

**KOSCIUSKO
COUNTY
INDIANA**

**SPIRIT
OF**

enterprise

Kosciusko Development Inc.

Annual Report 2009

313 South Buffalo Street, Suite A
Warsaw, IN 46580
574.267.6311 or 800.776.6311
www.kdi-in.com

KDI Mission Statement

To promote the economic development of Kosciusko County through the retention and expansion of existing business and industry, and the attraction of new business investment complementary to the improvement of the quality of life.

Our Purpose

We work with companies to help them prosper and grow in Kosciusko County; we also realize that “standing still” is really “falling behind,” so we also work to attract new investments in our community. We are the single point of contact that can provide the information, assistance and networking necessary to assist existing and new businesses achieve their goals.

Wayne Luchenbill, 2009 Chairman

Brad Bishop, 2009 Vice Chairman



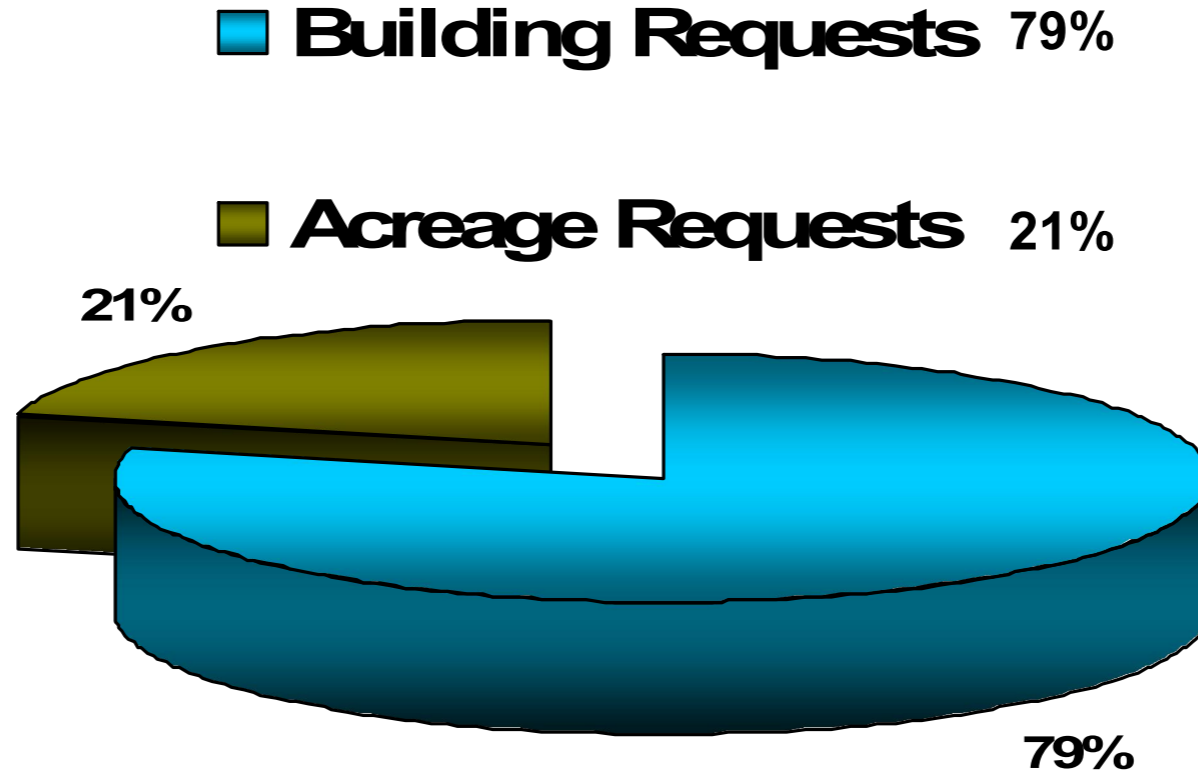
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2009 Kosciusko Development Inc. Building and Acreage Requests

KDI responds to these requests from site selectors, prospective companies, utility companies and State of Indiana.

