

DELAWARE COUNTY ECONOMIC DEVELOPMENT AND REDEVELOPMENT REPORT 2021



**Delaware County Economic Development & Redevelopment
Innovation Connector
1208 West White River Blvd.
Muncie, Indiana 47305**

Delaware County Commissioners and Economic Development Staff



Shannon Henry



James King



Sherry Riggin



Brad Bookout



Bill Walters



2021 RECAP

- **Many organizations ramped down during the pandemic**
- **Delaware Co. ramped up outreach to businesses and positioned projects to move as the pandemic eased**
- **Record amount of announcements and groundbreakings**
- **Largest investments in the county's history**
- **Longtime vacant buildings under new ownership**
- **Over \$793 Million in new committed investment**
- **Over 1,038 new jobs committed**



Delaware County Welcomes \$490 Million Investment from CANPACK



- One of the worlds largest aluminum can producers
- Broke ground on 862,000 SF Facility in September
- Two phase project
- \$490 Million in total investment
- 425 new jobs
- Project led by Traci Lutton with assistance from Delaware County Commissioners, and DCRC



Governor visited for groundbreaking

INOX Completes Construction of \$20 Million Facility



- Specialize in stainless steel slitting and forming
- Largest stainless supplier to the appliance industry
- Over \$20 Million Capital Investment
- Completed 149,000 square foot facility
- Estimated 100 new jobs over five years
- North American headquarters

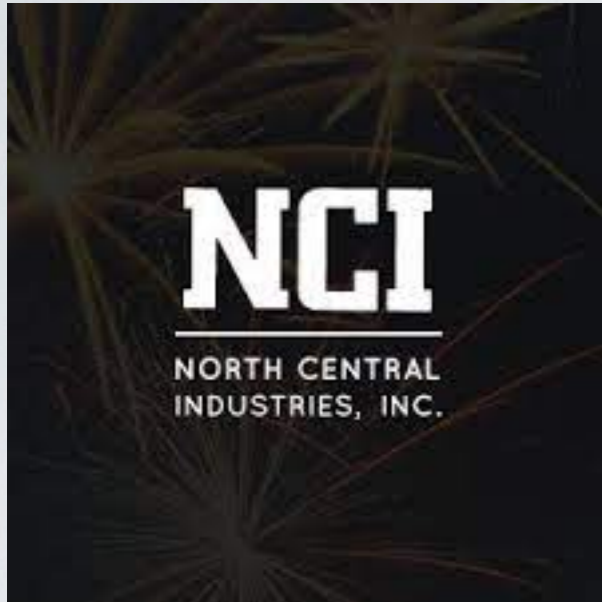
Muncie Power Products Announces Purchase of former Brevini Building and \$20 Million Investment



- Established in 1935
- Purchased 127,000 square feet
- Adding an additional 100,000
- Over \$20 Million Investment
- 144 employees and hiring continues



North Central Industries Announces Acquisition of Long Vacant Property and \$2.5 Million Investment



- Locally owned & headquartered in Delaware County
- Acquiring former City Machine facilities
- Planned investment of \$2.5 Million
- Hiring up to 20 new employees
- Repurposing long vacant/abandoned building

Mid-West Metal Completes \$3 Million Equipment Upgrade



- Locally owned company
- Established in 1921
- Headquartered in Delaware County
- \$3 Million in new equipment
- 145 current employees
- Delaware County Council assisted project



Narenco Announces \$88 Million Hawthorn Solar Farm in Delaware County



- 75 MW Project
- \$88 Million total investment
- Located SE of Town of Albany
- North Carolina based company

Invenergy Announces \$155 Million Meadow Forge Solar Farm in Delaware County



Invenergy

- 163 MW Project
- \$155 Million total investment
- Located Washington Township
- Leading global supplier of renewable energy
- Chicago, Illinois headquartered company



The Oliver \$6 Million Mixed Use Development Underway in Yorktown



- **Town of Yorktown Led Project**
- 26 class-A apartments
- Potential future restaurant
- All inclusive retail
- Construction by Rebar Development
- DCRC assisted project



Optum Health Breaks Ground on New \$6.8 Million Medical Office Building



- \$6.8 Million investment
- 25,000 square foot facility
- New specialty medical office building
- Expansion of medical services in Delaware County

