

# CLOSE UP

KEEPING OUR EYE ON THE ECONOMY .....



2019

## Ag, Manufacturing, Tourism

The economic engine of Carroll County

## Kopacetic Beer Factory

Cranking out liquid excellence

## Indiana Packers

Acquires Specialty Food Groups

## iNc. EMPIRE

Finding talent, fueling industry



## Midwest Lumber Company

Father-son team Denny and Darin Kuns specialize in salvaging reclaimed wood, beams, barn siding and more, giving it a fresh life in new products or selling wholesale to home remodelers. Along with their other son and brother Jamin (not pictured), they own and operate D-K Construction. Both businesses are tenants of Sycamore Industrial Park, which Denny Kuns owns and leases out through his property management service DLP 315, LLC.



# WHY CARROLL COUNTY?

by Laura Walls *Executive Director*

## INSIDE:

### pg 3

Carroll County at a glance

### pg 4-5

Hoosier Heartland  
Industrial Park

### pg 6-7

Available Industrial  
Park Sites

### pg 8-9

Economic Insights

### pg 10-11

Business Developments

### pg 12-13

Cultural Attractions

### pg 14

Professional Services

### pg 15

Healthcare

### pg 16-17

Restaurants & Retail

### pg 18-19

Non-profits

### pg 20-21

Education & Workforce

### pg 22

Infrastructure Updates

### pg 23

Meet the Board

Let's set aside the slide decks of data and canned sales pitches for a second.

When all's said and done, you won't find a region in the country more welcoming to new businesses than Carroll County. We're passionate about fostering supportive relationships and a business-friendly climate where your company can thrive.

That's why we work so hard to clear any hurdles that might stand in your way. From our shovel-ready sites and zero-impact utility fees to our flexible incentives and pro-business policies set by cooperative elected officials, Carroll County does everything in its power to have you up and running faster at lower setup costs than anywhere else. Launch, move or expand your business here and you'll see.

Many already have. In 2018, CCEDC staff met with companies and site selectors in Indianapolis, Cleveland, Atlanta and Los Angeles (twice), where great new relationships were forged. This year, thanks to a \$100,000 business attraction grant from the Indiana Economic Development Corporation, we'll continue to seek out meaningful business partnerships, such as the World Ag Expo in California and other key industry trade shows.

**We can't wait for you to be  
part of the Carroll County story.**

See pages 22 & 23 to read more about the CCEDC Board Members and meet the staff.





Carroll County Close Up is published by:



**Carroll County**  
Carroll County Economic  
Development Corp.

P.O. Box 83 | 241 N. Heartland Drive  
Hoosier Heartland Industrial Park  
Delphi, IN 46923

765-564-2060, office | 765-564-2207, fax  
[www.CarrollCountyEDC.com](http://www.CarrollCountyEDC.com)

## CARROLL COUNTY AT A GLANCE

### PEOPLE



POPULATION:  
**20,039**

GROWTH RATE:  
**+0.36%**

REGION:  
**500,000+**  
within commuting  
distance

MEDIAN AGE:  
**42**  
years young

EDUCATION:  
**88%**  
with HS Degree  
or higher

### PLACE



SIZE:  
**372.2** **238,226**  
square miles acres

ACCESS:  
Hoosier Heartland Highway,  
I-65 and more; two rail lines

**#1**

in the state for per-capita  
scholarship dollars

MEDIAN FAMILY  
INCOME:  
**\$62,163**

COST OF  
LIVING INDEX:  
**84.8**  
(U.S. average 100)

### ECONOMICS



### LARGEST TOWNS BY POPULATION:

1. Delphi
2. Flora
3. Camden
4. Burlington

### LARGEST INDUSTRIES BY EMPLOYMENT

1. Goods, processing
2. Manufacturing
3. Transportation/  
utilities
4. Hospitality

### WORKFORCE



LOCAL  
LABOR FORCE:  
**10,600**

REGIONAL  
LABOR FORCE:  
**360,000**  
(Six county labor pool)

UNEMPLOYMENT  
RATE:  
**4.1%**  
February 2019



# HOOSIER HEARTLAND INDUSTRIAL PARK

**Lot 6**  
5 Acres

**Lot 1**  
10 Acres

**Lot 2**  
10 Acres

**Lot 5**  
5 Acres

**Lot 3**  
10 Acres

**Lot 7**  
1.2 Acres

**SOLD**

**Dry Detention  
Pond**





## Delphi, IN

### 6 Lots

### 40+ build-to-suit acres

### Per-acre costs far below state average

Hoosier Heartland Industrial Park consists of 60 zoned acres of certified Indiana shovel-ready land, and is surrounded by a 6-county labor pool. Situated alongside the new Hoosier Heartland Highway, this location is truly at the "heart" of industry in the Midwest.

#### Strategic Location

Conveniently situated between two major cities: Indianapolis and Chicago.

