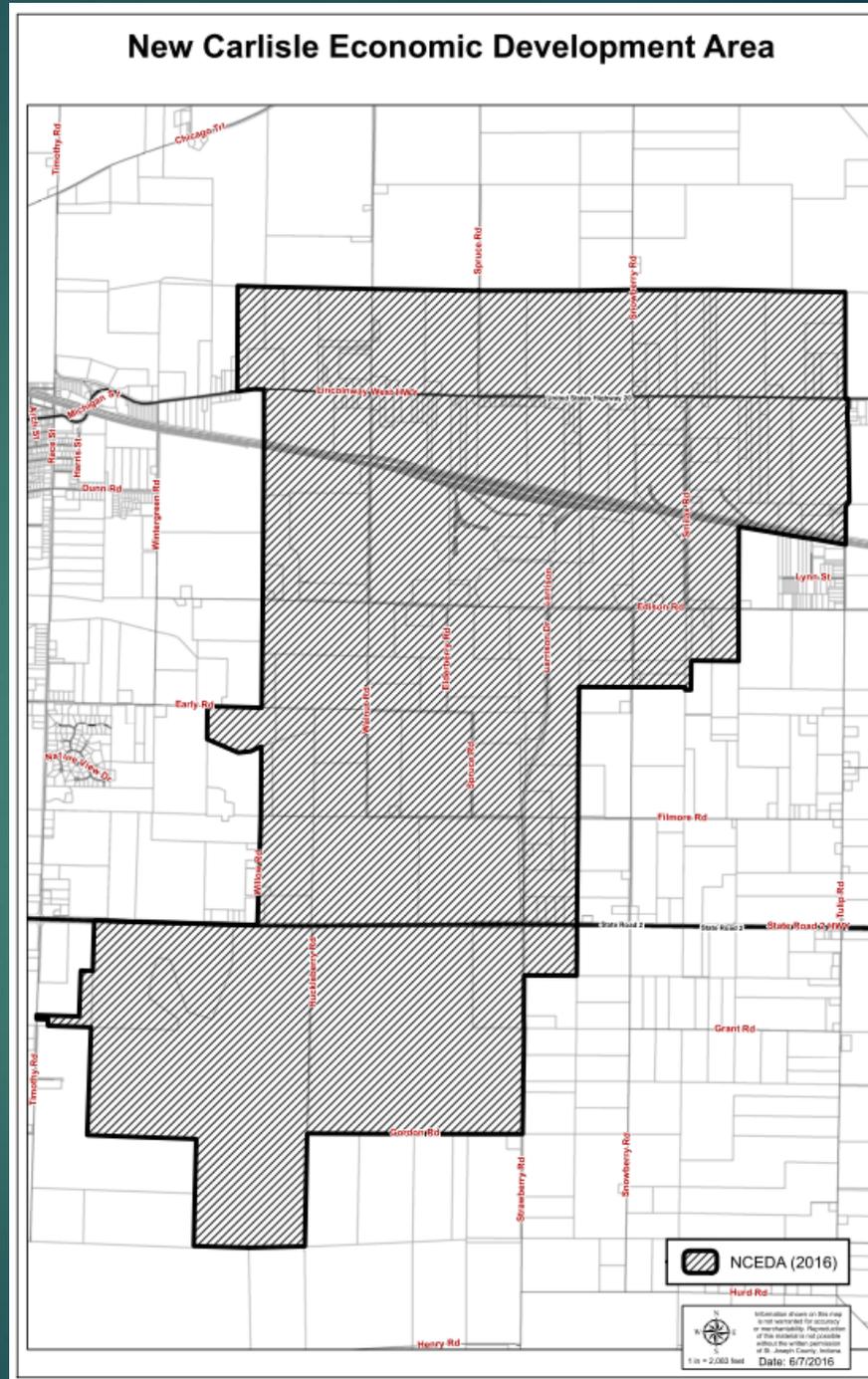
- ▶ Reset priorities for the area
 - ▶ Modified Boundaries
 - ▶ Realigned Allocation Areas
 - ▶ Added Properties to the Acquisition List
- ▶ Planned Infrastructure Projects
 - ▶ N/S Rail Lead Line Project
 - ▶ Niespodizany Ditch Realignment
 - ▶ Regional Retention Project

NCEDA – Expansion of Area

- ▶ Adds **12 parcels** to boundary of Economic Development Area
- ▶ Adds 3 “remnant” parcels that are presently in SJC EDD #2
- ▶ New parcels include AEP property adjacent to existing AEP Solar site, Bendix Woods County Park, and parcels under common ownership