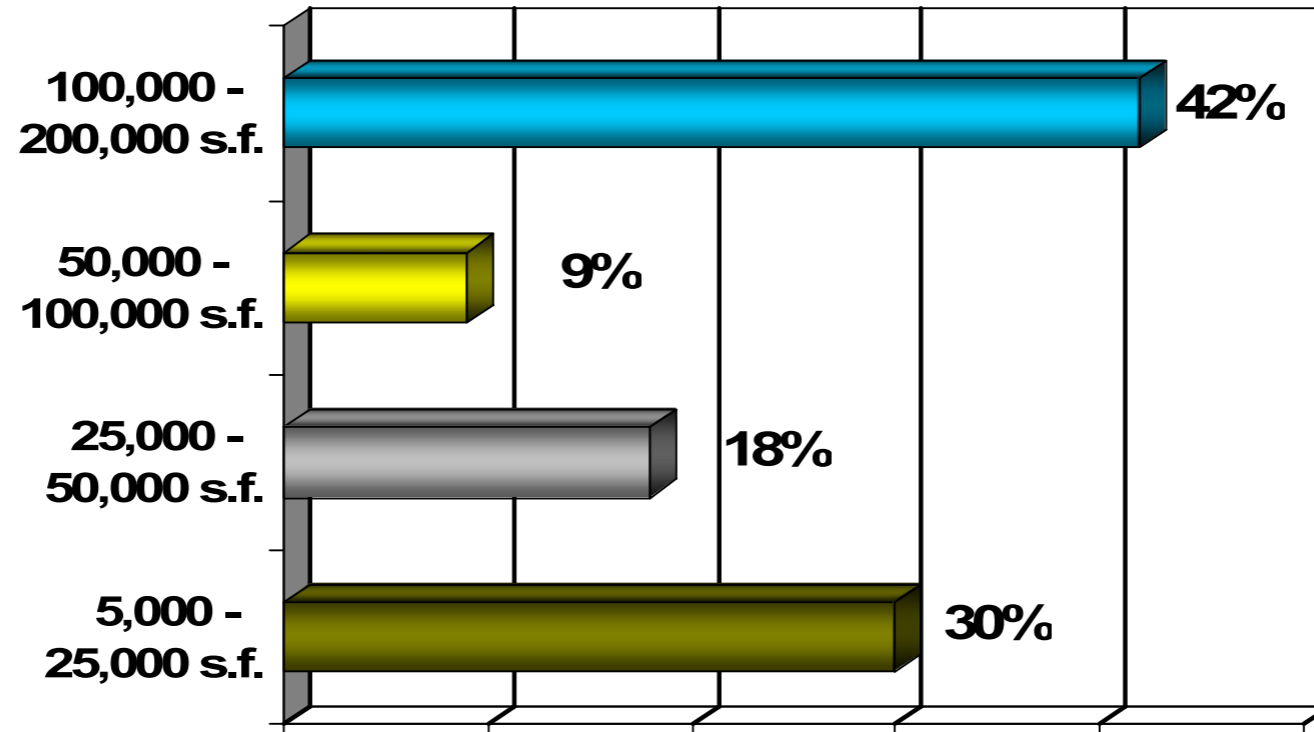
**Total submitted requests (42)



2009 Kosciusko Development Inc. Building Requests (33)

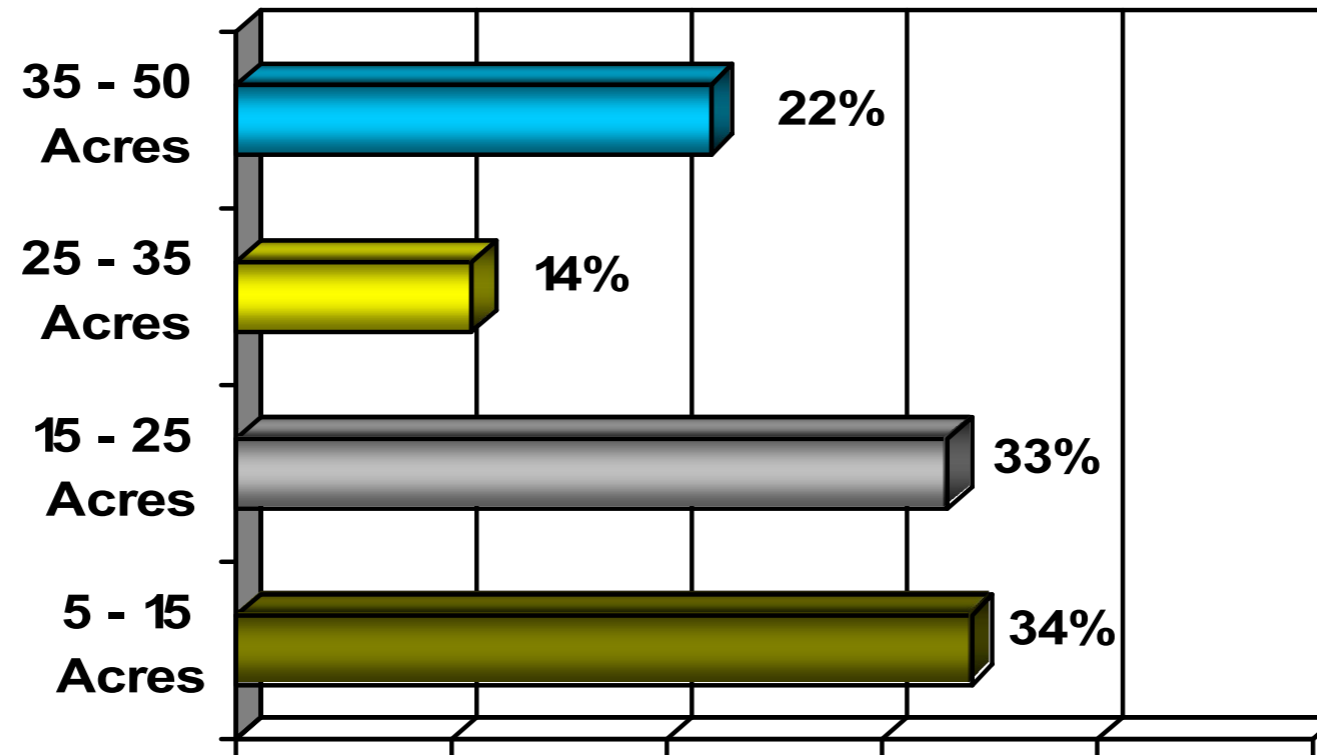
KDI responds to these requests from site selectors, prospective companies, utility companies and State of Indiana.

