New Carlisle
Economic Development Area
HISTORICAL OVERVIEW
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.
SJC EDD #2 (1997)

- St. Joseph County Economic Development District #2 was formed around EDD #1 in 1997 to help facilitate larger development opportunities.

- Basic purpose of the area was to facilitate infrastructure development related to the new projects and to position area for large format projects.

- Total land area of EDD #1 and #2 is roughly 4,000 acres.
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.
SJC EDD #2
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 – Allocation Area #2

- Allocation Area #2 includes the St. Joseph Energy Center project site and contains the properties that have high development potential based upon adjacency to rail access, parcel size, and proximity to utilities.

- The St. Joseph Energy Center property is identified as a “Designated Taxpayer” in the Ordinance to allow for collection of Personal Property tax revenue.

- Allocation Area #2 will expire in 2041.