• Indiana Enterprise Center
  • New Carlisle EDA History
  • The IEC Today
  • The IEC Project
  • Where are we in the process?
  • What are the next steps?
• Questions
NEW CARLISLE EDA HISTORY
St. Joseph County Economic Development District #1 (1987)

SJC EDD #1

- St. Joseph County Economic Development District #1 was formed 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 Economic Development District #2 (1997)

SJC EDD #2

- 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.
SJC Economic Development District #1 & #2 (2007)

SJC EDD #1 & #2

- In **2007**, 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 expires in 2027, but can be extended to 2038 (25 year rule).
NCEDA

- Reorganized NCEDA into a revitalized development area and renamed to New Carlisle Economic Development Area
- Created two TIF Allocation Areas
- Added properties to the acquisition list
- Created a list of project area goals and objectives
NCEDA AA #1

• Allocation Area #1 was a “pruned” area that included those parcels generating Real Property TIF increment in 2016
• Allocation Area #1 will expire in 2027
• Allocation Area #1 is the support basis for a TIF bond sold in 2016 that helped to fund the SJEC Water & Sewer Project and other designated projects
• Allocation Area #1 also includes the “Designated Taxpayers” identified in the Expansion Area #1 documentation (I/N Tek, I/N Kote, and AirGas)
NCEDA AA #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 is set to expire in 2041.
- Allocation Area #2 is the support basis for a TIF bond sold in 2019 that funds the NICTD Double Track Project.
NCEDA Acquisition List

- Acquisition List included 19 parcels

- These properties are located along the western boundary of the Economic Development Area and would be either full or partial acquisitions for a potential rail or ditch relocation projects
NCEDA Acquisition List

• To date, the County has purchased 3 properties that are on the acquisition list (90.63 acres)

• The County has purchased 1 property for future infrastructure purposes (1.6 acres)

• The County is working to finalize the acquisition of 4 properties that are on the acquisition list for future infrastructure purposes (21.28 acres)

• Other properties are proposed for acquisition to assist in infrastructure development, intersection improvements at State Road 2 / Larrison and other projects.
IEC Overview

• Need a place within the County and the Region to centralize large format and large scale projects

• Big Power, Big Land, Big Water, Big Rail, Big Air and Big Roads

• History of large format projects starting with the Studebaker Testing Facility (1920s), Carborundum/Unifrax (1970s), I/N Tek – I/N Kote (1980/1990s) and SJEC (2015 -)

• Heavy Haul Route (SR 2) connects to the Port of Indiana; access to I 80/90, I 94, US 31

• IEC can reach 176M people (67M households) within an 11 hour DOT drive time

• IEC presently employs over 880 people from region

• Opportunities to build on partnership with Town of New Carlisle, New Prairie Schools, County Parks, Library and others to provide quality of life and residential amenities that are required to develop a project of this magnitude
Navistar Compared to Notre Dame Campus
SIZE / SCALE OF BIG PROJECT SITES

I/N Tek & I/N Kote Compared to Ignition Park
COUNTY BROWNFIELD EFFORTS

Reuse of County Sites

Reuse of Commercial/Industrial Sites

Partner with MACOG in 4 County EPA Grant Partnership
NOTES
• 880 Employees
• 83 from 46552 zip code
• Employers participating included Edcoat, Five Star Sheet, Gavilon Grain, I/N Tek, I/N Kote, SMS Scrap, Unifrax
NEW CARLISLE, INDIANA SITE
TOTAL AND WORKING AGE POPULATION WITHIN 45 MINUTES

403,755
Total Population

245,321
Working Age Population

WITHIN 45 MINUTES

THE IEC PROJECT
• County completed the restructuring of the New Carlisle EDA (2016)

• St. Joseph Energy Center under construction and water, sewer, fiber project under construction (completed Spring 2017)

• Main goals of the EDA were to do the following:
  • Infrastructure improvements
  • Rail lead track from N/S line
  • Regional stormwater detention and Niespodziany Ditch relocation study
SUMMER 2017

- County was approached by site selectors to present on several major projects.

- County not competitive as we had...
  - No land under control
  - No site information packets
  - No site certified sites
  - No economic condition reports or market studies
  - No Infrastructure plan
  - No plan to relocate the Niespodziany Ditch (if ditch required relocation)

- Opportunity to develop a project site with partners at the Ports of Indiana, the State of Indiana and other major commerce parks to help State and regional development efforts
Development Demands

Little Knowledge,
Significant Uncertainty and Risk,
Minimal Interest

Good Knowledge, Limited
Uncertainty and Risk,
Significant Interest

Land Assembly/Control

Infrastructure in place

Zoning

Workforce

Certified Site/Shovel Ready

Incentives

RISK

DEVELOPMENT INTERESTS
Project Team

- **Antero Group**
  Project Facilitator
  Responsible for Rail Planning, Grant coordination, Marketing and Research and Public Outreach/Engagement