****Square Footage Requests**



2009 Kosciusko Development Inc. Acreage Requests (9)

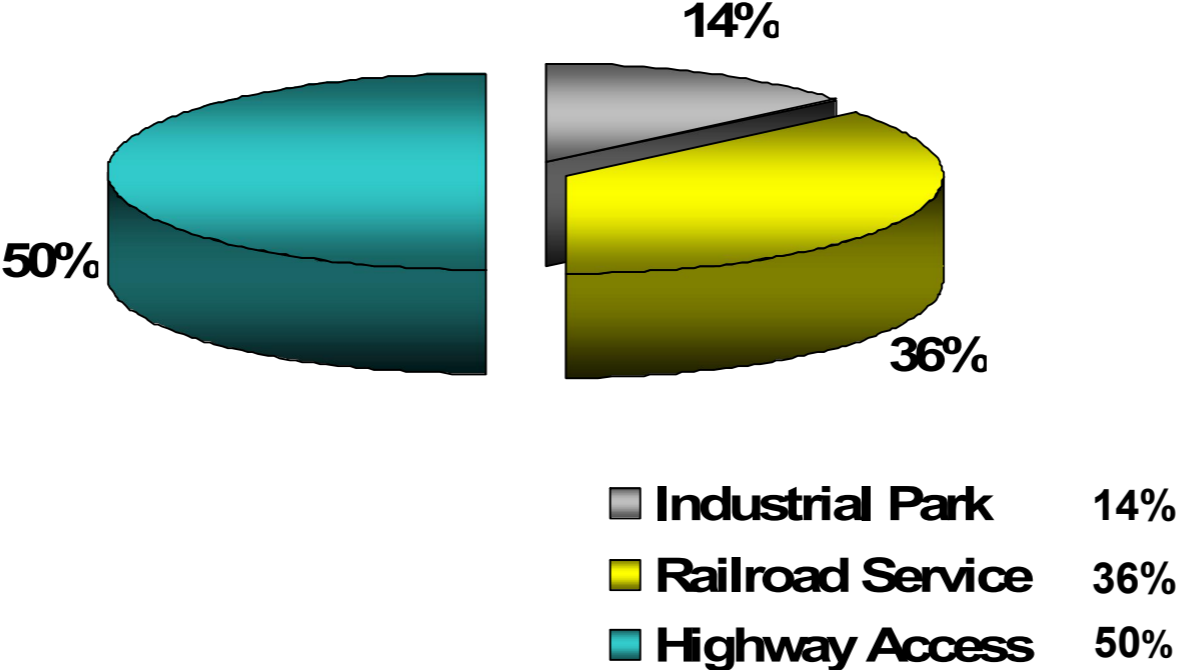
KDI responds to these requests from site selectors, prospective companies, utility companies and State of Indiana.



2009 Buildings & Sites Amenities Requests

KDI responds to these requests from site selectors, prospective companies, utility companies and State of Indiana.