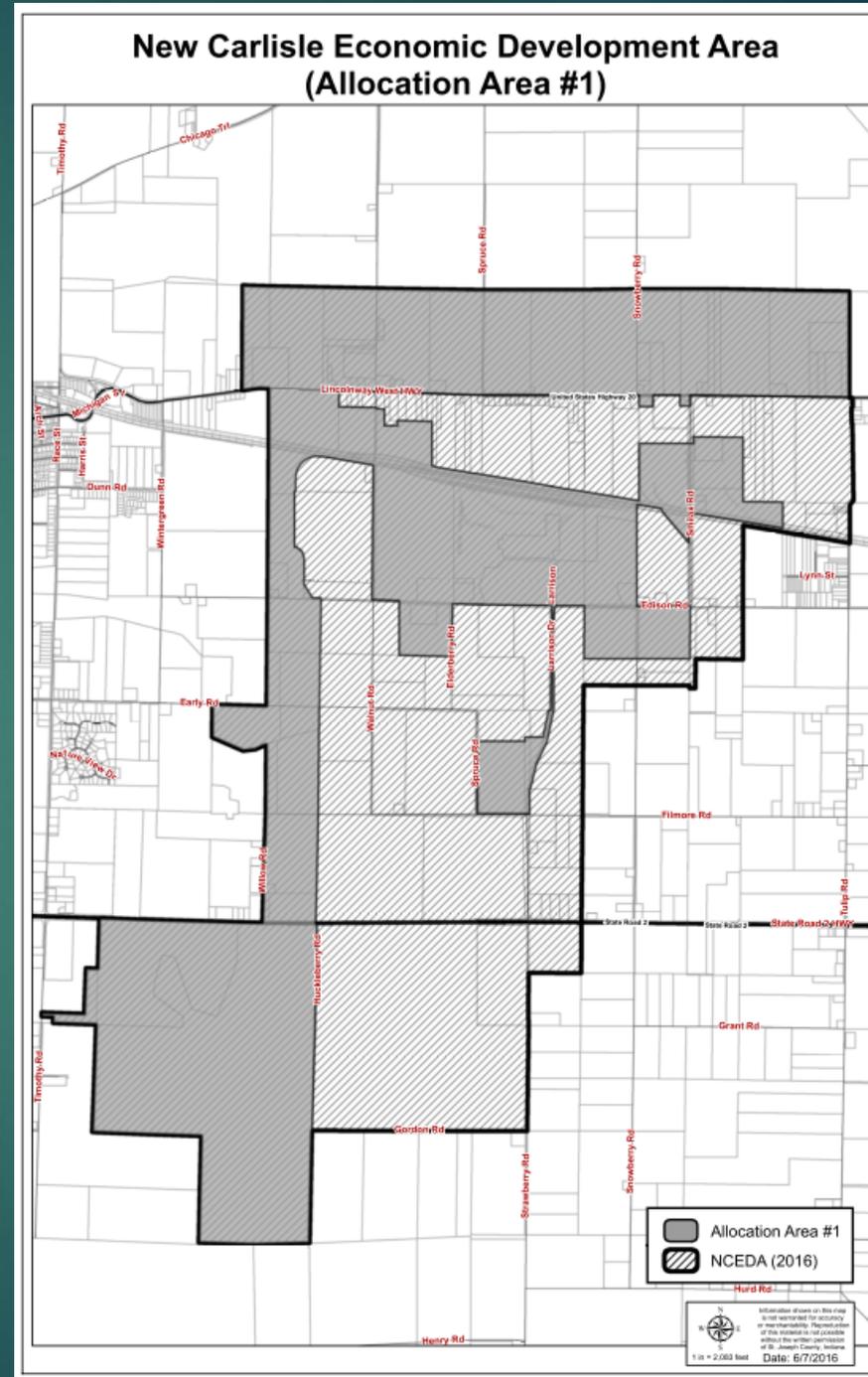


New Carlisle Economic Development Area



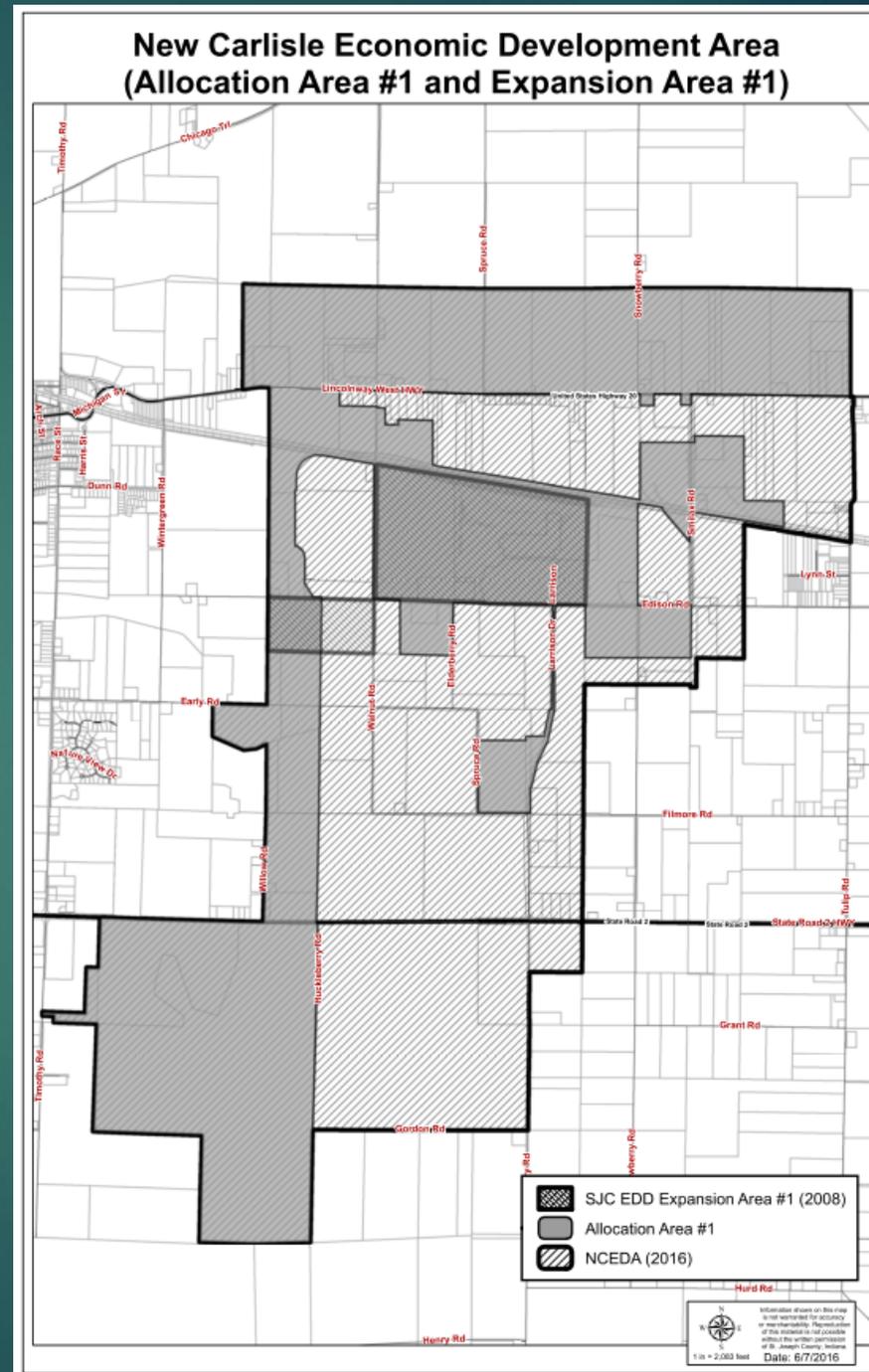
NCEDA - Allocation Area #1

- ▶ Allocation Area #1 is a “pruned” area that includes those parcels presently generating Real Property TIF increment
- ▶ Allocation Area #1 will be the support basis for a TIF bond to fund the SJEC Water & Sewer Project and other designated projects
- ▶ Allocation Area #1 will expire in 2027



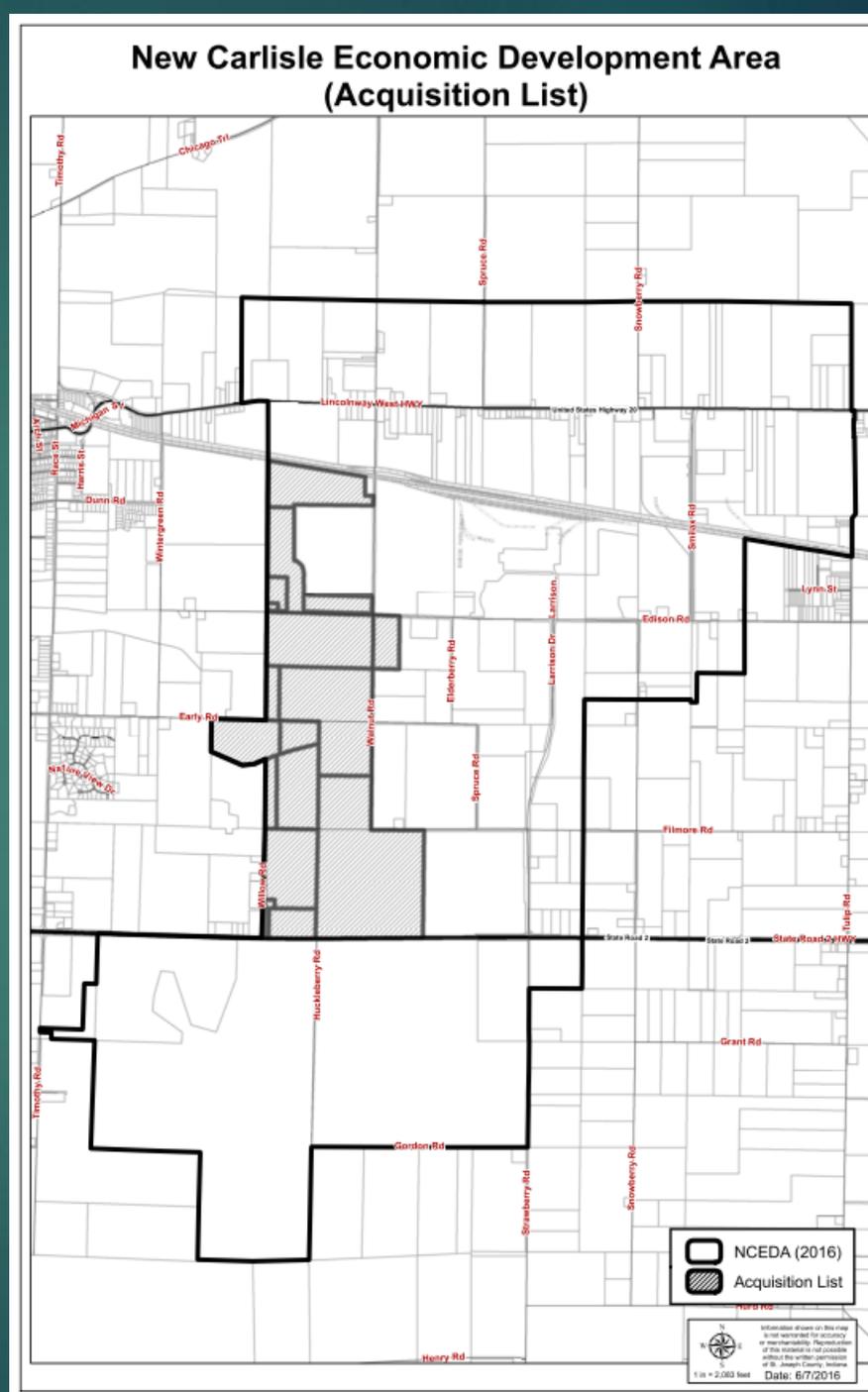
NCEDA - Allocation Area #1

- ▶ Allocation Area #1 includes the “Designated Taxpayers” identified in the Expansion Area #1 documentation (I/N Tek, I/N Kote, and AirGas)
- ▶ Expansion Area #1 will expire in **2038**

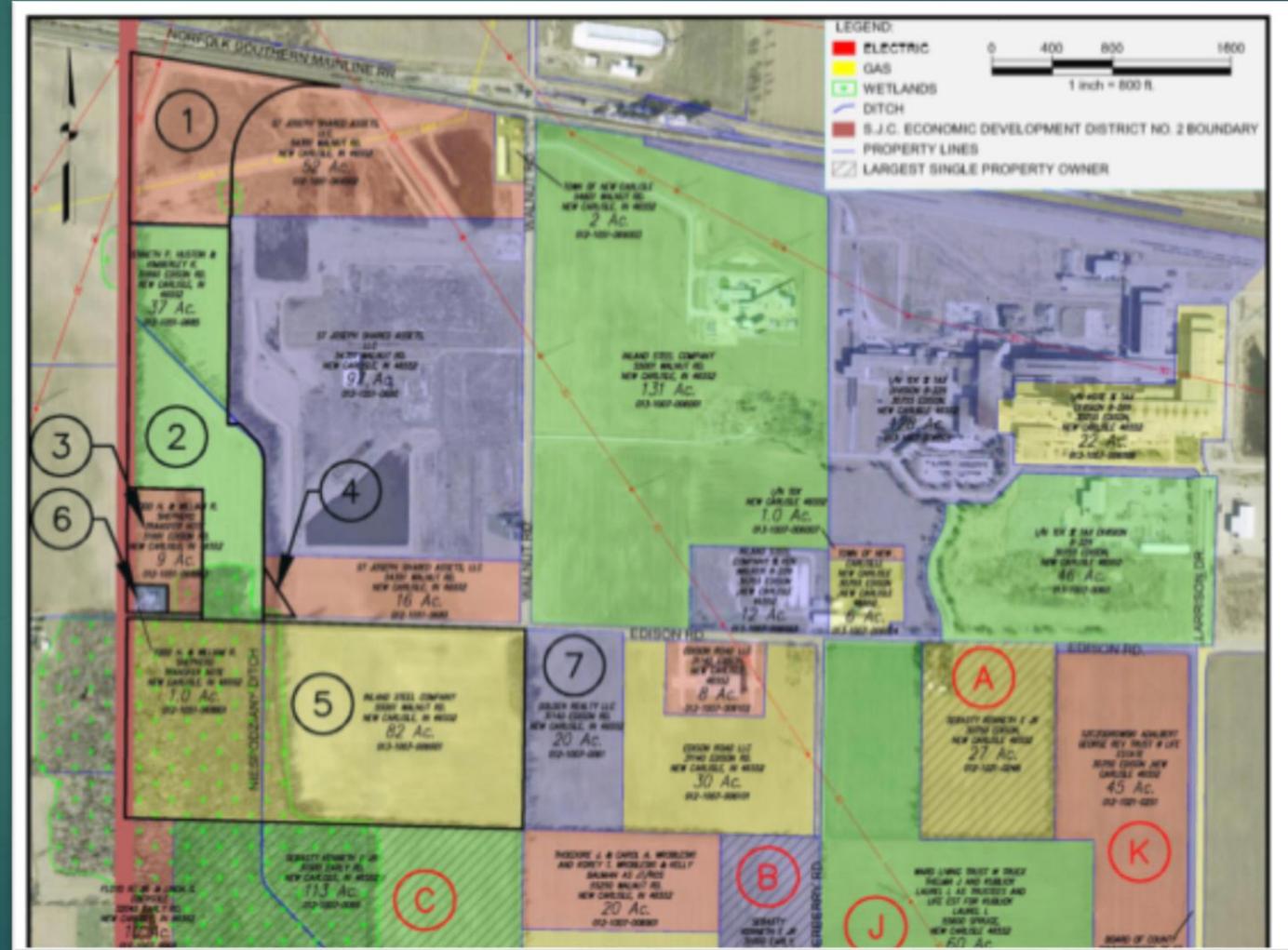
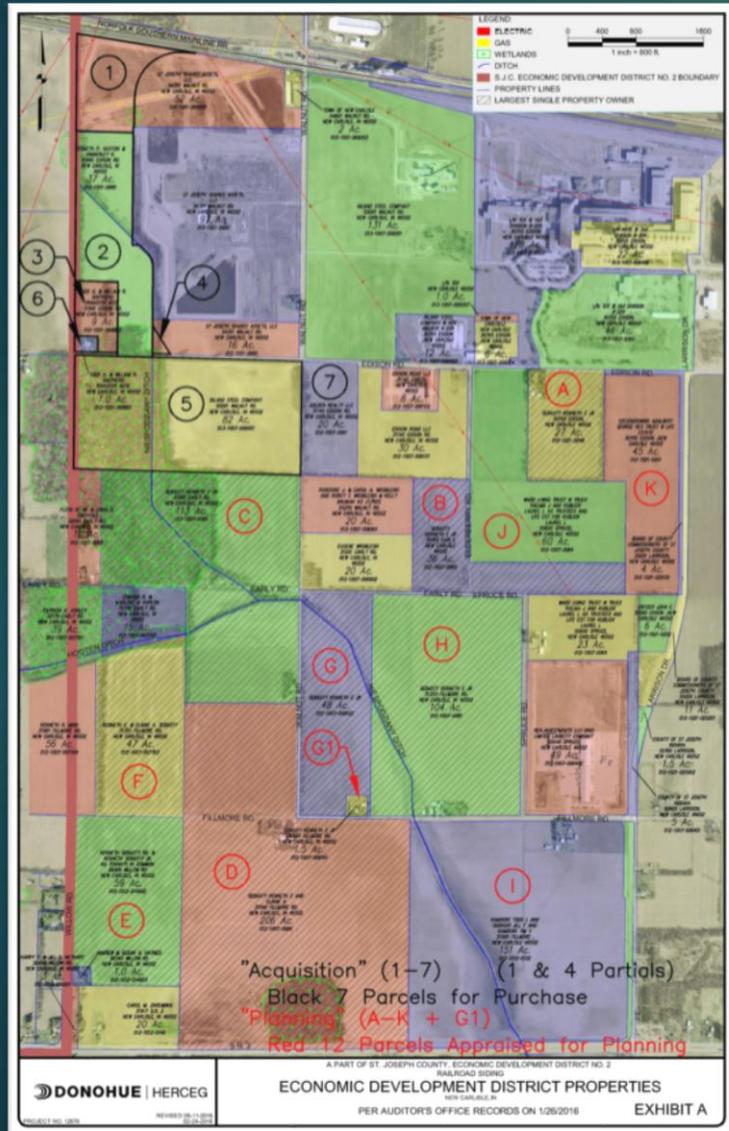


