

# CLOSE UP

KEEPING OUR EYE ON THE ECONOMY .....



Q1 2015



## 2015 DAWN OF NEW ERA IN CARROLL COUNTY

\$31 MILLION  
2014 CARROLL COUNTY  
CAPITAL  
INVESTMENTS

More than poised for growth and greatness, Carroll County, Indiana, begins 2015 with a stack of successes sure to leverage even more as the new year gets underway. Among the most recent with economic oomph: Opening of the Hoosier Heartland Highway; a \$112 million expansion at Indiana Packers Corp.; Next Day Container’s move into the county and its \$1.4 million investment; and continued progress on the \$25 million, three-year Indiana Stellar Community program awarded to Delphi in 2012.

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## WHAT MAKES US TICK

Location, rail and highway access, a highly skilled labor force, agribusiness experts and savvy professionals, along with residents dedicated to community growth and enrichment, combine to make Carroll County outstanding. It’s 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



## INDUSTRY

### **Alloy Custom Products Inc - Delphi**

**Business:** Produces cryogenic trailers.

### **Delphi Body Works - Delphi** Oldest manufacturing company in Indiana

**Business:** Custom equipment manufacturer for traffic signal, sign, railroad and other industries.

### **Next Day Container - Delphi**

**Business:** Cleans, reconditions, remanufactures, sells and recycles intermediate bulk containers used to ship liquid products.

### **PTI Machining - Delphi**

**Business:** Machining both prototypes and long-run production of parts; parts finishing.



*Next Day Container News: Company expansion and acquisition of a 155-foot-long wash plant prompted an announcement that it is investing \$1.4 million and will move in early 2015 to Delphi, to a 32,000-square-foot existing facility in Delphi Industrial Park. It is also adding a 1,500-square-foot office on the three-acre site; and an adjacent 20,000-square-foot facility will be added in mid-2015; employing 25.*

### **Quik-Pak LLC - Flora**

**Business:** Contract packager using standup, zippered, pillow packs and other materials.

### **U.S. Aggregates - Delphi**

**Business:** Stone and rock quarry.

### **Zinn Kitchens Inc - Flora**

**Business:** Custom cabinetry; appliance sales.



# AGRIBUSINESS

## OVERVIEW

Agribusiness is big business in Carroll County, with about 91 percent of the land dedicated to agriculture. Farms average 381 acres in size, with nearly 80 percent of farms operated by a family or individual.

Crops include 93,670 acres of corn for grain; 79,700 acres of soybeans; and just over 2,000 acres of wheat for grain. Carroll County is the state's top producer of hogs, with about 100 hog farmers raising some 226,000 hogs a year. 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

- BDJS Shrimp Farm
- Big Barn Shrimp Farm
- Co-Alliance
- Cornerstone Seeds
- Craft's Suffolks and Tunis
- Helena Chemical
- Heritage Farm Suri Alpacas
- Hog Slat
- 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**

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

**The Andersons Inc.**

60 Employees

**Business:** Grain elevator, corn mill, corn cob products, ethanol, plant nutrient, railcar leasing and repair, turf products, consumer retailing.

**Delphi Products**

**Business:** Produces and supplies livestock equipment.

**Hog-Slats**

**Business:** Livestock and poultry confinement equipment.

**Indiana Packers Corp.**

2,200 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; markets bacon and other pork products under the Indiana Kitchens brand; ships internationally.

**News:** Recently invested \$112 million to expand production capacity; 2014 opened a 56,500-square-foot shipping-and-receiving facility in former Frankfort, Ind., foods facility; initially employing 25; to expand to 98.



A NEW HIGHWAY,  
INDUSTRIAL PARK SITES AND A  
HEALTHY BUSINESS CLIMATE ARE  
FUELING INTEREST IN  
CARROLL COUNTY

## HERITAGE TOURISM

Historical sites, museums, historic bridges and performance venues draw visitors to Carroll County. Current developments and expansions promise continued growth and local spending. Annual events, too, such as the Indiana Bacon Festival, Burlington Fall Festival, Camden Tractor Pull, Canal Days, Flora Community Club Moonlight Madness, Old-Fashioned Christmas at the Canal and Old Settlers, bring regional visitors.



### KEY SITES

#### Delphi Opera House

A \$4.25 million restoration of the former City Hall, built in 1865, and a 10,000-square-foot addition are under way, with reopening slated for late 2015. The facility will offer theatre, music, dance and other performances, and serve as a site for community events.

#### Delphi Opera House 2

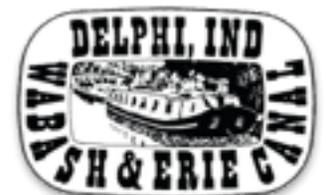
A former historic church, Delphi Opera House 2 features an art gallery, arts classes and musical performance.