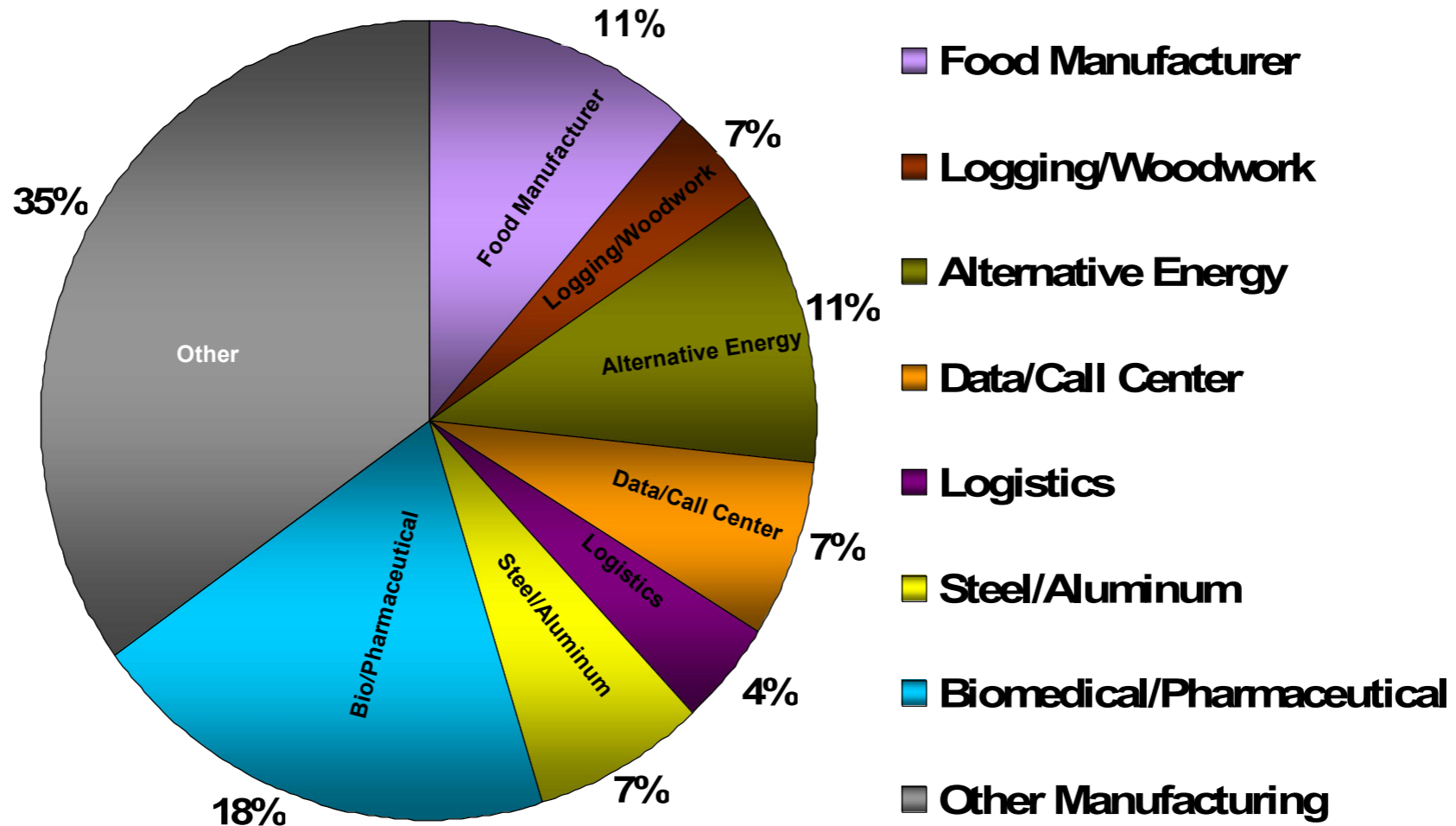
****Total submitted requests (42)**



2009 Kosciusko Development Inc. Manufacturing Requests for Information

KDI responds to these requests from site selectors, prospective companies, utility companies and State of Indiana.

****Total submitted requests (42)**



**Kosciusko County Area Plan Commission
Annual Improvement Location Permits Report 2008 & 2009**

Buildings and Residential	# of Permits 2008	Total Dollars 2008	# of Permits 2009	Total Dollars 2009
Agricultural Buildings	194	\$8,172,917.00	183	\$5,718,627.00
Commercial Buildings	25	\$4,156,627.00	31	\$2,051,170.00
Industrial Buildings	12	\$3,310,862.00	3	\$495,000.00
Mobile Residential	30	\$485,200.00	27	\$284,300.00
Multi-Family Residential	1	\$4,600,000.00	3	\$430,000.00
Public Use Buildings	10	\$3,673,786.00	15	\$33,507,796.00
Residential Accessory Buildings	229	\$2,356,653.00	203	\$1,734,365.00
Residential Additions/Remodel	396	\$9,041,935.00	415	\$7,498,396.00
Single Family Residential	166	\$37,019,017.00	120	\$21,851,711.00
Totals	1063	\$72,816,997.00	1000	\$73,571,365.00



**CITY OF WARSAW BUILDING PERMITS SUMMARY FOR YEAR TO DATE
December 2008 & 2009**

		2008		2009
Buildings and Residential	# of Permits 2008	Cost of Construction	# of Permits 2009	Cost of Construction
RESIDENTIAL				
New Homes	53	\$9,007,758.00	46	\$7,606,373.00
New Mfg Homes	17	\$484,500.00	5	\$70,000.00
Multi-Family	2	\$1,160,000.00	0	0
Remodel & Additions	101	\$2,037,210.00	89	\$690,877.00
COMMERCIAL				
New	9	\$12,574,550.00	7	\$1,696,676.00
Remodel & Additions	52	\$9,337,202.00	39	\$8,898,954.00
DEMOLITIONS	6	\$53,200.00	9	\$36,200.00
YEAR TO DATE	240	\$34,654,420.00	195	\$18,999,080.00