East Terra Plastics Invests Over \$2.2 Million in Former Marsh Warehouse in Yorktown



EAST-TERRA PLASTICS



- Purchased former Marsh Warehouse
- Plastics recycling facility
- In process of renovating interior portions of the facility now
- Bringing recycling machinery in 2022

Clearline Technologies Advances Plans for \$4 Million Investment



- Canadian company
- Locating in the former JD Norman/Henman Tool
- Manufacturer of roofing blocks, speed bumps, parking blocks
- Planning to add an additional 10,000 Square Feet onto building
- Received \$200,000 grant from IDEM State Recycling Program
- Investing up to \$4 Million
- Hiring 10-20 people

Wedding Factory Brings \$1.3 Million Investment to Vacant Industrial Site



- Over 100 year old building
- Long vacant former industrial facility
- Now redeveloped
- New wedding and event center
- \$1.3 Million investment



DALEVILLE MUNICIPAL BUILDING CONSTRUCTION NEARING COMPLETION



- Project nearing completion
- Joint project with County, Town, DCRC
- Project will not raise taxes
- Project to be downtown development anchor
- **Special thanks to Commissioner King & DCRC**



Former City Garage Repurposed to Myers Performance Engineering



- Former city garage back on tax rolls
- Unused for several decades
- Used as a classic car display
- Hopes to bring classic car culture to downtown

Former Abandoned Hill Top Hotel Demolished



- Abandoned blighted former hotel
- Haven for illicit drug activity
- Remained unsold in multiple tax sales
- DCRC funded demolition underway
- Issue request for redevelopment proposals of property in 2022

Iceburg Ice Cream Opens in Long Vacant Building



- Repurposed vacant building
- Locally owned in Albany
- Small town destination
- Specialty ice cream flavors
- Homemade food
- Ribbon cutting December 2nd



\$12.5 MILLION IN SIDEWALKS-TRAILS COMPLETED ON SOUTH AND NORTH SIDES



- Over five miles of new sidewalks & trails paved in 2021
- 11.5 miles of total trails paved
- Plans to extend south side trails east on 23rd Street
- To date over \$12 Million in new sidewalks and trails completed

Over \$1.9 Million in Roads Paved with TIF Funding

- Cornbread Rd from Hoyt Ave. to Tillotson Ave.
- Tillotson Ave. from Memorial Ave to 26th St.
- 26th St. from Cowan Rd. to Proctor Ave.
- Morrison Rd. from Keller Dr. to Bethel Ave.
- Bethel Ave. from Morrison Rd. to Marleon Ave.
- Baker Lane from Morrison Rd. to Bethel Ave.
- Clara Lane from Bethel Ave. to Walmart.
- Benton Rd. from Hessler Rd. to Bethel Ave.
- Hessler Rd. from Benton Rd. to Goodwill
- All of Lantern Park Addition
- **Over 10 miles of roads paved**
- **Thanks to Delaware County Highway Dept.**



TIF FUNDED PAVING PROJECTS

- C.R. 750 W. from 650 S. to Greenway Drive
- Nebo Rd. from St. Rd. 332 to St. Rd. 28/35
- Bethel Ave. from Morrison Rd. to 600 West
- Morrison Rd. from Bethel Ave. to 300 West
- C.R. 700 N. from St. Rd. 28 to C.R. 200 East
- 600 W. from St. Rd. 28 to the Cardinal Greenway
- Benton Road from Jackson Street to Keller Drive
- Petty Road from Benton Road to the First Curve South
- 500 W. from SR 332 to 500 North
- 500 W. from 500 N. to St. Rd. 28
- Fuson Rd. from Hoyt to St. Rd. 67
- Horseshoe Dr. off of St. Rd. 67
- Lockerby Dr. from 23rd St. to Tillotson Avenue
- C.R. 200 N. from 950 W. to CR 1000 West
- St. Rd. 332 West of I-69 (Half mile)
- Phillips, West Port, Harrison, Burgess Drives
- Breezewood, Fleetwood, Edgewood, Merrywood Drives
- CR 350 N. from 300 W. to 400 W.



Over 30 miles of roads & 64 lane miles paved.