NCEDA – Acquisition List

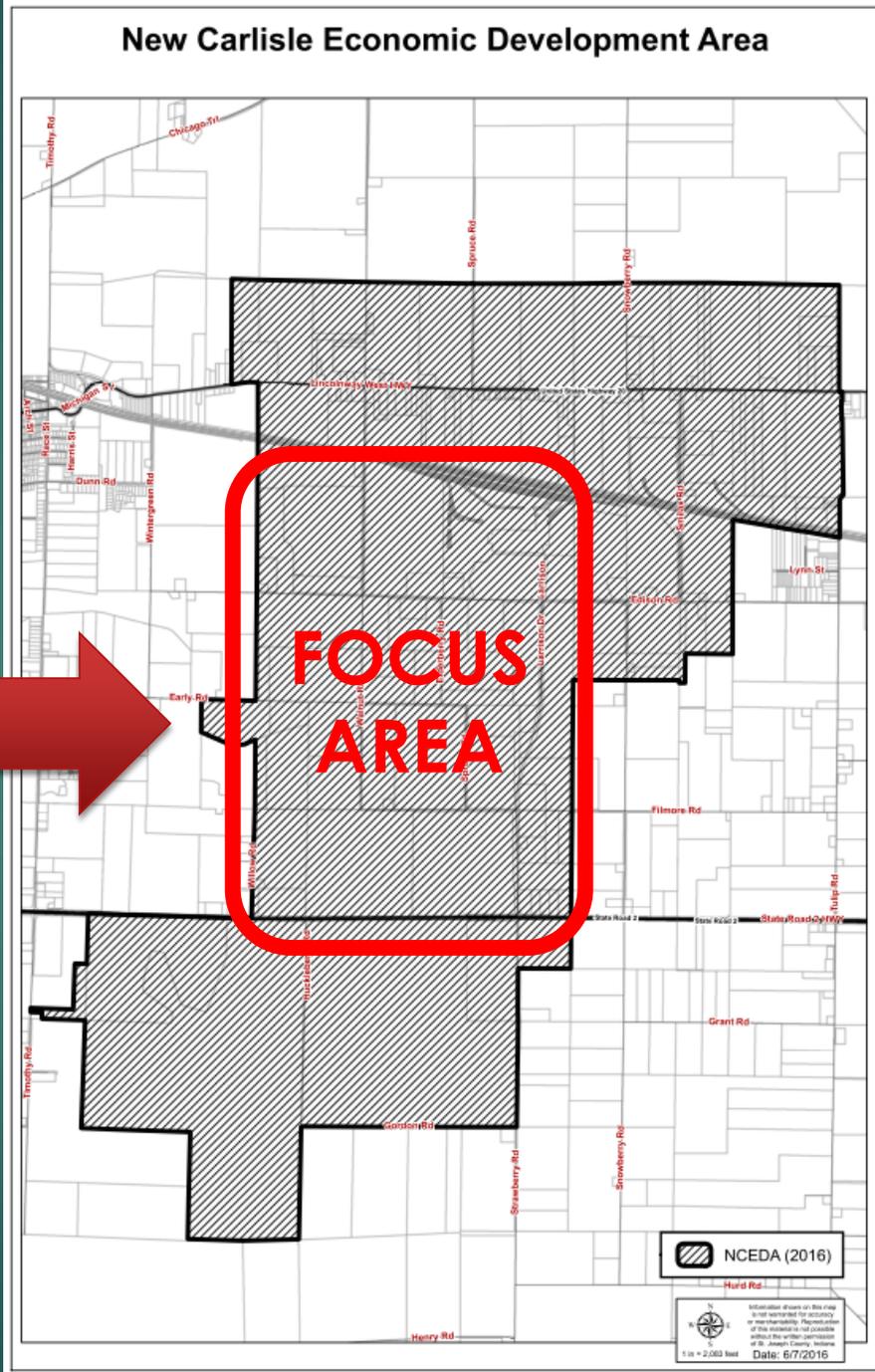
- ▶ Acquisition List addition includes **19 parcels**
- ▶ Property is located along the western boundary of the Economic Development Area and would be either full or partial acquisitions for the rail and ditch relocation projects