Winona Lake Building Permits for 2008 & 2009

Buildings and Residential	2008	2009
Industrial/Commercial Buildings/Schools	1	1 (School--\$8,182,500)
Residential Additions/Remodel	23	22
Residential Accessory Buildings	6	6
Multi-Family Residential	1	1
Single Family Residential	3	4
Misc. (Pools, Decks, etc.)	36	22
Totals Dollars	\$3,056,571.00	\$11,332,747.00

Mentone Building Permits for 2008 & 2009

Buildings and Residential	2008	2009
Industrial/Commercial Buildings	3	0
Residential Additions/Remodel	1	1
Residential Accessory Buildings	1	0
Multi-Family Residential	0	0
Single Family Residential	0	2
Misc. (Pools, Decks, Fence, etc.)	5	0
Totals Dollars	\$599,750.00	\$67,600.00

Sidney Building Permits for 2008 & 2009

Single Family Residential/Additions/Remodel	3	0
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Kosciusko County Assessed Property

Assessed Property Value	Value (2008 payable in 2009)	Percent Distribution in County	Value (2009 payable in 2010)	Percent Distribution in County
Assessed Value by Property Class	\$6,984,642,420	100.0%	\$5,620,007,381	100.0%
Commercial & Industrial	\$1,008,039,000	14.4%	\$1,403,543,965	24.9%
Residential	\$4,998,692,380	71.6%	\$3,458,267,233	61.5%
Agricultural	\$936,947,640	13.4%	\$636,510,731	11.3%
Utilities	\$13,963,400	0.2%	\$15,140,355	0.3%
(State Utilities/Railroads, Exempt)	\$27,000,000	0.4%	\$106,545,097	2.0%
Total Assessed Value Per Capita	\$91,047 (2008 Population Est.)		\$72,239 (2008 Population Est.)	



**Sewer Capacity of Kosciusko County Towns
and City of Warsaw 2009**

Towns/City located in the County	Daily Usage	Maximum Capacity
City of Warsaw (Center St. Plant) (new plant on 150 W)	1,000,000 1,500,000	4,000,000 3,900,000
Winona Lake (goes into Warsaw)	500,000	1,000,000
Milford	152,000	250,000
North Webster	295,000	500,000
Pierceton	200,000	600,000
Silver Lake (3-Pond System, control discharge 10,000,000 twice a year)	90,000 to 95,000	10,000,000 to 14,000,000
Mentone	70,000 to 80,000	120,000
Claypool	19,000	33,000
Etna Green	50,000	85,000
Syracuse	500,000	1,050,000
Leesburg (goes into Warsaw)	2,000	100,000
Sidney	5,000	25,000
Burket	NONE	NONE



Kosciusko County Major Employers 2009

Employer	Address	No. of Employees	Industry
Zimmer, Inc.	345 E. Main St. Warsaw	2800	Orthopaedic Goods
Biomet, Inc.	56 East Bell Dr. Warsaw	1400	Orthopaedic Goods
Warsaw Community Schools	1 Administration Dr. Warsaw	1200	School
DePuy, Inc.	700 Orthopedic Dr. Warsaw	1100	Orthopaedic Goods
RR Donnelley	2801 Old Rd. 30 Warsaw	930	Printed Material
Kosciusko Community Hospital	2101 E. DuBois Dr. Warsaw	822	Hospital
Maple Leaf Farms, Inc.	9166 N. 200 E. Milford	696	Chicken/Duck Products
Medtronic Spinal & Biologics	2500 Silveus Crossing Warsaw	650	Orthopaedic Goods
Wawasee Community Schools	1 Warrior Path Blvd. Syracuse	568	School
CTB, Inc.	611 N. Higbee St. Milford	500	Farm Feeding Equipment
Symmetry Medical Inc.	486 W. CR 350 N. Warsaw	464	Orthopaedic Goods
Paragon Medical, Inc.	8 Matchett Dr. Pierceton	436	Surgical Cases
Dalton Corporation	1900 E. Jefferson St. Warsaw	405	Iron Foundry
Wal-Mart Supercenter	2501 Walton Blvd. Warsaw	400	Department Store

Kosciusko County Major Employers 2009

Employer	Address	No. of Employees	Industry
Cardinal Services, Inc.	504 N. Bay Dr. Warsaw	400	Sheltered Workshop
Da-Lite Screen Co., Inc.	3100 N. Detroit St. Warsaw	345	Projection Screens
Kosciusko County Government	100 W. Center St. Warsaw	307	Government
Grace College & Seminary	200 Seminary Dr. Winona Lake	300	College
The Papers, Inc.	206 S. Main St. Milford	276	Publishers/Publications
Creighton Bros/Crystal Lake	4217 W. Old Rd. 30 Warsaw	260	Egg Processing
Lake City Bank	202 E. Center St. Warsaw	258	Financial Services/Bank
Bowen Center	850 N. Harrison St. Warsaw	233	Counseling/Employee Assist.
Kralis Bros Food, LLC	2501 S. Tinkey Rd. Mentone	190	Poultry Processing
City of Warsaw	302 E. Market St. Warsaw	175	Government
Rinker Boat Co.	300 W. Chicago St. Syracuse	150	Boats
Parker-Hannifin Corporation	501 S. Sycamore St. Syracuse	150	Rubber Products
Spartech Plastics	3454 N. Detroit St. Warsaw	150	Plastic Sheet Extrusion
Flexaust Company, Inc.	1510 W. Armstrong Rd. Warsaw	121	Exhaust Hoses