Securing Grants, Getting Properties Back on the Tax Rolls & Education Programs



- \$1,500,000 EDA grant submitted for 2nd entrance into Park One
- \$320,000 EDA Resiliency Grant to study & provide outreach community covid impact
- \$500,000 EPA Assessment grant in process
- \$90,000 received for BEST Grant 2 for business outreach in rural areas
- \$51,803 approved for BEST Grant 3 for business outreach in rural areas
- BSU/SBA partnership. Kaufman financial series implemented.
- 300+ engagements with both business and entrepreneurs
- \$368,000 obtained in Community Crossing Grant monies
- Currently assisting three additional communities with CCMG
- Four RFPs issued to get blighted properties back on the tax rolls
- Four RFPs already anticipated in 2022 to get properties back on the tax rolls
- Solar Energy 101 Education series- The Center for Energy Education
- Broadband 101 Education series- program with Ameri/Corp Serve/ Indiana Fellow



**Bill Walters- ECIRPD
Director**

TIF & CREED FUNDED BRIDGE REPLACEMENTS



BR #501 Superstructure Replacement – CREED

- Located on Cowan Rd @ Buck Creek
- Construction Awarded to Hoosier Pride
- Construction completed
- \$1.18 Million project

BR #125 Bridge Replacement – Nebo TIF

- Located on Nebo Rd @ York Prairie Creek
- Design & R/W acquisitions underway
- Construction 2022
- Estimated at \$1.8 Million

Special thank you Angie Moyer for her oversight and leadership on these projects

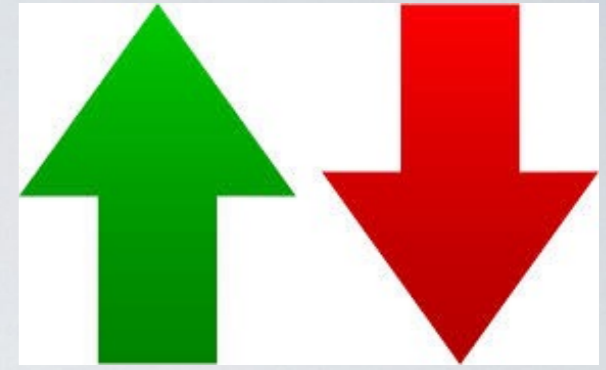
County TIF Bonds Refinanced and Paid Off



- Brevini bond early pay off: Estimated savings \$528,875
- Morrison Road bond refi: Estimated savings \$349,179
- Park One bond refi: Estimated savings \$208,067

Total savings to tax payers \$1,086,121

TRENDS AND CHALLENGES



TRENDS

- Most local companies are growing
- In constant communication with local business community
- Increased focus on environmentally conscious projects
- South Industria Center perceived as an “up and coming area”
- Property values have increased countywide
- Established as a “trusted advisor” for various business entities
- Good contacts made with multiple international companies
- It’s not about selling prospects, it’s about helping prospects

CHALLENGES

- Not enough employees to fill the available jobs (Focus on projects that don’t involve big job creation)
- Cost of construction can exceed the value of building
- Inventory of existing buildings at an all time low
- Inflation, labor and material shortages expected to slow projects

PROJECTS BY THE NUMBERS

Delaware County Net Assessed Value Increased in 2020-2021 by

\$25,983,064

(Figure excludes Muncie corporate limits)

New capital investment in real & personal property underway now

\$793,210,000

Anticipated new FT, PT, & construction jobs related to the investment

1,038

SPECIAL THANK YOU TO THE FOLLOWING

- Delaware County Commissioners: **James King, Shannon Henry, Sherry Riggin**
- ECI Regional Planning District: **Bill Walters, Angie Moyer**
- Delaware County Redevelopment Commission:
- Delaware County CREED Board:
- Delaware County Commissioners Staff:
- Delaware County Highway Department:
- Delaware County Council:
- Delaware-Muncie Metropolitan Plan Commission & GIS:
- Delaware County Auditor, Treasurer, Clerk, Surveyor Office's:
- Delaware County Tax Abatement Committee:
- Towns Boards of Albany, Daleville, Eaton, Gaston, Selma, Yorktown:
- Delaware County Legal Counsel & Financial Advisors:
- Innovation Connector and Small Business Development Center
- Muncie Delaware County Economic Development Alliance:

