

CLOSE UP

KEEPING OUR EYE ON THE ECONOMY



Q1 2016

NEW INDUSTRIAL PARK OPENS



First tenants move in

Carroll County's shovel-ready industrial park, the 60-acre Hoosier Heartland Industrial Park, is now home to its first tenants: Carroll White REMC, an electric utility, and Carroll County Economic Development. The REMC constructed the park's first building, a 40,000sf operations center on a 10-acre lot, with space for the economic development group. Both moved into the new space in February 2016.

The park's 10-acre lots are already 40% sold or sale pending. Water and sewer lines, drainage, gas and electric service have been extended to each lot.

Hoosier Heartland Industrial Park is 1/4 mile from the four-lane Hoosier Heartland Highway, south of Delphi and adjacent to Indiana Packers. Truck commute time to I-65 is about 12 minutes.

2016 to Bring Carroll County More Expansions, Openings

After 2015's hefty tally of investments and growth, 2016 promises to bring even more positive industrial, agribusiness and tourism news to Carroll County, Indiana.

The year end 2015 tally includes:

- A \$40.6 million expansion and 100 more jobs announced at Indiana Packers, where the workforce now tops 2,100
- Wiechman Pig Company announced new \$1.3 million facility, 10 jobs
- Debut events held in the restored, expanded and reopened 1865 Delphi Opera House
- Opening of Canal Commons, a 44-unit multifamily project
- Completion of the 36th new façade since 2013 in downtown Delphi.

Coming in 2016:

- A solar park in Flora, a joint project of the Indiana Municipal Power Agency and the town of Flora
- Restoration of the historic Flora Depot, named a Legacy Project by the Indiana Bicentennial Commission, and a year of visitor-attracting, countywide celebrations for Indiana's Bicentennial.



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What Makes Us Tick

"Ideal" defines Carroll County . . . the perfect mix of location and air, rail and highway access; a highly skilled, hard-working labor force; superior quality of life; agribusiness experts; savvy professionals; educational opportunities; and residents dedicated to community growth and enrichment. Carroll County is a solid choice for new industries, business expansions, tourism, the arts and great livability.

Snapshot

- **Access:** Hoosier Heartland Highway, I-65 and other highways; two rail lines.
- **Size:** 372.2 square miles
- **Population:** 20,105 and growing
- **Regional population:** 500,000 within commuting distance
- **Home ownership:** 78.8 percent of residents own their home, well above Indiana's rate of 70 percent



Long a force in Carroll County's economy, manufacturing is experiencing both expansions and arrivals of new industries.

Industry

Alloy Custom Products Inc.

Delphi, 100 employees
Business: Produces cryogenic trailers; sells internationally.
News: Acquired in 2015 by Dallas-based Trinity Industries Inc.



Alloy Custom Products Inc.

Delphi Body Works Inc.

Delphi, 13 employees
Business: Custom equipment manufacturer for traffic signal, sign, railroad and other industries;
oldest manufacturer in Indiana.

Next Day Container invests \$ 1.4 million in Carroll County

Next Day Container

Delphi, 25 employees
Business: Cleans, reconditions, remanufactures, sells and recycles intermediate bulk containers used to ship liquid products.
News: Company invested \$1.4 million in 32,000-sq ft existing facility in Delphi Industrial Park, moving operations to Carroll County in 2015.



PTI Machining

Delphi, 22 employees
Business: Machining both prototypes and long-run production of parts; parts finishing.

Quik-Pak LLC

Flora, 8 employees
Business: Contract packager using standup, zippered, pillow packs and other materials.

U.S. Aggregates

Delphi, 27
Business: Stone and rock quarry.



Zinn Kitchens Inc.

Flora, 27 employees
Business: Custom cabinetry; appliance sales



Agribusiness

OVERVIEW

Agribusiness is big business in Carroll County, with some 491 farm operations and about 86 percent of the county's land dedicated to agriculture. Farms average 416 acres in size; nearly 80 percent of farms are operated by a family or individual.