What 100 New Manufacturing Jobs Mean to Kosciusko County

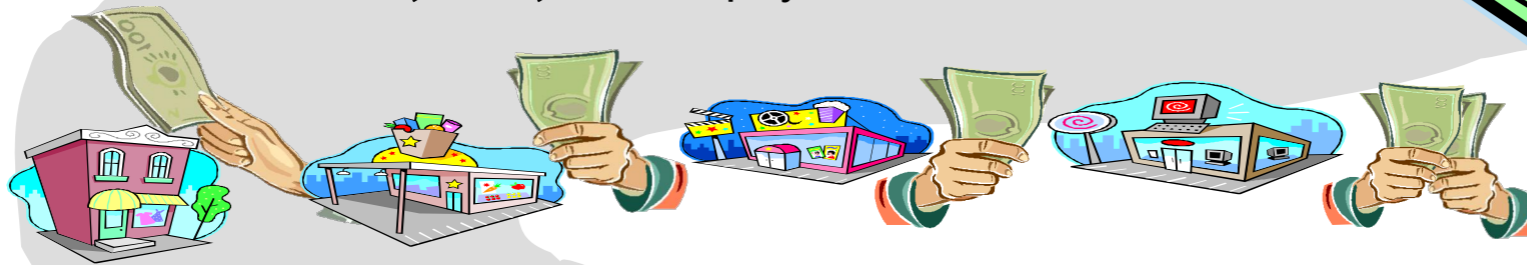
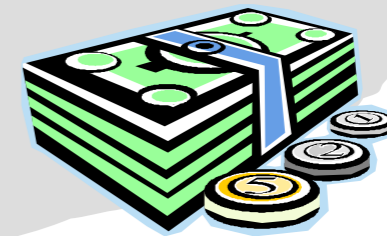
100 employees making an average of **\$75,370** each

Average 2007 earnings per manufacturing job in Kosciusko County.

www.stats.indiana.edu/profiles/pr18085.html



That comes to **\$7,537,000** in payroll,



It is estimated that primary wage jobs generate money that turns **4** times as those **100 employees** spend it at local businesses (for cars, groceries, furniture, etc...) that also hire employees, and it incrementally increases to **\$30,000,000**.



If **1/3**, or **\$10,000,000** of that money helps fund the payroll of employees at these other businesses.....

.....then **1%**, or **\$100,000** can be used as County Option Income Tax (COIT) and Economic Development Income Tax (EDIT) by Municipalities and the County for local projects they deem necessary.

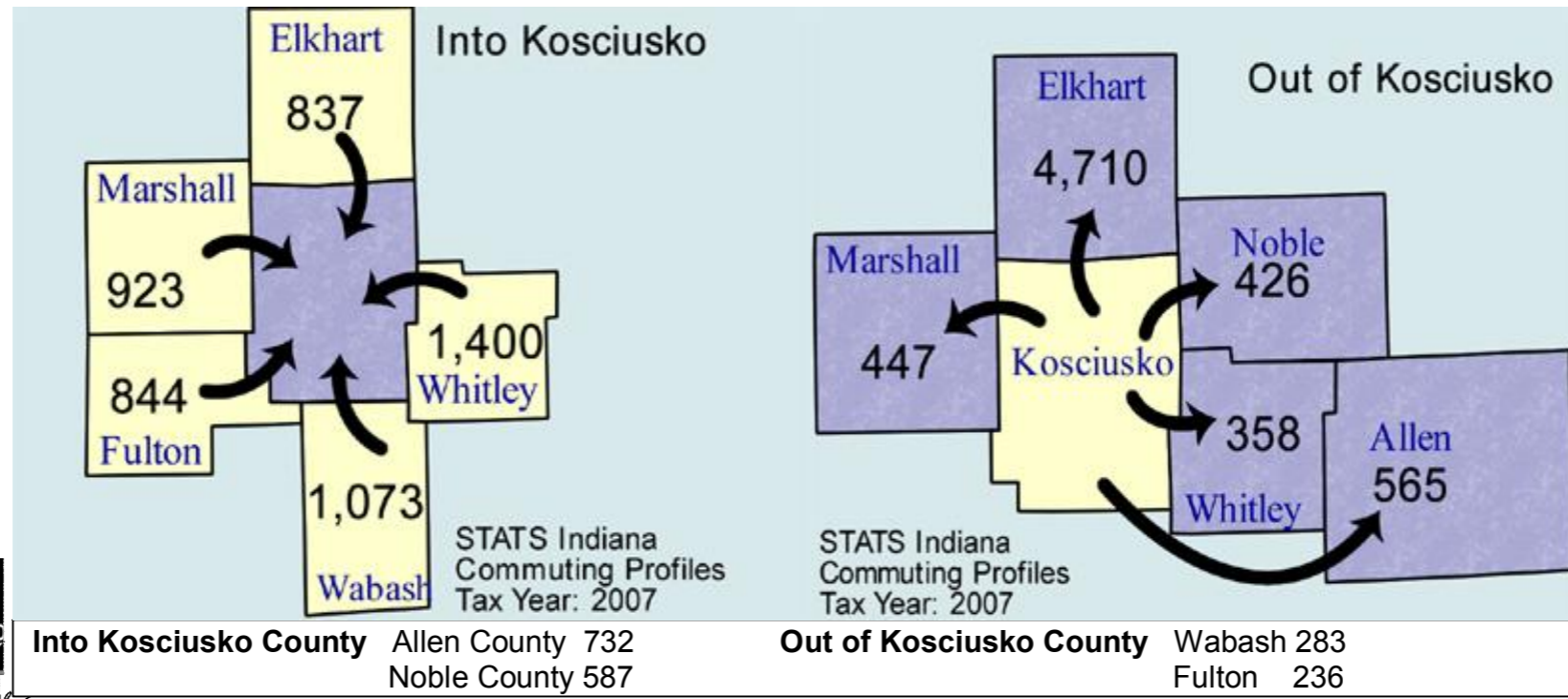
Kosciusko County Employment and Earnings by Industry