- **Christopher B. Burke Engineering (CBBEL)**
  Responsible for Environmental Planning

- **DLZ, Inc.**
  Responsible for Wastewater Utility

- **Donohue & Associates (Donohue)**
  Responsible for Water Utility Planning
Project Team

- **Lawson Fisher & Associates (LFA)**
  - Responsible for Hydrology & Site Planning, Niespodziany Ditch Relocation and Basin Design, Edison Road Right-of-Way Services, and Geotechnical Services

- **Lehman & Lehman**
  - Responsible for Land Use & Site Planning

- **Lochmueller**
  - Responsible for Transportation Planning and Utility Coordination

- **Other team members** include TAI Ginsberg, Big Idea Company, Orbis, Heartland Environmental, Peerless Midwest, ChoiceLight

**PROJECT TEAM UPDATES**
Executive Committee

- Dan Vermillion – New Carlisle Town Council
- Ken Carter – New Carlisle Town Council
- Jeff Rea – South Bend Regional Chamber of Commerce
- Andy Kostielney – St. Joseph County – Board of Commissioners
- Bill Schalliol – St. Joseph County, Economic Development
- Jessica Clark – St. Joseph County, Public Works / SJC RDC
- Sue Moffit – Town of New Carlisle
- Shelley Klug – Indiana Michigan Power

Steering Committee

- America Electric Power (AEP)
- Bradley Company
- Canadian National Railroad
- Chicago South Shore Railroad
- City of South Bend
- Commercial Advantage, Inc.
- Cressy and Everett Real Estate
- CSX Railroad
- Drainage Board
- ENNI
- Hamilton Grove
- Holladay Properties
- Hudson Township
- I/N Tek – I/N Kote
- Indiana Economic Development Corporation
- Indiana Department of Transportation (INDOT)
- ITR Concession Company
- LaPorte County
- MetroNet
- Michigan Area Council of Governments (MACOG)
- Navistar
- New Carlisle/Olive Township Fire Department
- New Prairie United School System
- NIPSCO
- Norfolk Southern Railroad
- PPMS (St. Joseph Energy Center)
- Shirley Heinze Land Trust
- South Bend International Airport
- Southwestern Michigan Economic Grown Alliance
- St. Joseph County
- Town of New Carlisle
With the IEC

• Coordinated development
• Increased infrastructure capacity
• Increased ability to win statewide and national RFPs
• Increased opportunities for public-private partnerships (P3s)
• Increased investment in quality of life amenities
• Enhanced transportation safety and mobility options
• Creation of new jobs and business opportunities
• Opportunity to grow population base in New Carlisle/western St. Joseph County

Without the IEC

• Spontaneous, sprawling development
• Infrastructure capacity remains the same
• Missed opportunities due to site limitations and lack of a cohesive brand
• Limited opportunities for public-private partnerships (P3s)
• Limited investment in quality of life amenities
• Transportation concerns and mobility options remain the same
• Job growth and new business starts continue to stagnate and decline
Master Plan Phase

- Comprehensive Plan Update
- Conservation Corridors
- Development Guidelines
- Finalize Transportation Improvements
- Develop Brand and Marketing
- Address Infrastructure Capacity
- Creation of New Jobs and Business Opportunities
“The Plan is constructed to provide a unified vision of the community’s future development, and many pieces contribute towards this goal. Therefore, it is on the sum of its content, and the interrelationship between its elements, upon which the Plan should be judged.” Page 1-7

“Typically, comprehensive plans should be updated every 5 to 10 years.” Page 1-3

“There was also discussion regarding the large amount of area potentially open for development due to the City of South Bend’s extension of sewer and water service to the IN/TEK plant near New Carlisle, to the west of South Bend. Several citizens proposed that this area constituted a significant new growth area for the County. However, the provision of sewer and water are, in and of themselves, insufficient to promote healthy control of growth and development without the presence of other services. Also, there are some environmental features in this area that the Plan deemed worthy of preservation. Although the Plan designates areas that are most appropriate for future growth, it should be noted that growth is not necessarily precluded in other areas.” Page 2-6
COUNTY COMPREHENSIVE PLAN

Chapter 3: Policy Plan Page 3

GOAL 2: ENCOURAGE THE ECONOMIC DEVELOPMENT OF THE COUNTY AND ITS MUNICIPALITIES

Objective A: Ensure that suitable areas are available for future industrial development.

Policy i: In addition to establishing industrial areas that meet the County’s industrial needs to the Year 2020, establish reserve industrial areas for use in the time period following 2020.