Located directly off of the new Hoosier Heartland Highway

Only 1 day away, by ground, from 75% of the U.S. population

- 15 minutes to Interstate 65
- 78 miles to Indianapolis
- 90 miles to Ft. Wayne
- 124 miles to Chicago

#### Site-Ready Amenities

- Electric
- Water/Sewer
- Gas
- Detention Pond
- Fiber optics
- Curbs/Gutters

## CONTACT

CarrollCountyEDC.com

765-564-2060

LWalls@CarrollCountyEDC.com

See next page for more site options and strategic advantages.



# WHY HERE?

## LOW SETUP COSTS

Per-acre land value and sq. ft. leasing rates at costs far below state and national averages

## COMMITTED WORKFORCE

360k people in 6-county labor pool with rural work ethic and ready-to-work training programs

## STRATEGIC LOCATION

Convenient highway, rail and airport access plus short drives to Chicago, Indianapolis and Ft. Wayne

## ABUNDANT INCENTIVES

State tax credits, tax-increment financing and workforce grant programs

## CONTACT

CarrollCountyEDC.com

765-564-2060

LWalls@CarrollCountyEDC.com

## WISE DEVELOPMENT

**Warehouse 1-** 50' x 175' - 8,000 sq. ft.

warehouse constructed in 1980 is rodent proof (cold storage) and includes loading dock with leveler.

**Warehouse 2-** 120' x 150' 17,000 sq. ft.

warehouse constructed in 2000 is rodent proof (cold storage). Warehouses are connected under roof by 20' wide isle way to a 20 x 120' indoor loading dock with overhead doors and 2 levelers constructed in 2000. Multiple fire hydrants on property.

**Office Space-**Constructed 1983- 4,400 sq. ft.

on first floor, 1,482 sq. ft. finished basement. Includes geothermal heating and cooling, digital truck scale, multiple office spaces plus a conference room, kitchen, men & women's restrooms, mail room, reception area, brick safe room and more. Has wheelchair access, 20 asphalt parking spaces, and up to 15 acres to expand parking.

## DELPHI INDUSTRIAL PARK

- Delphi, IN
- 30,000 sq. ft. indoor
- Build-to-suit acreage available



Camden, IN | 26,750 sq. ft. warehouse  
4,400 sq. ft. office building, for lease or purchase

- 23 miles to I-65
- 6 miles to Hoosier Heartland IN 25
- Located on State Road 218
- Centered between Lafayette, Kokomo, Monticello, and Logansport
- Private water and septic
- Duke energy
- Building 1 - Office can be leased separately from the Warehouse Storage (Building 2)



## SYCAMORE INDUSTRIAL PARK

- Flora, IN
- 15 suites
- 75,000 sq. ft. total

## PETERS INDUSTRIAL DEVELOPMENT

- Delphi, IN
- Only 1 building left to lease
- Up to 20,000 sq. ft.



## BY THE NUMBERS



### OPERATIONS

**491**  
farms

**204,090**  
acres in agriculture

**79.4%** of farms are family or  
individually owned

## AG, ADVANCED MANUFACTURING, AND TOURISM PROPEL ECONOMY FORWARD

Carroll County is known as the hog capital of Indiana—for good reason—but for those who dare to look closer, there's plenty more to discover.

For starters, the agricultural scene is much more diversified. In addition to hogs, you'll find farmers raising beef cattle and dairy cows, poultry, sheep and alpacas. By total output, corn, soybeans and wheat top the list of crop production, though with nearly 80% of the farms owned by a family or individual, you'll find a little bit of everything being raised here, as the Farmers Market of Carroll County so richly demonstrates.

After agriculture, advanced manufacturing is the next industry of prominence. Part of Indiana's nine-county Technology Corridor, Carroll County benefits from a close relationship with Purdue University and Ivy Tech Community College, where cutting-edge technologies are developed and advanced manufacturing skills are taught. One out of every five Hoosiers works in advanced manufacturing, and Carroll County is no exception.

Finally, our region is steeped in heritage and history, with many cultural attractions that delight residents and visitors alike and encourage tourism dollars to flow through our area—see pages 12 and 13 for a small glimpse of what we have to offer.



### PORK PRODUCTION

Carroll Co. **No. 1**  
Pork Producer in Indiana

Indiana **No. 5**  
Pork Producer in the U.S.



### ACRES, YIELD

#### CORN

**94,000**  
acres

**18.4**  
million bushels

#### SOYBEANS

**79,000**  
acres

**5.1**  
million bushels

#### WHEAT

**3,900**  
acres

**138,000**  
bushels







## BUSINESS DEVELOPMENTS

### INDIANA PACKERS CORP.

Delphi | 2,000+ employees

**Business:** Carroll County's largest employer, IPC is a fully-integrated pork processor that procures hogs from Midwest farmers to make fresh pork, bacon, ham and other specialty processed meats. IPC then sells these products to foodservice or retailers under private-label brands or its own retail brand Indiana Kitchen. IPC's products are distributed nationally and to more than 25 countries worldwide.

**News:** In late 2018, IPC acquired Specialty Foods Group, an independent producer and marketer of premium branded and private-label processed meat products in the U.S., for approximately \$28 million. The acquisition adds a number of production facilities and more than 600 employees outside Carroll County to the IPC team, as well a number of leading national and regional brands, like Kentucky Legend, Field, Fischer's and Artisan Crafted Series meats, to IPC's brand portfolio.