Property Research



Property Research



Planned Infrastructure Projects

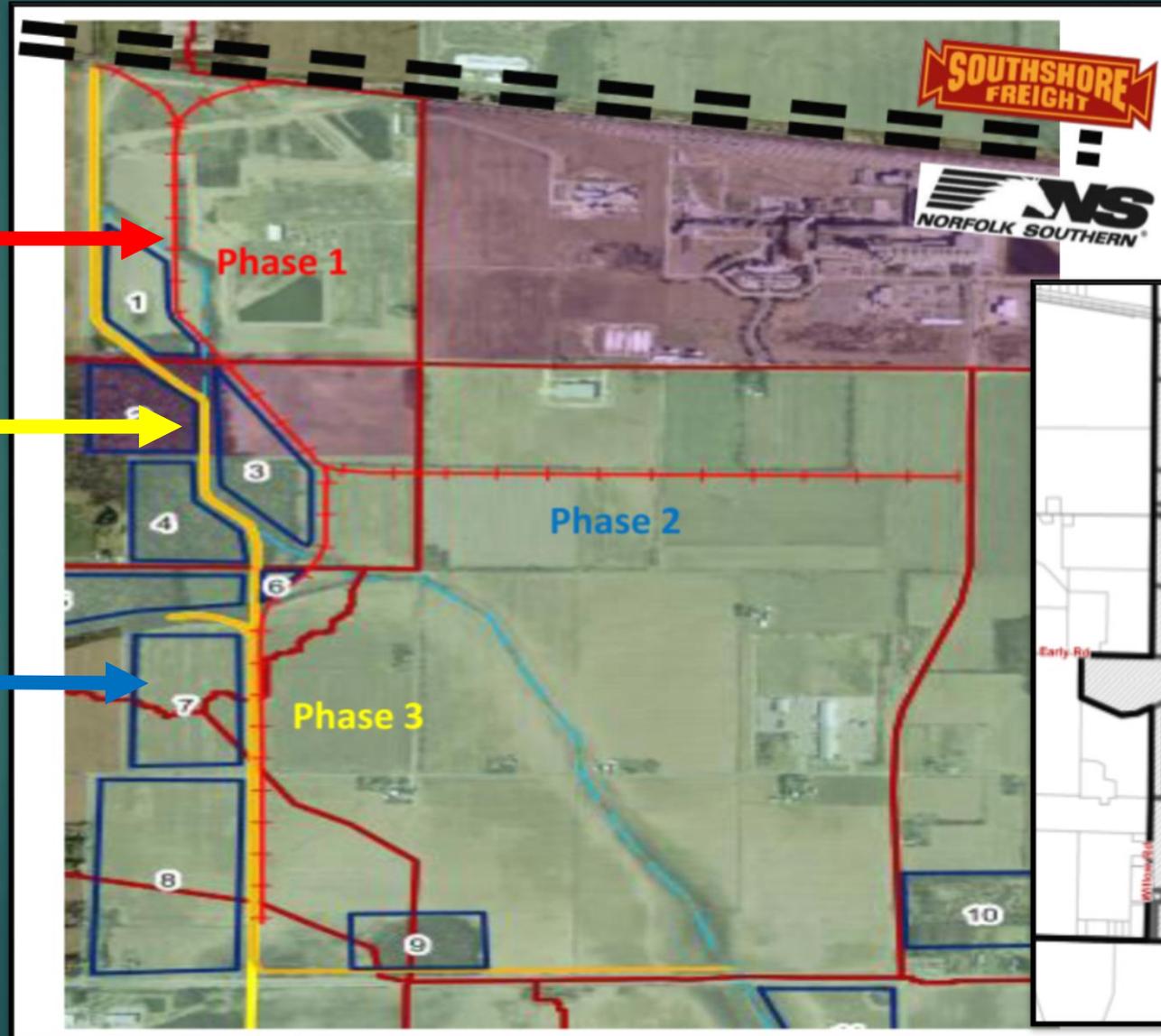
▶ Rail Project



▶ Ditch Project

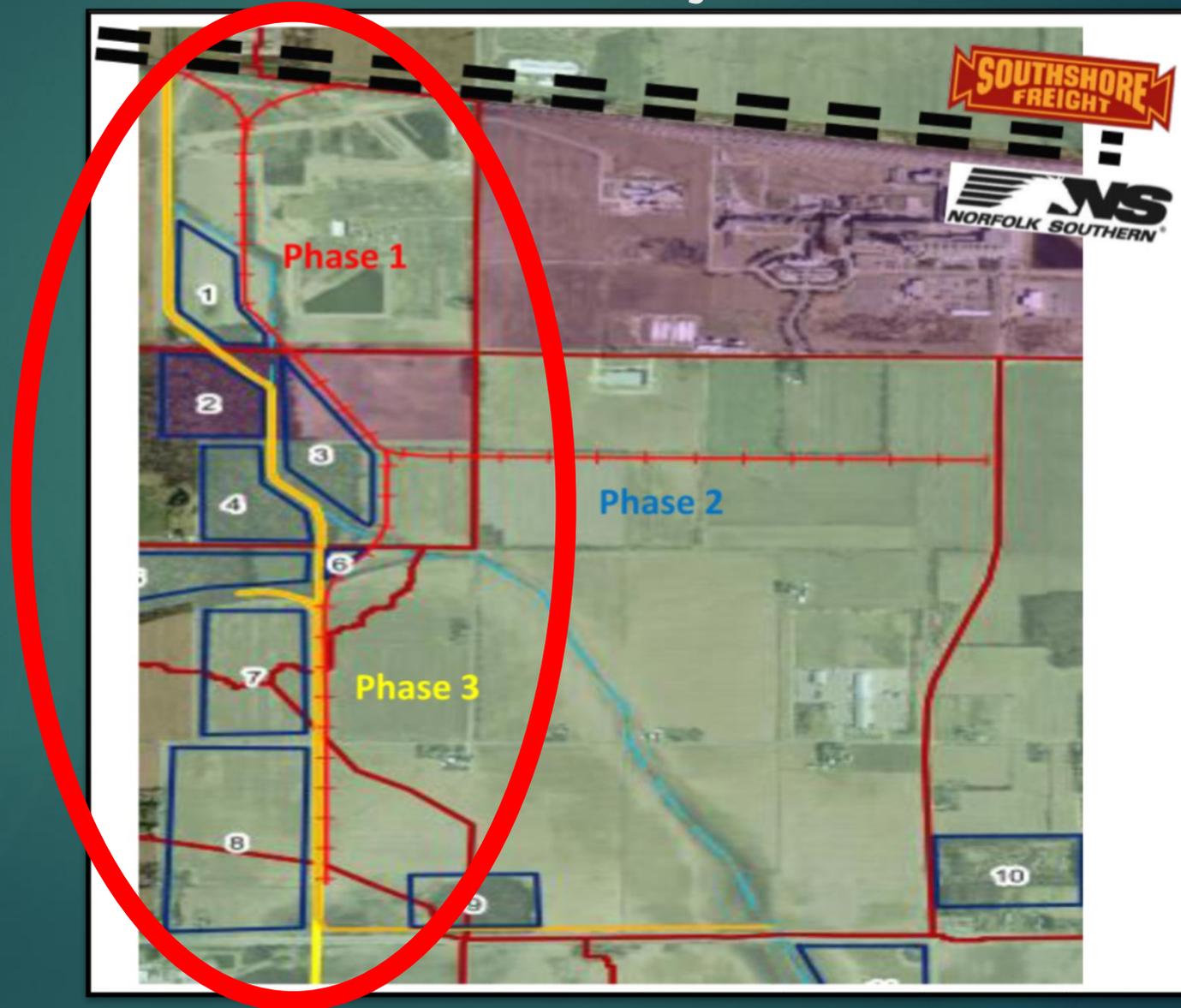


▶ Regional Retention Project

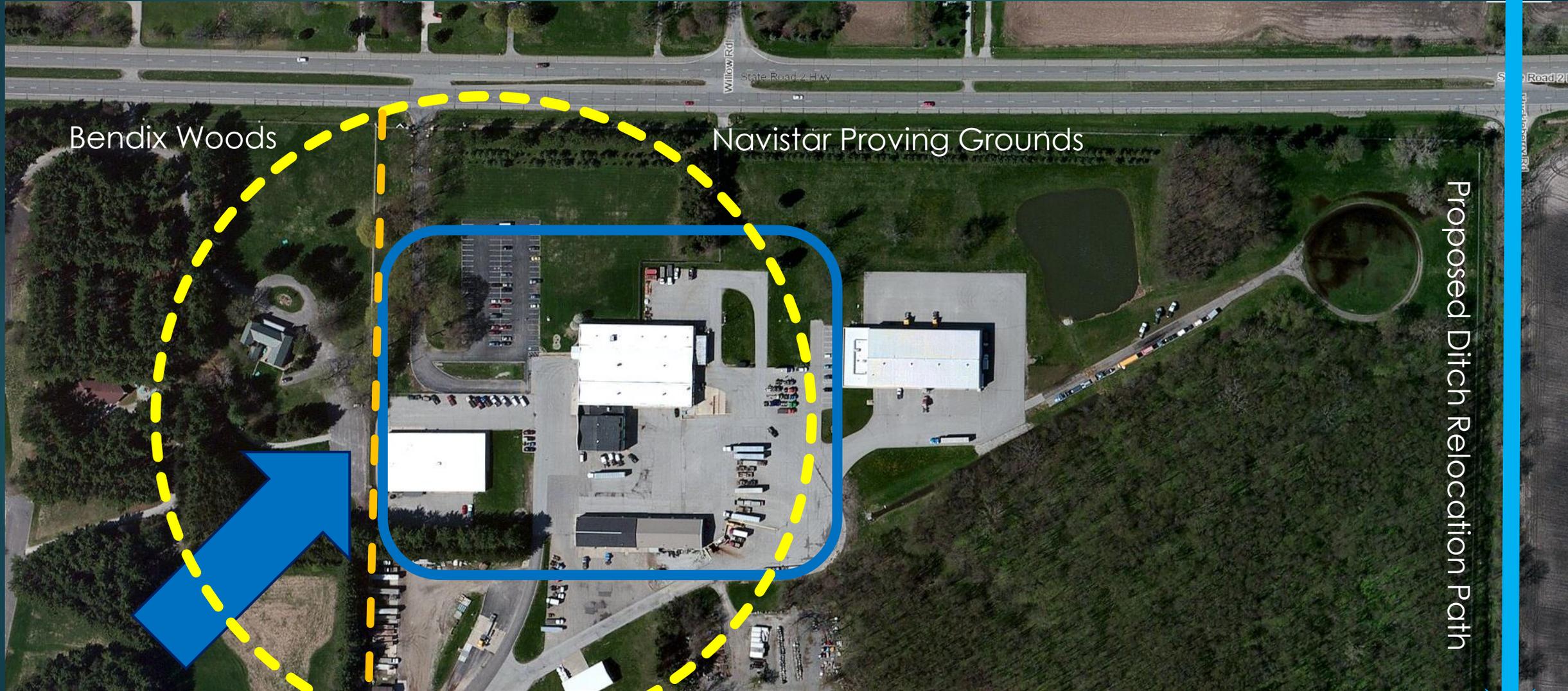


Planned Infrastructure Projects

- ▶ Survey for ditch project is complete
- ▶ Survey data is in review and pre-design phase for modeling purposes