Crops include 95,000 acres of corn for grain; 79,200 acres of soybeans; and just over 2,000 acres of wheat for grain, according to the USDA Statistical Bulletin. Carroll County is Indiana's top producer of hogs, with about 100 hog farmers raising nearly 256,000 hogs a year. About 6,100 cattle are raised annually; turkey, sheep, alpacas and shrimp also are raised.

The Carroll County Agriculture Association, a nonprofit membership organization, brings producers, processors, other agribusinesses and students together for education, events and ag-related activities.



AMONG OUR KEY PRODUCERS

- BDFS Shrimp Farm
- Big Barn Shrimp Farm
- Burton Family Farms
- Co-Alliance
- Cornerstone Seeds
- Craft's Suffoks and Tunis
- Helena Chemical
- Heritage Farm Suri Alpacas
- McCormick's Farm
- Mylet Farms
- Remington Seeds
- Select Seed Hybrids
- Shaffer Stock Farms
- J.L. Shuman Farms
- Wise & Wise Farms



Agribusiness

KEY PROCESSORS/SUPPLIERS

American Agra Curtains Inc.

Delphi, 4 employees

Business: Insulated curtains and other products for farming and construction sites.

The Andersons Inc.

Dephi, 49 employees

Business: Grain elevator, corn mill, corncob products, ethanol, plant nutrients, railcar leasing and repair, turf products, consumer retailing.

Delphi Products Co.

Delphi, 42 employees

Business: Produces and supplies livestock equipment.

Hog Slat Inc.

Flora, 65 employees

Business: Livestock and poultry confinement equipment.

Indiana Packers Corp.

Delphi, 2,100 employees

Business: Hog processing facility; joint venture of Mitsubishi Corp. and Itoham Foods in Japan, opened in 1991, expanded several times since. Current processing capacity is 17,000 hogs daily; sources from 99 Carroll County agribusinesses and several hundred others in Indiana and the Midwest; markets bacon and other pork products under the Indiana Kitchens brand; ships throughout the U.S. and to 30 other countries.

News: In 2015 added 91 new jobs; announced \$40.6 million expansion to increase bacon production. Earlier invested \$112 million in expanded production capacity.

Wiechman Pig Co.

Delphi, 10 employees by 2020

Business: Purchases small-sized hogs and sells to niche pork processors.

News: Nebraska-based company broke ground in late 2015 on a \$1.3 million, three-building campus (16,400 square feet under roof) on 20 acres, its first Indiana operation; opening March 2016.





Heritage Tourism

Historical sites, museums, historic bridges and performance venues make tourism a vital contributor to Carroll County's economy. Annual events, too, such as the Indiana Bacon Festival, Burlington Fall Festival, Camden Tractor Pull, Canal Days, Flora Community Club Midnight Madness, Old-Fashioned Christmas at the Canal and Old Settlers, bring regional visitors.

Throughout 2016, numerous events marking Indiana's Bicentennial will be held throughout the County.



KEY SITES

Adams Mill Museum of Americana
1845 gristmill

Camden Museum
Historical collection

Carroll County Courthouse
1917, stained-glass rotunda dome

Carroll County Historical Museum
Artifacts, genealogy

Delphi Opera House

A three-story, 20,000-square-foot venue with performance stage, banquet rooms, meeting facilities available for public and private events; operated by Delphi Opera House Inc., which also books performances.

News: \$4.25 million restoration of the former City Hall, built in 1865, and a 10,000-square-foot addition were completed in 2015 and an ambitious debut season of events launched. Interior restoration work included recreation of original wallpapers, use of the original colors of olive, maroon, gold and black, retention of original windows and other historic preservation. The ground floor features a lobby, ticket office and banquet hall, and the second floor houses historic exhib-

its, dressing rooms, a warming kitchen, rehearsal space, meeting rooms and offices. The performance stage is on the third floor, with moveable seating for 185 and fixed seating in the balcony for 40, concession area and open space for banquets and other events.