### PETER'S INDUSTRIAL DEVELOPMENT, LLC

Delphi | 500,000 sq. ft.

**Business:** A former Chromcraft Revington Plant, Peter's Industrial Development is an expansive manufacturing facility that went on the market in 2016 looking for new business tenants.

**News:** Originally with seven buildings available, Peter's Industrial Development has welcomed six new tenants since 2017: Orbis, CAT, QC, Schilli, The Andersons and Cain Trucking. Only one building on the property remains available for lease, offering approximately 20,000 sq. ft. of workspace, supplies, clothing, footwear and pet supplies.

### THE ANDERSONS, INC.

Delphi | 57 employees

**Business:** A grain-storage facility operator with ties to the ethanol industry, The Andersons provide corn-buying services to farmers. Based in Maumee, OH, The Andersons operate more than 50 grain terminals in 11 U.S. states and two Canadian provinces.

### CAMDEN RECYCLING, LLC & INTEGRATED GREEN PARTNERS, LLC

Camden | 240+ employees anticipated

**Business:** Owned by GEP Fuel & Energy Indiana, this joint venture intends to recycle plastic waste, resell the reusable plastics and convert the remainder into diesel and gasoline fuel. Currently, GEP Fuel & Energy is working to secure the funds for estimated \$300 to \$410 million cost for the facilities.

**News:** Owned in partnership by GEP Indiana Holdings, LLC, and Integrated Green Energy Solutions, Ltd, of Australia, this project will involve building a large-scale plastics recycling facility and a plastics-to-fuel refinery in Carroll County on N. Meridian Road between Camden and Flora. Although it has taken longer than anticipated to secure the \$300 to \$410 million in estimated funding, GEP-IGES now expect to have funds available soon.

### MAUSER PACKAGING SOLUTIONS

Delphi, | 19 employees

**Business:** Created out of the merger of four global packaging and recirculating pioneers (Mauser, NCG, ICS and BWAY), Mauser Packaging Solutions offers a myriad of sustainable small packaging solutions to businesses across 11 industries.

**News:** Delphi's Next Day Container was purchased in Spring 2018 by Industrial Container Services, which was then part of a 4-way corporate merger to form the multinational Mauser Packaging Solutions in Fall 2018. This Delphi facility cleans, reconditions, re-manufactures, sells and recycles intermediate bulk containers used to ship liquid products.

### U.S. AGGREGATES.

Delphi | 24 employees

**Business:** Stone and rock quarry

**News:** In 2018, \$5m was invested outside and \$200k in new lab equipment. U.S. Aggregates lab is now capable of testing rock that was previously sent to a third party.



## SPOTLIGHT ON AGRIBUSINESS

---

### FRUITSHINE WINE

Located on a Carroll County farmstead that dates back to 1890, Fruitshine Wine is owned and operated by the Alvarez family, who purchased the property in 1999 and immediately planted fruit trees. Originally a way to make use of unsold produce, their fruit wines were so popular they founded the Fruitshine Wine Winery to make them available to the public.

Beyond a variety of grape wines, wine-lovers can find wines made from apples, blackberries, blueberries, peaches, plums, nectarines and more. Fruitshine Wine participates in wine festivals all across the state. Last year, Yelp named them a top-10 winery in the state based on their stellar customer reviews.

With recent changes to state law, Fruitshine Wine opened up its winery to all-ages events in 2018. Now legally classified as a "Small Farm Winery," Fruitshine Wine is

able to allow minors on its premises, making it much more suitable for weddings, family reunions, graduation parties and more. An outdoor venue, the winery's 13 acres feature a park-like setting with a private lake and beach, screen porch tasting room, deluxe bathroom, fire pit, private security and a bar and bartender open until 3 a.m. The venue can accommodate groups of up to 150 people.



## SPOTLIGHT ON TECHNOLOGY

---

### WHIN HELPS NORTH-CENTRAL INDIANA WIN WITH IMPROVED BROADBAND ACCESS, \$10M REGIONAL CULTIVATION FUND

The Wabash Heartland Innovation Network (WHIN) is a consortium of ten counties (Carroll County included) that work together to fuel economic growth by harnessing the power of internet-enabled sensors, often referred to as the "Internet of Things" (IoT). WHIN sees big opportunities for bringing IoT to agriculture, manufacturing and quality of place.

"WHIN is building upon all of our world-class abilities—agriculture, manufacturing and engineering—while keeping focus upon our region's sense of community and affordable cost of living," says Gary Henriott, chair of the WHIN Board.

WHIN is pushing progress forward through two major initiatives. First, WHIN released a "State of Broadband Report" in August 2018 identifying lack of broadband access and \$24m in potential savings if broadband adoption increases among under-served households in WHIN's ten-county region.

Secondly, WHIN is offering up to \$100k in planning grants and up to \$1m in impact grants through its \$10m Regional Cultivation Fund that's dedicated for projects that improve the region's vitality, education and connectivity. The first of five rounds of funding began in February 2019, with awards being announced in June. Interested parties can find more info at [www.whin.org](http://www.whin.org).