Employment and Earnings by Industry (NAICS) Latest Available Data	Employment	Percent Distribution In County	Earnings	Percent Distribution In County	Average Yearly Earnings Per Job
Total by place of work	46,101	100.0%	\$2,090,313,000	100.0%	\$45,342
Wage and Salary	37,757	81.9%	\$1,525,575,000	73.0%	\$40,405
Farm Proprietors	1,143	2.5%	\$29,622,000	1.4%	\$25,916
Nonfarm Proprietors	7,201	15.6%	\$133,759,000	6.4%	\$18,575
Farm	1,603	3.5%	\$44,950,000	2.2%	\$28,041
Nonfarm (Private/Government)	44,498	96.5%	\$2,045,363,000	97.8%	\$45,965
Private	41,132	89.2%	\$1,902,336,000	91.0%	\$46,250
Accommodation, Food Ser	2,480	5.4%	\$32,854,000	1.6%	\$13,248
Arts, Ent., Recreation	478	1.0%	\$7,416,000	0.4%	\$15,515
Construction	2,160	4.7%	\$64,104,000	3.1%	\$29,678
Health Care, Social Serv.	3,815	8.3%	\$130,207,000	6.2%	\$34,130
Information	517	1.1%	\$24,038,000	1.1%	\$46,495
Manufacturing	15,241	33.1%	\$1,148,710,000	55.0%	\$75,370
Professional, Tech. Serv.	1,034	2.2%	\$31,506,000	1.5%	\$30,470
Retail Trade	4,888	10.6%	\$100,778,000	4.8%	\$20,617
Trans., Warehousing	938	2.0%	\$23,780,000	1.1%	\$25,352
Wholesale Trade	1,345	2.9%	\$130,174,000	6.2%	\$96,354
Other Private (not above)	8,075	17.5%	\$201,559,000	9.6%	\$24,961
Government	3,366	7.3%	\$143,027,000	6.8%	\$42,492

Commuting Patterns Latest Available Data (Based on IT-40 Returns for Tax Year)

Kosciusko County resident labor force	52,327
Number of persons who live and work in Kosciusko County	45,416
County residents that work out of county	7,911
People from other counties that work in Kosciusko County	7,681

Top five counties sending or receiving workers



Cities and Towns in Kosciusko County			Population Estimates by Age <small>Latest Available Data</small>	Number
	Population <small>(estimated)</small>	% of County		
Burket	200	0.3%	Preschool (0 to 4)	5,449
Claypool	300	0.4%		
Etna Green	626	0.8%	School Age (5 to 17)	14,358
Leesburg	598	0.8%		
Mentone	937	1.2%		
Milford	1,513	2.0%	College Age (18 to 24)	5,857
Nappanee	359	0.5%		
North Webster	1,035	1.4%	Young Adult (25 to 44)	20,990
Pierceton	676	0.9%		
Sidney	155	0.2%		
Silver Lake	968	1.3%	Older Adult (45 to 64)	19,775
Syracuse	2,995	3.9%		
Warsaw	13,627	17.6%		
Winona Lake	4,292	5.6%	Older (65 plus)	9,846
Total in Town/City Limits	28,281	37.0%		
Rural Population	47,994	63.0%		
Outside Limits			Median Age	36.8
Total County Population	76,275			