Flora Depot

Flora's 1908 railroad depot, a notable example of transportation architecture that had been deconstructed and placed in storage, has been named an Indiana Bicentennial Commission Legacy Project. NCHS grant funds are helping pay to reconstruct and restore it at a site near where it originally stood. Work begins in 2016 to create what will be a welcome center and history and transportation museum.



Heritage Tourism



Historic Bridges

Bridges include Burnett’s Creek Stone Arch Bridge, Adams Mill Covered Bridge, Freedom Bridge, Lancaster Covered Bridge, Carrollton Bridge and Wilson Bridge. News: A 300-foot historic bridge donated to Delphi and named The Freedom Bridge was dedicated in 2015. Connecting Delphi’s Monon Trail over the Hoosier Heartland Highway, it also features the Veterans Memorial Plaza.

Wabash & Erie Canal Park and Interpretive Center

Operated by the nonprofit Carroll County Wabash & Erie Inc. and recognized as a premier Midwestern destination, the Wabash & Erie

Canal Park and Interpretive Center features a canal waterway, canal boat rides, towpath, interpretive museum, bridges, park, pioneer village and conference/event center.

News: Additions to the grounds in 2015 include an 1884 railroad depot, a loom cabin with three full-sized weaving looms and a 20-foot by 30-foot 1884 historic Delphi church, which will be available for weddings and other events after restoration.



Indiana Bicentennial

Reflecting the county’s cooperative, creative spirit, a full calendar of 2016 events will mark Indiana’s Bicentennial.

Among them:

- “Flora History is Indiana History” Pop-up Galleries in Main Street storefronts
- Camden Bicentennial Garden downtown, with state tree (tulip poplar) and flower (peony) plantings
- Camden Women’s Literary Club publication of “This Was Camden II” history
- Carroll County Artists: A Retrospective Exhibit, Delphi Opera House
- Carroll County Newspaper Archive, online searchable database from 1830 to the present, by Delphi Public Library
- Flora Depot Restoration Project, creating a welcome center and museum

Service Industry

Carroll County is home to numerous accounting and legal professionals; printers; the weekly newspaper, Carroll County Comet; financial institutions; and other service businesses. These are among them.

KEY SERVICE BUSINESSES

Armstrong Drilling
Burlington Meats



Brenneco Fire Protection
CamFlo
Carroll County Comet
Climatek
DK Construction
F&K Construction

Goodrich Quality Mechanical
Graphics Emporium
J.W. Rentals
Lavy Windows
Loudon Printing
Madam Carroll
Parrett’s Meat Processing
Pearsons Gas
Q Graphics
Skyline Signs
Tall Timbers Marina
WP Electric
Young’s Culligan



Retail/Restaurant

These are among the retailers and restaurants operating in Carroll County.

KEY RETAIL

- BDJS Shrimp Farm
- 218 Produce Market (May to Nov.)
- Ayres Hardware
- Bill's Clock Works
- The Butterfly
- Car Quest Auto
- Creative Disorder
- CVS
- Delphi Antique Mall
- Delphi General Store
- Delphi Hardware
- Dollar General
- Eikenberry Fine Furniture
- Everything Computer
- Fielding's Jewelry & Time
- The Flower Shoppe
- Flowers & Friends
- Hometown Shirts & Graphics
- Hoosier Harvestore
- Iron Rooster
- LooLoo's
- Mann Chevrolet, Buick, GMC
- Maple Leaf Country Store
- Maple Leaf on Main
- Morrow Shoe Shop
- NAPA Auto Parts
- Opera House Gallery of Contemporary Art
- Pearson's Gas and Greenhouse
- Save-A-Lot
- Sisson & Sons Jewelry
- Stephan's IGA
- Times Past Antiques
- Trade Ways
- Tri Green Tractors
- Wallman's IGA
- Westside Motors
- Wilcox Lumber



- LooLoo's opened in 2015 in downtown Delphi. The retailer carries a variety of items, from jewelry to primitives, furniture, toys and handmade items. It also accepts items on consignment.
- Mann Chevrolet Buick GMC is the new name of the business that acquired the former Dick Krieg Motors in Delphi.