### SOMETHING FUN FOR EVERYONE

From great food at the annual Indiana Bacon Fest to live music at the Delphi Opera House, Carroll County offers ample opportunities for recreation.

History buffs will be engrossed by Carroll County's 20-plus sites listed on the National Register of Historical Places, including covered bridges, train depots and more.

Outdoor enthusiasts will want to spend time hiking or biking Carroll County's trails and scenic roads, paddling or fishing our beautiful rivers and creeks or enjoying our numerous campsites.

Residents and tourists alike show up in droves for our many annual fairs, festivals and other events.

#### DELPHI TRAIL SYSTEM

Boasting more than 10 miles of groomed trails, the interconnected Delphi Trail System is open to hikers, bikers, dog walkers and runners and will put users in contact with historical sites and beautiful scenery, such as the bluffs overlooking the confluence of Deer Creek with the Wabash River.

### GOLF

#### Angel Hill Golf Course

south of Delphi | 18 hole-course

#### Carroll County Country Club

Delphi | nine-hole course

#### Hollow Acres

Delphi/Monticello | Driving range, nine-hole course, par 3, miniature and disc golf

### MUSEUMS

#### Adams Mill Museum of Americana

#### Carroll County Historical Museum

### EVENTS

#### INDIANA BACON FESTIVAL

Indiana's largest festival devoted to bacon, the Indiana Bacon Festival draws more than 9,000 people to downtown Delphi every August and features live music, comedy acts, canal boat rides, games for kids and, of course, all things bacon.

#### OTHER NOTABLE EVENTS

**Carroll County Garden Fair (April)**

**Antique Tractor Show (May)**

**Canal Days (June)**

**4-H Fair (July)**

**Old Settlers Celebration (August)**

**Burlington Fall Fest (Sept)**

**Adams Mill Marathon (Oct)**

**Holiday Craft Market & Parade (Nov)**



#### MADAM CARROLL

One of the Midwest's most unique and historical vessels, the 300-ton Madam Carroll is the largest Coast Guard-approved boat in Indiana. Under new ownership in 2019, the Madam Carroll will now run year-round on Lake Freeman, offering live entertainment, dinner and brunch cruises, Kentucky Derby and Indy 500 parties and private charters for up to 500 guests at a time.





## WABASH & ERIE CANAL PARK AND INTERPRETIVE CENTER

Drawing about 30,000 visitors annually, this award-winning park and interpretive center brings the canal's history to life and demonstrates the importance of these waterways to the region's history and development. Park features one-mile stretch of re-watered canal, boat rides, towpath, pioneer village, interpretive museum, conference/event center and access to Delphi Trail System.

## DELPHI OPERA HOUSE

Built in 1865, the Delphi Opera House has had many famous entertainers grace its stage over the years. Revived from disuse in 1996 by the Delphi Preservation Society, the Opera House underwent a number of multi-million-dollar renovations to return to its former glory. Today, the Opera House is the venue for 30-plus live acts a year plus is available to rent for weddings, conferences and other special events.

## BURLINGTON AMERICAN HOUSE STAGECOACH INN AND MUSEUM

Saved from near demolition in 2016, it is now listed on the National Register of Historic Places. This former roadside hotel in Burlington is undergoing major renovations in 2019 to be turned into a museum commemorating the building's important role for travelers during the era of horse-drawn transportation.

## TAKE THE SCENIC ROUTE

Carroll County's two art galleries, both located in downtown Delphi, are separated by just a short walk, making for an enjoyable afternoon of creative inspiration.

### CHAPEL GALLERY

**321 W. Main St, Delphi**

Open on weekends, the Chapel Gallery is a re-purposed Episcopal Church that now showcases artwork by members of the Chapel Gallery Artists Guild. Expect to encounter a variety of 2-D and 3-D work, including painting, drawing, pottery, sculpture, fiber arts and more.

### OPERA HOUSE GALLERY OF CONTEMPORARY ART

**107 S. Washington St.**

Part of the Delphi Opera House, the Opera House Gallery features contemporary art. Current exhibits include large-format photography by Alan McConnell, award-winning jewelry by Deborah Waymire and watercolor painting by Rena Brouwer, as well as exhibits by a number of guest artists. Gallery is open Wednesday through Saturday.



### BUSINESSES AT YOUR SERVICE

From contractors and construction crews, to printers and custom graphics, to certified public accountants and financial advisors, Carroll County is home to an array of professional and financial services who are ready and willing to help your organization succeed.