Planned Infrastructure Projects



Bendix Woods

Navistar Proving Grounds

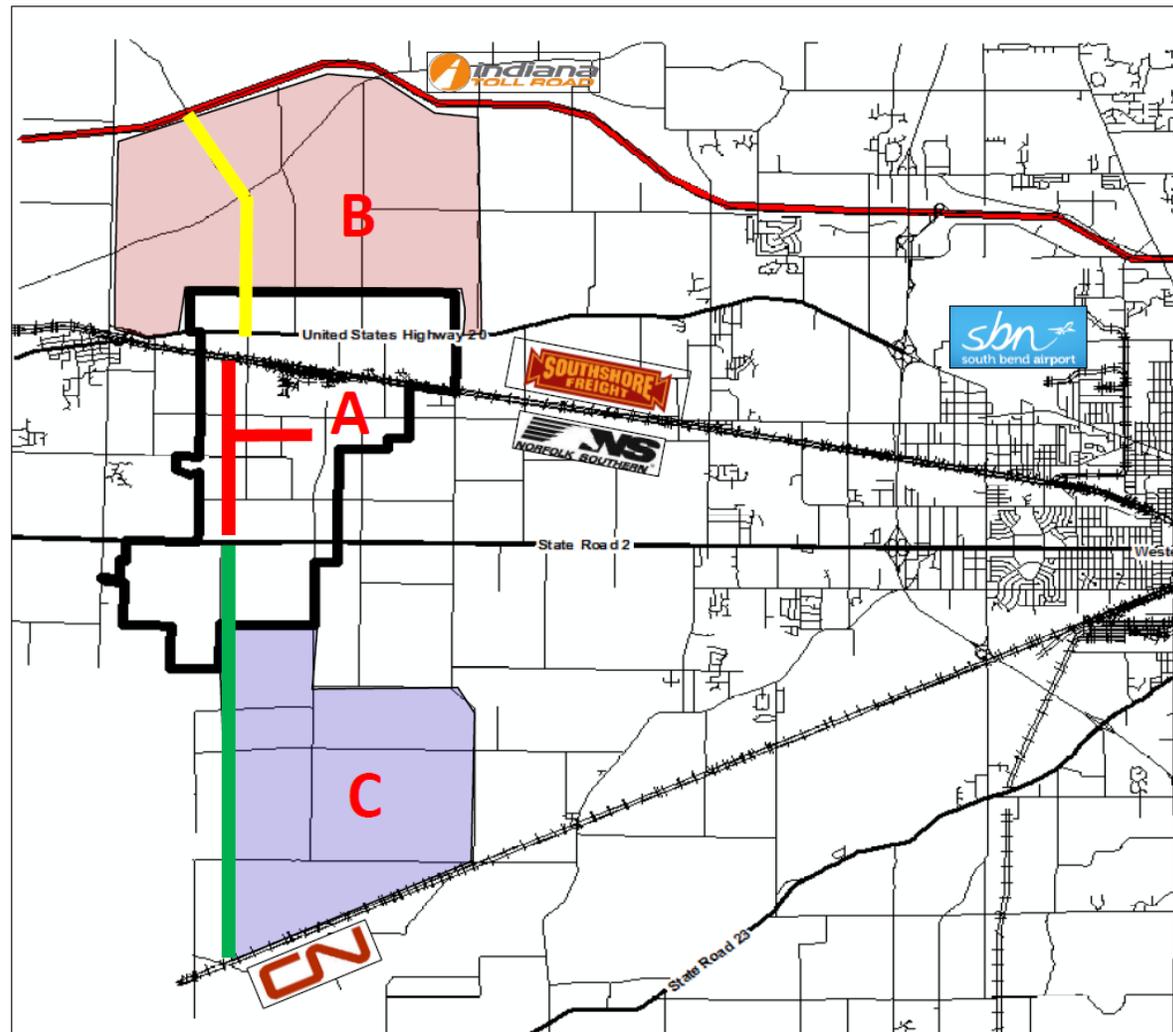
Proposed Ditch Relocation Path

New Carlisle
Economic Development Area
POINTS OF INTEREST

Points of Interest

- ▶ Mega-Plex Proposal
- ▶ Development Interest
- ▶ SMS Shredding Tax Abatement & Site Improvements

Mega-Plex Proposal



How does New Carlisle Site compare to other Mega-Sites?