#### Historic Bridges

Burnett's Creek Stone Arch Bridge, Adams Mill Covered Bridge, Lancaster Covered Bridge, Carrollton Bridge, and Wilson Bridge

#### 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.





## HERITAGE TOURISM

**Adams Mill Museum of Americana:**  
1845 grist mill

**Camden Museum:**  
historical collection

**Carroll County Courthouse:**  
1917, stained-glass rotunda dome

**Carroll County Historical Museum:**  
artifacts, genealogy

### Tourism Study

Carroll County is participating with White County in a 2014/2015 tourism impact study being conducted by market research firm Rockport Analytics to provide information on tourism dollars, jobs and opportunities.



## 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.

### 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  
Indiana Letter Press Inc.  
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

Locally owned and chain retailers and restaurants—including favorites such as Dairy Queen and The Sandwich Shop—offer a variety of merchandise and fare in the county.

### KEY RETAIL

- 218 Produce Market (May-Nov)
- Ayres Hardware
- Bill's Clock Works
- The Butterfly
- Car Quest Auto
- Creative Disorder
- CVS
- Delphi Antique Mall
- Delphi General Store
- Delphi Hardware
- Dick Krieg Motors Inc.
- Dollar General
- Eikenberry Fine Furniture
- Everything Computer
- Fielding's Jewelry
- The Flower Shop
- The Grapevine Boutique
- Hometown Shirts & Graphics
- Hoosier Harvestore
- Iron Rooster
- Mann Chevrolet
- Maple Leaf County Store
- Maple Leaf on Main
- Morrow Shoe Shop
- NAPA Auto Parts
- Pearson's Gas and Greenhouse
- Sav-A-Lot
- Sisson & Sons Jewelry
- Stephan's IGA
- Times Past Antiques
- Trade Ways
- Tri-Green Tractors
- Wallman's IGA
- Westside Motors
- Wilcox Lumber



Sandwich Shop was named 2014 Business of the Year by the Carroll County Chamber.

Mitchell's traveling food truck launched in 2014



### KEY RESTAURANTS

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

## FINANCIAL INSTITUTIONS

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



## HEALTHCARE

Healthcare providers include Norman Eyecare, Brodar Chiropractor, Flora Chiropractic, Jones Family Dentistry, Wagoner & Wagoner DDS, Steven Herr DDS, David Krauss DDS, Camden Healthcare, Family Health Clinic of Carroll County, Flora Family Medicine, Indy Spine & Rehab, IU Health Arnett and St. Elizabeth Healthcare.

### New to Carroll County:

Michael Laszynski DDS opened a dental practice in Delphi in 2014.

## NONPROFITS

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

### Carroll County Ag Assoc.

Promotes ag through best management practices.

### Carroll County Community Foundation

The Carroll County Community Foundation, a Fund of the Community Foundation of Howard County, Inc. was created August 29, 1997 for local philanthropy.

### Court Appointed Special Advocates (CASA)

Helps protect the rights of children.

### Delphi Preservation Society

Founded in 1994, the society has saved several historic structures, including the Assion-Ruffing City Hall (see Heritage Tourism, Delphi Opera House); obtained national register designations; and established historic districts.

### Flora Main Street

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

### 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. High school learning opportunities include advanced-placement classes and numerous extracurricular organizations, such as French and Spanish clubs, drama, SADD, FFA and yearbook.

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.



## QUICK COUNTY STATS

Unemployment Rate (County) 5.4% (Dec. '14)  
 Unemployment Rate (Indiana) 5.8% (Dec. '14)  
 Unemployment Rate (US) 5.6% (Dec. '14)

### Top Area Employment

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



## Top News

### 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. Beginning 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 County 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.

*News: Carroll White REMC, an electric utility, purchased the first lot in the Hoosier Heartland Industrial Park south of Delphi in December 2014, with opening slated for December 2015.*

## AVAILABLE SITES

- **Deer Creek Industrial Park**  
31.5 acres available
- **Delphi Commerce Park**
- **Delphi Industrial Park**  
existing facility available
- **Flora Industrial Park**  
16 acres available
- **Liberty Industrial Park**  
108 acres  
*News: Park recently under option near Camden*
- **Sycamore Industrial Park**  
75,000-square-foot building, up to 15 suites available

## Hoosier Heartland Industrial Park

- 60 acres 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



# COMMUNITY DEVELOPMENT

## BACKGROUND

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



## TOP NEWS

### Stellar Community

In 2012, Delphi was named an Indiana Stellar Community, a three-year, \$25 million program 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.

### 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 that 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.



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