#### PROFESSIONAL SERVICES

---

|                                    |                             |                                 |
|------------------------------------|-----------------------------|---------------------------------|
| A & H Chapman Mechanical           | Dave's Auto Repair          | Lavy Windows                    |
| Allen's Auto & Truck Services      | Delphi Animal Hospital      | Louden Printing                 |
| Anew Contractors                   | Delphi Veterinary Clinic    | New Wave Communications         |
| Bordner's Truck Repair & Alignment | D-K Construction            | One Technologies Web Services   |
| Burlington Meats                   | Eagle Customs Muffler Shop  | Parrett's Meat Processing       |
| Brenneco Fire Protection           | F&K Construction            | Pearson's Gas                   |
| Bush Veterinary Clinic             | Fringe Hair & Nail Studio   | Prortraits by Lori              |
| CamFlo Heating & Cooling           | The Gathering Barn          | Q Graphics                      |
| Carroll County Comet Newspaper     | Goodrich Quality Mechanical | RPM Automotive                  |
| Carroll County Tire                | Grand Industrial Mechanical | Sandora TECH                    |
| Climatek Heating & Cooling         | Graphics Emporium           | Sassy's Beauty Salon            |
| Collisions Unlimited, Inc          | Grease Monkey Garage        | Syline Signs                    |
| Country Hair II                    | Horizon Veterinary Services | Tall Timbers Marina             |
| County Wide HVAC                   | Indiana Letter Press, LLC   | Town & Country Barber Shop      |
| Create Hair Studio                 | Indy Dive Center            | Vintage Oaks Banquet Barn       |
| Creative Photography by Jody       | J.W. Rentals                | WP Electric                     |
| Crooked Road Barn                  | Kendall Excavating          | Watson Construction Co.         |
| Culligan Water Solutions           | KL Fisher Drywall           | Wilson's Professional Lawn care |

#### FINANCIAL SERVICES

---

|                                 |                                 |                                |
|---------------------------------|---------------------------------|--------------------------------|
| Adam Blankenberger Edward Jones | H&R Block                       | Salin Bank & Trust             |
| Dunn Financial Services         | Industrial Federal Credit Union | Security Federal Savings Bank  |
| First Farmers Bank & Trust      | Lafayette Bank & Trust Co.      | Thrivent Financial - Lutherans |
| First Financial Bank            | McCammack Quirk Investments     | Wolf Luke, CPA                 |
| First Merchants Bank            | & Financial Services            |                                |
| Fisher & Associates             | Regions Bank                    |                                |



### HEAD-TO-TOE HEALTHCARE

Health is the leading factor determining quality of life. In Carroll County, you'll find providers offering a range of care for nearly all healthcare needs.

### PROVIDERS

---

Brodar Chiropractic  
Camden Healthcare &  
Rehabilitation Center  
Jordan Dutter, MD  
Family Health Clinic of Burlington  
Family Health Clinic of Carroll County

Flora Chiropractic Center  
Flora Family Medicine  
D.J. Harmon, OD  
Steven Herr, DDS  
Indy Spine & Rehab, P.C.  
Jones Family Dentistry, DDS

David Krause, DDS  
Michael Laszynski, DDS  
Norman & Miller Eyecare  
St. Elizabeth Healthcare  
Team Rehabilitation  
Wagoner & Wagoner, DDS



### ST. ELIZABETH'S NEW ASSISTED LIVING FACILITY

*In Fall 2018, St. Elizabeth, in partnership with Trilogy Health Services, opened the doors to its new \$4.5 million assisted-living facility, the first of its kind in Carroll County. The 26-unit facility offers seniors individually-tailored healthcare assistance along with top-notch amenities, like a café, chef-prepared meals, a fitness center and a beauty salon.*



## MANUFACTURING LIQUID GOLD

*Kopacetic Beer Factory keeps cranking out craft excellence*

In northern Carroll County, a town known for its watery fun on Lake Freeman and rides on the Madam Carroll, Kopacetic Beer Factory quietly turns two this year.

Founded in early 2017, Kopacetic Beer Factory is the hobby-turned-nano brewery of Sean Manahan. Manahan is a hometown kid who earned his chops working under and alongside brewers at some of the most well-known breweries in the region, including Lafayette Brewing Company, People's Brewing Company and Flat12 in Indianapolis.

Like a lot of young men, Manahan found a passion for beer during his college years. Unlike a lot of young men, Manahan channeled that passion through an apprentice's studiousness. Originally intending to study law, he turned to lagers, stouts and IPAs instead, securing a job at a local brewery and brewing at home as well.

After six years of practicing the craft at various breweries around Indiana, Manahan and his wife decided to move back home when they were about to have their first child. It didn't hurt that Manahan's family already owned and ran a popular restaurant called The Scoreboard. Manahan pitched a plan to open a brewery adjacent to his family's place, providing them with craft beer and serving up The Scoreboard's made-from-scratch fare in return. According to their 4.6 star rating on Google, the partnerships sure seems to be working.

Kopacetic means "excellent" or "in good order," and the Beer Factory's brews live up to the name. Boasting around 20 taps, the brewery's offerings run the gamut from light to dark and malty to hoppy and even offer a few guest beers—almost exclusively from Indiana, of course.

If you plan to make a visit to Kopacetic Beer Factory, don't miss out on some other attractions, such as the Madam Carroll, the state's largest Coast Guard-approved vessel, which has been offering dinner cruises and live entertainment on Lake Freeman since 1976.