Policy ii: No fewer than two areas in the County should be reserved for new and/or expanding heavy industrial uses. These areas will have no fewer than 1,200 and no more than 2,200 acres (gross, including existing heavy industry uses). Heavy uses are those industrial uses that incorporate outdoor activities and/or emit relatively high impacts on surrounding properties, including noise, vibration, odor, light, glare, air emissions, and/or heat.

Policy iii: Heavy industrial uses should have frontage access to State highway and/or major arterial streets. These uses will also have access to railroad lines. Topography shall have less than 3% slope. Sites will have full access to municipal water, wastewater, and sanitation services.

Policy iv: Where soil associations are unsuitable for heavy development, particularly the Crooked Brookline-Milford, Houghton-Adams-Palms, and Rennecker-Gilford-Musumeci associations, require heavy development to implement additional structural supports for stability.

Policy v: Reclaim brownfield areas for light industrial development through acquisition, environmental assessment and mitigation, and infrastructure development/redevelopment.

Policy vi: No fewer than three areas in the County will be reserved for new and/or expanding light industrial uses. These areas will be no smaller than 200 and no larger than 1,400 acres (gross including existing light industry uses). Topography shall have less than 5% slope. Sites shall have full access to municipal water, wastewater, and sanitation services.

Policy vii: Light industrial uses will be located in areas with highway access, preferably with ready access to a limited-access highway interchange (i.e., within one mile).
COUNTY COMPREHENSIVE PLAN

St. Joseph County-South Bend Comprehensive Plan

Figure 6-1 Land Use Plan
NORTHWEST ST. JOSEPH COUNTY SANITARY SEWER STUDY (1990)
NORTHWEST INDUSTRIAL CENTER - PROJECT AREA (2017)

102,000 acres
NORTHWEST INDUSTRIAL CENTER - PLANNING AREA (2018)

22,000 acres
IDENTIFIED CONSTRAINTS

Constraints to the NORTH
IDENTIFIED CONSTRAINTS

Constraints to the WEST

Constraints to the SOUTH

Constraints to the EAST
INDIANA ENTERPRISE CENTER - CORE DEVELOPMENT AREA (2019)

7,200 acres
WHERE ARE WE IN THE PROCESS?
THREE AREAS OF FOCUS

Areas of Focus

• North of the Tracks to US 20
• South of the Tracks to SR 2
• South of State Road 2
**Three Areas of Focus**

**North of the Tracks to US 20**

- Working with County Team to determine reuse of County Highway Garage property on Snowberry Road
- Partnership with Chicago South Shore to determine development potential of land that they own at Smilax/US 20
South of the Tracks to SR 2

- Coordination of activities related to St. Joseph Energy Center projects

- Edison Road Right-of-Way Acquisition Project (Walnut to Smilax)

- Rail Park Study for partnership with the Port of Indiana and Norfolk/Southern RR

- Completion of studies related to Niespodziany Ditch / Regional Detention Project
South of State Road 2

- State Road 2 / Larrison Drive study (BUILD Grant 2019)
- Bendix Woods/Navistar Drainage Project
- Navistar Site Improvements
Other Projects

- NICTD Station Study - Completed
- South Shore Double Track Project – County Match Funded
- Conservation Projects
  - Shirley Heinz Land Trust
  - Bendix Woods CP
- Timothy Road improvements – In Progress
- USEDA Fiber Grant (2019) - Awarded
- USDOT BUILD Grant (2019) - Waiting
- CRISI Grant (2019) - Waiting
EDA Fiber Conduit Grant Project (2019) - DOC
50/50 match ($2.1M / SJC - $1.050M)
Construction Grant
Alternate Alignment #1: School/Library Loop
BUILD Grant (2019) - DOT
80/20 match (SJC - $476,000)
Planning Grant
CRISI Grant (2019) – DOT/FRA
63/37 match ($4.5M / SJC & CSS&SB- $800,000 each)
Construction Grant
WHAT ARE THE NEXT STEPS?
Master Plan Phase

• Comprehensive Plan Update
• Conservation Corridors
• Development Guidelines
• Finalize Transportation Improvements
• Develop Brand and Marketing
• Address Infrastructure Capacity
• Creation of New Jobs and Business Opportunities
• Release *Draft* IEC Master Plan in early November; 2-3 weeks for public comment including public meetings and work sessions at various times/locations in New Carlisle and South Bend

• Final Plan version to incorporate comments/changes raised through public comment

• File IEC Master Plan with Redevelopment Commission for December Meeting
  • Plan Adoption by RDC, APC, BOC and County Council to follow

• File NCEDA Plan – Plan Amendment with Redevelopment Commission for December Meeting
  • Plan Amendment likely to include the following:
    • Boundary expansion (match Core Development Area and EDA Boundaries)
    • Development Plan amendment
    • Add properties to acquisition list
  • Plan Adoption by RDC, APC, BOC and County Council to follow
Thank you

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