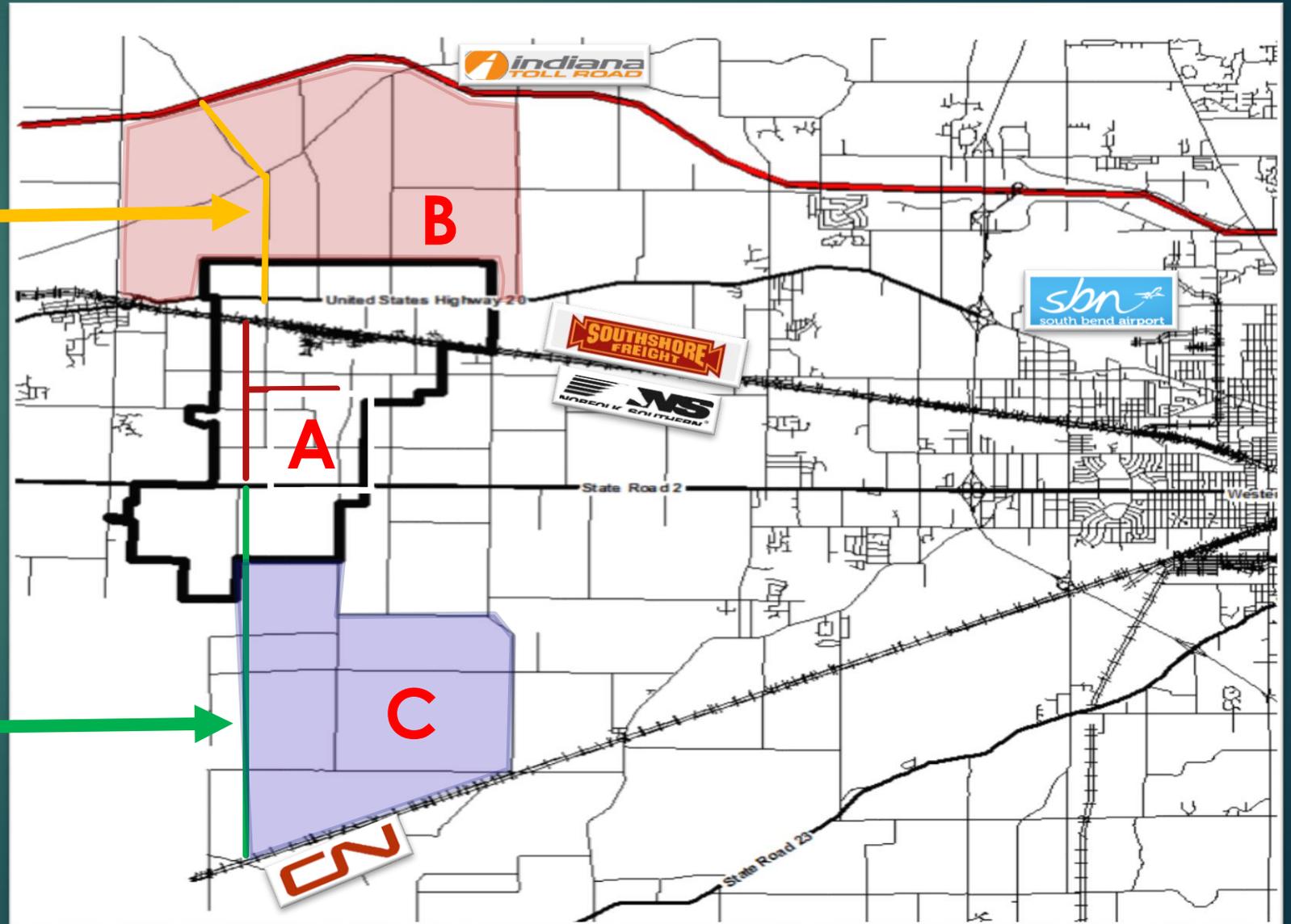
- In St. Joseph County, the only other mega-site might be a mass assemblage around the St. Joseph Farms property (3,500 acres)
- The closest regional “competition” to the NCEDA is the Kingsbury Industrial Park in LaPorte Co. (2,846 acres)
- In Indiana, there are presently 3 “mega-sites” designated for development, and those include:
 - Hoosier Jack Mega-Site in Terre Haute (4,650 acres)
 - River Ridge Commerce Park in Jeffersonville (6,000 acres)
 - Vermillion Rise Mega Park in Vermillion County (7,155 acres)

New Carlisle Mega Plex

- Area A – 4,600 acres
- Area B – 6,300 acres
- Area C – 5,000 acres
- Connection to Indiana Toll Road, US 20 and STR 2 and 5 miles to US 20 Bypass/US 31
- Connection to CSS, NS, and CN
- 6 miles to South Bend Int. Airport

Mega-Plex Proposal

- ▶ Toll Road Connection
- ▶ Mega-Plex Concept
- ▶ Rail Cross Connection



Mega-Plex Proposal

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- ▶ Need for large format and large scale industrial and commerce center in St. Joseph County and Northcentral Indiana region
- ▶ New Carlisle Industrial area has all major amenities needed and course was set for this plan in 1987 and 1997 with establishment of the Development Area
- ▶ Growth of the area is dependent on occupancy and development demand
- ▶ Would require continued major investment in infrastructure and buy-in from **MANY** stakeholders

Mega-Plex Proposal – Rail Cross Connection

- ▶ County has engaged a firm to complete a Countywide Rail Study
- ▶ Purpose of the study is to examine the viability of connection to the major rail lines running through the County
- ▶ Study will determine viability of cross-connection and short line rail development in various locations in the County
- ▶ Would require major investment in infrastructure and buy-in from INDOT, Railroads and **MANY** other stakeholders

Mega-Plex Proposal – Toll Road Connection

- ▶ NO ROUTE OR LOCATION HAS BEEN DETERMINED OR DESIGNED
- ▶ Concept developed after discussions with industrial users, trucking firms, developers, and business community
- ▶ Opportunity to connect to the commerce corridor with a direct route
- ▶ Would allow for a redistribution of truck traffic on US 20 and SR 2 as part of a regional plan for trucking/vehicle circulation
- ▶ Would require major investment in infrastructure and buy-in from INDOT, Toll Road and MANY other stakeholders

Mega-Plex Proposal – Affirmative Action Steps

- ▶ Starting construction of water, sewer, and broadband project along Walnut and US 20
- ▶ Moving forward with Ditch Relocation and Rail Design project and associated property acquisition
- ▶ Developing comprehensive NCEDA Budget for allocation areas and in process of selling a bond to finance infrastructure projects
- ▶ Engaged firm to develop a countywide rail study
- ▶ Have hired a land planning firm to begin process to coordinate and lead planning discussions concerning portions of the focus area and then working to build bridges to community and regional planning efforts
- ▶ Community discussions about ways to have proper infrastructure in place for community development