**KOPACETIC  
BEER FACTORY**

*Founded in early 2017, Kopacetic Beer Factory is the hobby-turned-nano brewery of Sean Manahan*





## RESTAURANTS

---

|                                            |                           |
|--------------------------------------------|---------------------------|
| ALLBQ's                                    | JC's Bar & Grill          |
| Blimpie                                    | Kopacetic Beer Factory    |
| The Blue Moose                             | McDonalds                 |
| Brick & Mortar Pub                         | Mitchell's Mexican Grill  |
| Burlington Boathouse                       | Monical's Pizza           |
| Burlington Pizza                           | Noble Romans Pizza        |
| Burlington Scoop                           | The Oakdale Bar & Grill   |
| Cabos Mexican Bar & Grill                  | The Office Tavern         |
| China 1 Buffet                             | Pizza Hut                 |
| Corner Café                                | Pizza King                |
| Cornerstone Café and Deli                  | The Sandwich Shop         |
| Dairy Queen                                | The Scoreboard            |
| The Dock (Delphi and Burlington Boathouse) | Stone House               |
| Ethan's All American Grill                 | Restaurant & Bakery       |
| Flora Family Restaurant                    | Subway                    |
|                                            | Willoughby Food & Spirits |



### ETHAN'S RESTAURANT

- Great food, great pizza, great atmosphere!
- The cheeseburgers are incredible!!!
- It was very good. I would recommend it to anyone.

—Facebook Reviews

## RETAIL

---

|                                   |                                         |                                |
|-----------------------------------|-----------------------------------------|--------------------------------|
| 5 Trees Art Studio Gallery + More | Everything Computer                     | Pearson's Gas and Greenhouse   |
| 218 Produce Market                | Farmers Market of Carroll County        | Poppin' Cobbs                  |
| Ayres True Value Hardware         | Fielding's Jewelry & Time               | Quick Pantry                   |
| Beck's Interiors                  | Flora SuperValu                         | Save-A-Lot                     |
| Bill's Clock Works                | The Flower Shoppe                       | Shell Service Station          |
| Bill's Rock Shop                  | Flowers & Friends                       | Sisson & Sons Jewelry          |
| Calico Plus                       | Freedom Center                          | Stephan's IGA                  |
| Carroll County Tire               | Hometown Shirts & Graphics              | Times Past Antiques            |
| Chickabiddies                     | Hoosier Harvestore                      | Trade Ways                     |
| Chuck's Towers & Flowers          | Iron Rooster                            | Treasures in the Woods         |
| Community Thrift Shop             | Kane Automotive Supply                  | Tri Green Tractors             |
| Creative Disorder                 | Mann Chevrolet, Buick, GMC              | Trudy's Bridal and Formal Wear |
| Cutler General Store, Village     | Maple Leaf Country Store                | Unique Automotive              |
| Blacksmith & Antiques             | MB Discounts                            | Urban Chique Boutique          |
| CVS                               | The Mercantile                          | Wallman's Quality Foods        |
| Delphi Hardware                   | MK Apparel                              | Westside Motors                |
| Dollar General                    | Morrow Shoe Shop                        | Wilcox Lumber                  |
| Eikenberry Fine Furniture         | Opera House Gallery of Contemporary Art |                                |

## COMMUNITY NONPROFITS PROVIDE SERVICES, LEADERSHIP

In addition to Carroll County's five libraries, numerous nonprofits enrich the quality of life for residents of Carroll County by providing vital social services, business support and educational experiences.

"Thriving nonprofits are indicative of a strong local economy as well as a strong spirit of communal care," says Laura Walls, Director of the Carroll County Economic Development Corporation.

## COMMUNITY, SOCIAL SERVICES

### THE BROOKS CENTER

Owens and operates a facility providing space for five county nonprofits.

### CARROLL COUNTY 4-H

Purdue University Extension along with 150 volunteers runs the local 4-H chapter, engaging more than 500 youth in learning and leadership activities, including the annual county fair every July.

### CARROLL COUNTY AG ASSOC.

Promotes agriculture through best management practices.

### CARROLL COUNTY COMMUNITY CENTER

More than just a fitness center, the CCCC offers the community programs to enhance physical, mental and spiritual health at its 18.5k sq. ft. facility.



*recent update!*

### CARROLL COUNTY COMMUNITY FOUNDATION

Since 1997, CCCF has provided local philanthropy. In 2018, CCCF granted nearly \$50k to local nonprofits. **NEWS:** In December 2018, CCCF received a \$500k match-grant from the Lilly Endowment's Giving Indiana Funds for Tomorrow (GIFT) Initiative.

### CARROLL COUNTY CHAMBER OF COMMERCE

Works to unite and expand local businesses; regularly offers business programs and events.

### CARROLL COUNTY ECONOMIC DEVELOPMENT CORP.

Works to attract, retain and expand businesses and industries.

### CARROLL COUNTY SENIOR AND FAMILY SERVICES

Offers a variety of social services locally.

**NEWS:** As of March 2019, CCS&FS is now housed in the new Delphi Community Center.



### CARROLL WHITE REMC

Electric utility cooperative serving more than 6,000 homes and businesses in Carroll and White Counties. **NEWS:** Carroll White REMC recently launched Operation Round Up, which allows utility users to opt to "round up" their utility bill to the nearest dollar. The extra change will go into a community fund, benefiting local organizations like the Burlington Community Library, Delphi Opera House, Carroll County Disaster Relief and more.