KEY RESTAURANTS

- ALLBQ's
- Andy's
- Becks Restaurant
- Blue Moose
- Burlington Pizza
- Burlington Scoop
- Cabos Mexican Bar & Grill
- China 1 Buffet
- Dairy Queen
- Fishers
- Flora Family Restaurant
- Garden Gate Tea House
- McDonalds
- Mitchell's Mexican Grill
- Monical's
- Oakdale Dam Inn
- The Office Tavern
- Pizza Hut
- Pizza King (Delphi, Flora, Camden)
- The Sandwich Shop
- Sportsman Inn
- Stone House Restaurant & Bakery
- Subway
- Sweetie Pies Homemade Delights

Financial Institutions

- First Farmers Bank & Trust
- First Financial Bank
- Industrial Federal Credit Union
- Lafayette Bank & Trust Co.
- Regions Bank
- Salin Bank & Trust
- Security Federal Savings

- Garden Gate Tea House announced it will offer extended hours and meal service preceding most events at the Delphi Opera House.
- Mitchell's Mexican Grill in Delphi was named 2015 Business of the Year by the Carroll County Chamber of Commerce.
- Stone House Restaurant & Bakery expanded its seating in a move to larger space at 117 E. Main, Delphi.



Healthcare

Healthcare providers offering close-to-home care include:

KEY PROVIDERS

- Brodar Chiropractor
- Camden Healthcare
- Jordan Dutter MD
- Family Health Clinic of Carroll County
- Flora Chiropractic
- Flora Family Medicine
- Steven Herr DDS
- Indy Spine & Rehab
- IU Health Arnett
- Jones Family Dentistry
- David Krauss DDS
- Delphi Family Dentistry
- Norman & Miller Eyecare
- St. Elizabeth Healthcare
- Wagoner & Wagoner DDS

• Jordan Dutter MD began operating as a sole practitioner in Flora in 2015.

Nonprofits

Numerous nonprofits operate in the county, many providing social services, children’s programs and opportunities for retirees.

Three libraries operate in the county: Camden-Jackson Township Public Library, Delphi Public Library and Flora-Monroe Township Public Library. They employ a combined 25, stock some 160,000 items, carry genealogy and local history books and offer cultural programs.

Carroll County Ag Assoc.

Promotes agriculture through best management practices.

Carroll County Community Foundation

Created in 1997, the foundation provides local philanthropy; it is a fund of the Community Foundation of Howard County Inc.

Carroll County Chamber of Commerce

Unites and works to expand commercial businesses, industries and organizations; regularly offers business programs and events.

Carroll County Economic Development Corp.

Works to attract, retain and expand businesses and industries. News: Moved to Hoosier Heartland Industrial Park in early 2016.

Carroll White REMC

Electric utility News: Built 40,000-square-foot new facility in Hoosier Heartland Industrial Park south of Delphi; moving in early 2016.

Court Appointed Special Advocates (CASA)

Helps protect the rights of children.

Delphi Preservation Society

Founded in 1994, the society has saved several historic structures, obtained national register designations and established historic districts.

Flora Main Street

Provides economic revitalization and restoration to downtown Flora through capital projects, historic preservation, events and festivals.

Union Center

A former historic church, the center was donated to the Delphi Preservation Society.

News: In 2015, Union Center was chosen at the facility’s new name. It is available to the community for meetings, weddings, receptions, classes and other public or private events.

Wildcat Creek Wildlife Center

Rehabilitates and releases native and migratory wildlife.

YMCA

Camp Tecumseh

An indoor/outdoor educational, recreational and religious program facility on 600 acres, YMCA Camp Tecumseh draws about 35,000 youth and adults each year for day-long and extended-stay educational programs.





Education & Workforce Development

The county's youngest students are primarily educated at Carroll Consolidated School Corp. and Delphi Community School Corp., each operating elementary, middle and high schools. Both school corporations' scores for 3rd grade reading skills topped the state average. High school learning opportunities include advanced-placement classes and numerous extracurricular organizations, such as French and Spanish clubs, drama, SADD, FFA and yearbook.