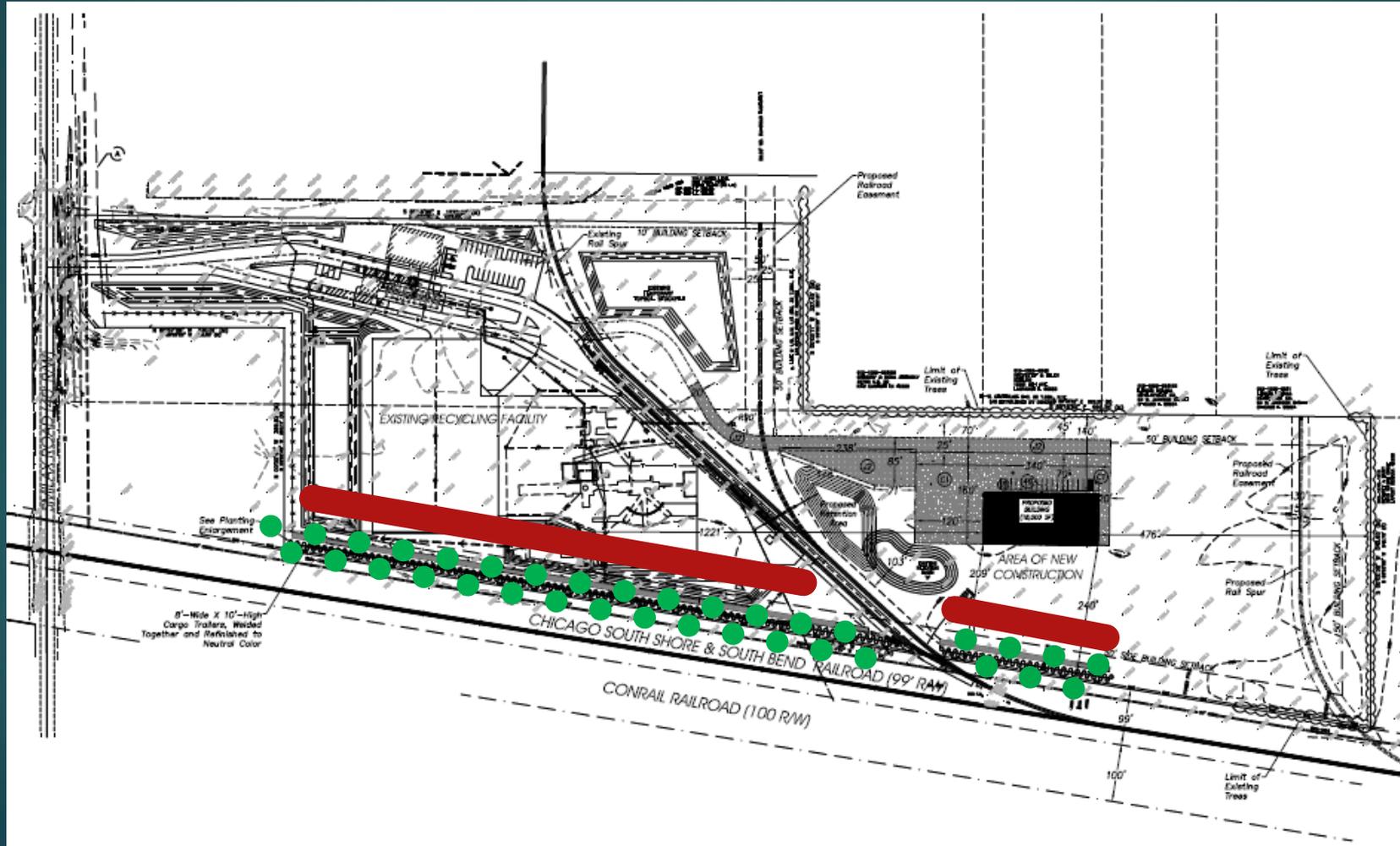
Development Interest

- ▶ Temporary uptick in activity with end of year approaching and companies looking to lock in deals prior to the Election
- ▶ Presently working with six prospects in Focus Area
- ▶ Active strategy to work with businesses to determine home-grown expansion potential and business needs
- ▶ Response from State is “get area ready to be viable for prospects”

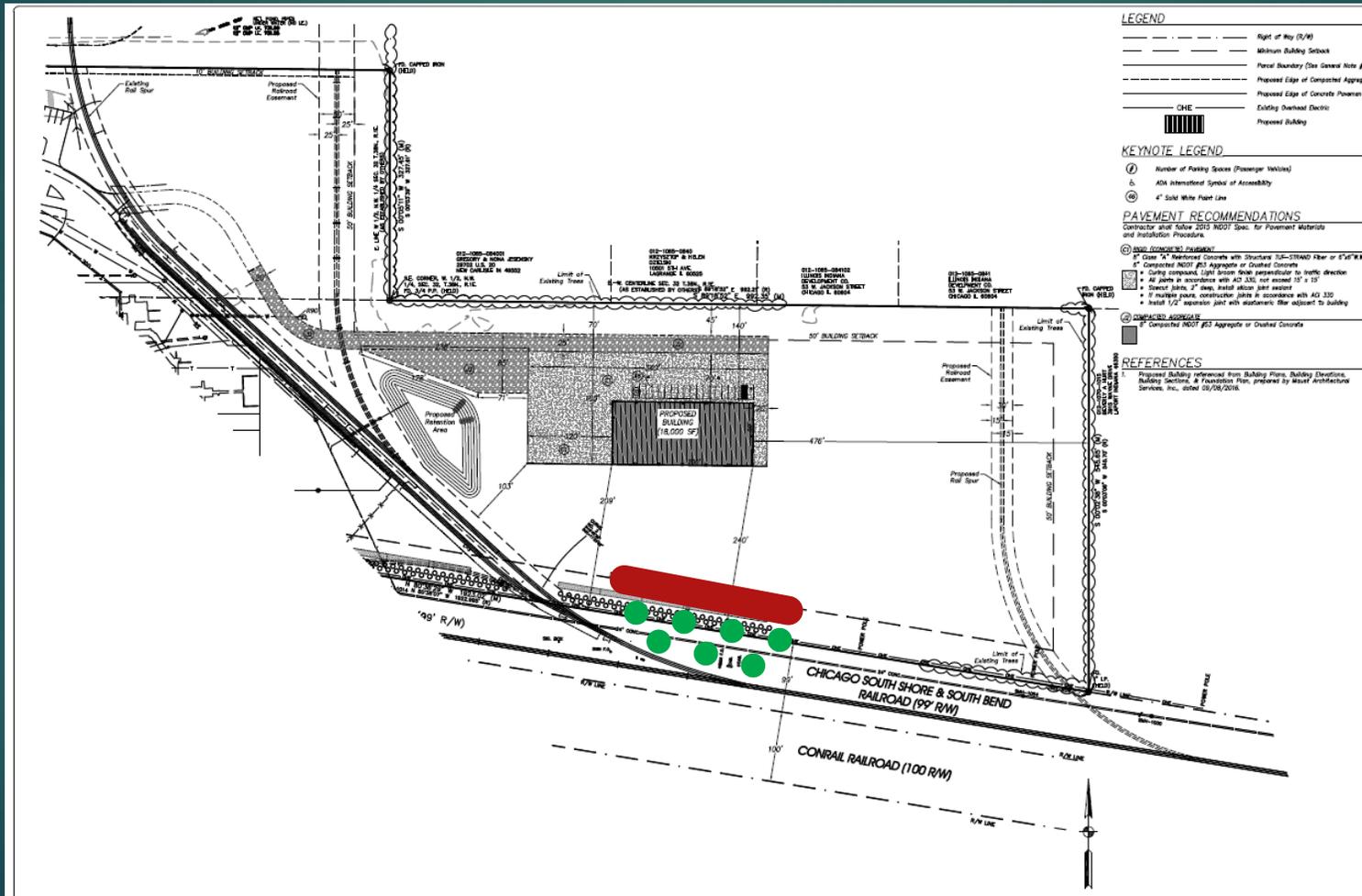
SMS Shredding Tax Abatement & Site Improvements

- ▶ Proposal is to construct a new building on site east of existing shredder structure
- ▶ New 18,000 SF building would contain sorting equipment to allow for further refinement of products to be sorted on site
- ▶ Total site investment is projected to be \$3.5 Million and would provide ten (10) net new jobs
- ▶ Tax abatement proposal would be for 6 years of Real Property Abatement and 5 years of Personal Property Abatement
- ▶ Condition placed on further consideration of tax abatement request by County Council is that a barrier and landscaping be constructed on-site within a year or tax abatement would be forfeited

SMS Shredding Tax Abatement & Site Improvements



SMS Shredding Tax Abatement & Site Improvements



New Carlisle
Economic Development Area
CONCLUDING COMMENTS

CONCLUDING COMMENTS

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- ▶ All information available at:

<http://www.stjosephcountyindiana.com/departments/economicdevelopment>

- ▶ Questions