### COURT APPOINTED SPECIAL ADVOCATES

**(CASA)** Advocates on behalf of children's rights.

*recent update!*

### DELPHI COMMUNITY CENTER

The DCC celebrated its grand opening in March 2019. Built with seniors in mind, the DCC will be the new home for Carroll County Senior and Family Services. The facility is also available to rent for private events.



### DELPHI PRESERVATION SOCIETY

Founded in 1994, the DPS strives to preserve the historical architecture and cultural integrity of Delphi, IN. The DPS has saved many historic buildings, such as the Delphi Opera House, from obsolescence.

### FLORA MAIN STREET

Provides economic revitalization and restoration to downtown Flora through capital projects, historic preservation, beautification efforts, façade improvements, festivals and events like the Farmers Market of Carroll County, which it established in 2014. **NEWS:** In Fall 2018, Flora Main Street received a \$50k grant from North Central Health Services to fund phase 3 of the Flora Depot renovation project.

### NICHES LAND TRUST

Protects and restores Indiana's ecosystems by preserving habitats for native species and offering nature education for the public. **NEWS:** In Fall 2018, NICHES added 86 acres to its preservation portfolio with the acquisition of Williams Woods in nearby Warren County.

### YMCA CAMP TECUMSEH

Since 1924, YMCA Camp Tecumseh has been offering educational, recreational and spiritual programs on its 700-acre property. Serving nearly 36k youth and adults per year, its activities include summer overnight and day camps, equestrian camps, outdoor education field trips, weekend retreats, team-building events and more.

### WILDCAT CREEK WILDLIFE CENTER

Named after one of Carroll County's most beloved waterways, the WCWC has been rehabilitating native and migratory wildlife since 1995.

### CARROLL COUNTY SCHOOLS SET STUDENTS ON PATH TO SUCCESS

Carroll County provides exceptional public-school education for its approximately 4,450 residents under the age of 18.

The majority of Carroll County's students attend either the Carroll Consolidated School Corporation or Delphi Community School Corporation, each operating elementary, middle and high schools.

Both school corporations posted above-average 3rd-grade reading scores, scoring 90% or higher on the I-Read Exam; the state average is 82.6%.

Both Delphi High School and Carroll County High School boast 15:1 or lower student-to-teacher ratio—one of the key factors related to student

success. At each high school, more than a quarter of the students take Advanced Placement courses while having the option of a range of extracurricular activities, including athletics, drama, foreign language clubs and more.

When it comes time to decide on post-high school plans, Carroll County high students receive more scholarship dollars per capita than students in any other county in the state.

Post-secondary training is available through Job Source, a Workforce Investment Act provider; Region 4 Workforce Board; nearby Ivy Tech Community College; Purdue University; and Indiana University – Kokomo.

### CARROLL COUNTY KIDS BECOME CODING NINJAS AT CODER DOJO

Coder Dojo is a free learning group where kids ages 7 – 17 can train to become computer-programming ninjas. Founded in Ireland in 2011, Coder Dojo has now trained more than 58,000 kids in 86 countries.

Carroll County children can attend one of two Coder Dojos in nearby Lafayette. Sessions take place on the 2nd Saturday (MatchBox Co-Working Studio) and the 3rd Friday (Imagination Station) of every month. Learning from coding ninja masters, kids build games, animations, smartphone apps, graphic design and more all while learning vital computer-programming skills.

Coder Dojo hopes to open a location in Carroll County and each of the other eight counties in Indiana's Technology Corridor, but those plans depend on winning a large project grant which is still pending.



### CODER DOJO

*Coder Dojo has now trained more than 58,000 kids in 86 countries coding and computer programming.*



## INC EMPIRE PUTS TALENT INTO POSITION

With a passion and expertise for the manufacturing community, iNc Empire is a recruiting and staffing agency that helps connect companies to talent and talent to companies, whether they're searching for one ideal candidate or larger-scale contract staffing.

Headquartered in Brea, CA, iNc Empire opened its downtown Delphi office in July 2018.

"We saw a lot of potential in this area, specifically with the industrial parks being developed and the region's reputation for advanced manufacturing," says Director of Recruitment, Cynthia Lashley.

iNc Empire's ability to offer national reach while identifying workers with the most relevant skillset and attract them to Indiana is all part of what makes them an invaluable resource to local businesses. Organizations of all sizes can turn to iNc Empire for a customized approach that identifies barriers in the recruiting process and offers creative solutions for overcoming them.

"For example, one issue we've seen repeatedly in the past is that otherwise eligible hires see an unfamiliar term like 'lean manufacturing' in a job description and feel the job is not for them," says iNc Empire Owner and Director of Business Development, Inger Cowan. "If we can get a manufacturer to offer free in-house training, it can have an amazing effect on the number of applicants."

To learn more about iNc Empire, its Christian-based business principles or its mission of "Changing Lives, One Hire at a Time," visit [www.incempirellc.com](http://www.incempirellc.com).



*Cynthia Lashley, (L)  
Director of Recruitment*

*Inger Cowan, (R) Owner &  
Director of Business Development*

## K – 12 STUDENTS IMMERSSED IN MANUFACTURING DURING IVY TECH'S MANUFACTURING WEEK

For the fifth year in a row, Indiana-area manufacturers teamed up with Ivy Tech Community College to engage more than 1,700 K-12 students across six counties, Carroll County included, with experiences and career opportunities related to advanced manufacturing.