Carroll High School's Fieldhouse Addition

Tyler Sausaman of Carroll High School was the 2015 High School Teacher Excellence Award winner recognized as the best engineering/technical teacher. Delphi Community School Corporation welcomes Greg Briles as their new Superintendent.



Greg Briles

Post-secondary training is available through Job Source, a Workforce Investment Act provider, and close by are Ivy Tech Community College, Purdue University and Indiana University Kokomo.

Carroll County's labor force tops 10,600; the labor force the three-county metropolitan statistical area is 110,000.

Unemployment Rate

November 2015

Carroll County	4.1 percent
Indiana	4.4 percent
U.S.	5.0 percent

Top Area Employment

1. Goods, Processing
2. Manufacturing
3. Transportation/Utilities
4. Hospitality
5. Professional Services
6. Financial



Reemployment Grant

Carroll County is benefitting from a \$7.6 million grant from the U.S. Department of Labor to Region 4 Workforce



Board to implement a four-year Rapid Reemployment for Advanced Manufacturing Positions (RAMP) program. Begun in 2015 the program will train 800 unemployed

people for manufacturing jobs, providing extensive assistance and benefits during training, to be provided by Ivy Tech Community College and Purdue University.



Industrial Development

Home to numerous industrial parks, Carroll Count is actively recruiting businesses and working with existing employers on possible expansions.

Sites include: Delphi Commerce Park; Hoosier Heartland Industrial Park, 60 acres designated "shovel-ready" for fast-track approvals; and the Flora Industrial Park.

Building completed for new Carroll White REMC facility and Carroll County Economic Development Corp., first tenants, moved in February 2016

AVAILABLE SITES

- **Deer Creek Industrial Park**
31.5 acres available, Delphi
- **Delphi Industrial Park**
Existing 150,000-square-foot facility available, Delphi
- **Flora Industrial Park**
16 acres remain available, Flora
- **Liberty Industrial Park**
108 acres, near Camden
- **Peters Industrial Development**
7 Buildings w/504,581 sq. ft., Delphi
- **Sycamore Industrial Park**
75,000-square-foot building, up to 15 suites available, Flora

Hoosier Heartland Industrial Park

- Sixty-acre park designated shovel-ready for fast-track approvals
- Water and sewer lines extended to each lot
- Park-wide drainage system
- 1/4 mile to four-lane Hoosier Heartland Highway
- 12 truck minutes to I-65; south of Delphi





Community Development

Working within their own communities and county-wide, Carroll County residents are continuously undertaking projects to improve livability and quality of life.



- **Canal Commons Apartments**

Developed with \$700,000 in federal rental housing tax credits and owned by Area IV Development, this 44-unit affordable housing project is complete. It features 28 new apartments on North Market and 16 apartments in a downtown historic building on East Main in Delphi.

- **Economic, Quality of Life Strategic Plan**

Carroll County is one of 10 counties benefitting from a \$495,000 planning grant from Lilly Endowment Inc., administered by the Central Indiana Corp. Foundation, which will identify opportunities, assets and resources for economic and quality-of-life enhancements in the region. A steering committee has been formed; the goal is to finalize the plan by early 2016.

- **Solar Farm**

The nonprofit Indiana Municipal Power Agency and the Town of Flora are partnering to build a solar park to help defray electric costs. Completion is slated for September 2017.

- **Stellar Community**

In 2012, Delphi was named an Indiana Stellar Community, receiving a three-year, \$25 million grant from the State

of Indiana to revitalize its downtown business district, redevelop near-downtown neighborhoods, add more trails, and restore and construct an addition to the Delphi Opera House.

News: 36 facades and extensive street and utility work have been completed; Delphi Opera House is open. Gateway Trail Phase 2 begins in spring 2016.



The Freedom Bridge spans the now completed 4-lane Hoosier Heartland Highway (IN-25). This historical iron bridge carries one of many walking and biking trails and creates a magnificent gateway to Carroll County.



Carroll County
INDIANA

**ECONOMIC
DEVELOPMENT
CORPORATION**

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Listed industries, businesses and organizations highlight some of many operating in Carroll County.