High school students were able to tour manufacturing facilities at well-known area businesses like GE Aviation, Caterpillar, Subaru of Indiana Automotive, Wabash

National Corporation and many more. Elementary and primary students were able to participate in manufacturer-led activities and workshops run at Ivy Tech. The overarching goal of manufacturing week is to generate early interest in advanced manufacturing and introduce the region's future workforce to possible careers in the industry.



## MANUFACTURING WEEK TOUR

*High school students touring Kirby Risk during Ivy Tech's Manufacturing week.*

## INFRASTRUCTURE UPDATES

**DELPHI:** Set to start in April 2019, Phase 1 of a Water Upgrade Project includes a new and deeper well, new connection lines, better aeration and additional water storage and booster station. In 2018, 15+ miles of a dedicated trucking route around Delphi saw a 1.5" overlay. Also, Delphi Municipal Airport expanded its runway from 2,900 ft to 4,000 ft and installed additional runway lighting, allowing it to now accommodate larger twin-engine airplanes and small business jets.

**FLORA:** 2018 saw Flora's water plant and two water towers get rebuilt to optimal working condition. In the near future, the town will begin a feasibility study to determine whether to upgrade its electrical system.

**BURLINGTON:** The Burlington Community Park Board have recently completed Phase 2 of upgrading the Community Park Building with new ceiling tiles, carpet, trim, paint and outlets. Phase 3 and 4 will address the building's kitchen and exterior.

**CAMDEN:** A \$186k grant from INDOT will be put towards street paving and sidewalk work along Monroe Street. Construction of the ongoing Storm Water Project recently completed, funded by a \$500k Community Development Block Grant.

### DID YOU KNOW?

Carroll County contains nearly 9,000 solar panels, spread across three different sites, generating 3.14MW of power—that's enough to power between 2,250 and 3,000 homes! The panels will provide an anticipated \$5.6 million return on investment over the next 25 years.



**Laura Walls**

*Executive Director*

*765-714-7012, cell*

*LWalls@CarrollCountyEDC.com*

*meet*  
THE  
*staff*



**Shannon Telfer**

*Communications & Office Manager*

*765-564-2060*

*STelfer@CarrollCountyEDC.com*



## GET TO KNOW OUR BOARD MEMBERS

Representing more than 500 years of work experience and wisdom, the 20 CCEDC Board Members of 2019 share a passion for welcoming new businesses to Carroll County.

Many are them are lifelong residents of Carroll County. Others are transplants who were happy to make this place their home.

CCEDC Board Members represent a diversity of industries and professions, including real estate, construction, agriculture, education, law, government, engineering and manufacturing.

Between them, they've served on more than 60 other boards of directors and have garnered more than 20 professional or civic service awards. Outside the CCEDC boardroom, you might catch them reading, gardening, cycling, camping, restoring furniture, birdwatching in the forest or paddling on one of Carroll County's many waterways, practicing photography or woodwork, or teaching any one of these skills to somebody else.

No matter their off-the-clock interests, they're all interested in making Carroll County a better place for the next generation.

SHANE  
EVANS  
Delphi  
Mayor

GREG  
BRILES  
Delphi  
Community School  
Superintendent

JOE  
MOSS  
Owner of  
Carroll Co.  
Comet

JOE  
MAYFIELD  
Retired U.S.  
Aggregates, Inc.

LARRY  
TRAPP  
Ex Officio  
RDC President

JOSH  
PLUE  
Carroll County  
Council President

GEORGE  
MEARS  
Organic  
Farmer



STEVEN  
WHEELER  
Owner/Director,  
Wheeler Family  
Funeral Home

SHANNON  
TELFER  
CCEDC  
Communications  
Manager

BRET  
RINEHART  
Owner  
Rinehart Realtors  
Auctioneers, Inc.

MIRIAM  
ROBESON  
EDC Attorney  
and Farmer

BILL  
JONES  
Retired – Owner,  
Northrup King  
Company

LAURA  
WALLS  
CCEDC  
Executive  
Director

**NOT PICTURED:** Mike Eldridge, Milt Rodgers, Julia Leahy, Connie Cripe, Dick Traeger, Ken Walton, Randy Price  
- CWREMC Corporate Partner, Keith Thackery – Carroll Consolidated School Superintendent

Visit [www.CarrollCountyEDC.com](http://www.CarrollCountyEDC.com) to learn more about our board members.



**Carroll County**  
Carroll County Economic  
Development Corp.



Carroll County Economic  
Development Corp.

P.O. Box 83

241 N. Heartland Dr.

Hoosier Heartland Industrial Park

Delphi, IN 46923

765-564-2060, office

765-564-2207, fax

[www.CarrollCountyEDC.com](http://www.CarrollCountyEDC.com)

Laura Walls

Executive Director

765-714-7012, cell

[LWalls@CarrollCountyEDC.com](mailto:LWalls@CarrollCountyEDC.com)