KDI Board of Directors 2009

Craig Allebach—Town of Winona Lake
Brad Bishop (Vice Chairman)—Zimmer, Inc.
John Boal (Secretary)—Grace College
Michael Brill—CenturyLink
Dan Brown—Phend & Brown, Inc.
Dennis Burch—Burch Realty, Inc.
Larry Coplen—Coplen Construction
Max Courtney—Mutual Bank
Henry DeJulia—Town of Syracuse
Angela Glass—Town of Silver Lake
Josh Gordon—Tower Bank
Dennis Hively—1st Source Bank
Joe Kessie (Treasurer)—Lake City Bank
Will Linnemeier—ABC Industries, Inc.

Wayne Luchenbill (Chairman)—CB
Richard Ellis
Todd Lybarger—First Financial Bank
Greg Maxwell—Farmers State Bank
Jo Paczkowski—Bodkin Abstract Co., Inc.
Jean Perrin—Ivy Tech Community College
Steve Rhodes—Kosciusko REMC
Bob Sanders—Kosciusko County Council
Charlie Smith—Lake City Bank
Don Strouse—Colbin Tool Co., Inc.
Jim Tinkey—Mutual Bank
Ron Truex—Kosciusko County Commissioners
Mayor Ernie Wiggins—City of Warsaw
Dallas Winchester—Town of Milford



KDI Investors 2008 & 2009

1st Source Bank	EMBARQ/CenturyLink
ABC Industries, Inc.	Fahl Manufactured Homes, Inc
Ace Hardware of Warsaw, Inc.	Farmers State Bank
Biomet, Inc.	First Financial Bank
Bodkin Abstract Co., Inc.	Hand Family Foundation
Builder's Association of Kosciusko-Fulton Counties	Himes & Krull, C.P.A.'s
Burch Realty, Inc.	Indiana Lakes Federal Credit Union
CB Richard Ellis – Warsaw	IntraSect Technologies
Carey Realty/Dave Carey Excavating	JC Hamman Construction
Colbin Tool Co. Inc.	Kosciusko REMC
Coplen Construction	Lake City Bank
Creative Benefit Solutions	LandAmerica
Danco Anodizing	Lawyers Title Insurance Corporation
Dilling Mechanical Contractors, Inc.	Lewis Salvage
Duke Energy	Maple Leaf Farms, Inc./Serenade Foods



KDI Investors 2008 & 2009

Medtronic Spinal & Biologics	Tower Bank
Mid-City Supply Company, Inc.	Town of Leesburg
Mutual Bank	Town of Milford
NG Instruments, Inc.	Town of North Webster
NIPSCO	Town of Pierceton
Osborn Manufacturing Corporation	Town of Silver Lake
The Papers Incorporated	Town of Syracuse
Paragon Medical Inc.	Town of Winona Lake
Phend & Brown, Inc.	City of Warsaw
Ramsey and Wiggins	Warsaw Engineering & Fabricating
Robinson Construction	Woodward Realty & Insurance
Times-Union	Zimmer, Inc.
T.L. Jackson Construction, Inc.	



2009 Marketing and Business Growth Assistance

The KDI and Chamber of Commerce staff continue to research and accumulate economic development data throughout the year that promotes business growth. Both KDI and the Chamber staff receive numerous calls from local businesses, entrepreneurs, and prospective business developers. A valuable resource to business and community growth is the KDI website. The website offers the first view of Kosciusko County as a whole, and the valuable resources located in the county. The website provides valuable resources which includes, labor force, available buildings and sites, employment levels by industry, utility services, educational opportunities, medical services, business assistance, and statistical data.

Indiana Economic Development Corporation website

On this site you will find a database of available sites and buildings, Indiana's incentives, statistics and industry-specific initiatives. KDI maintains county-wide sites and buildings on this new website.

Manufacturer's Directory

A county-wide detailed manufacturer's directory is updated annually to provide current information to local residents, businesses, and for future development. The directory is available for purchase. There are over 200 manufacturers in Kosciusko County. The directory was updated in February 2009.

Life Science/Orthopedic Directory

The State of Indiana is a leader in bioscience development. Several state grants and incentives are earmarked for life science companies in Indiana or companies that plan to locate in the state. Training dollars and educational resources are focused on growing the science industry and educating our future workforce. Kosciusko County has 33 life science companies. This directory is available at no cost and was updated by KDI staff in April 2009.

"The Spirit of Enterprise" Printed Marketing Material

KDI provides a marketing folder of the information located on our website for entrepreneurs and businesses interested in locating in the county. The spirit folder provides informative data to promote business and community growth. Other specific information is included in this folder related to the business interest. The data is updated semi-annually or as needed to keep the information current.



Small Business Resource Information

KDI and the Chamber provide a small business resource packet to local entrepreneurs at no cost. Some of this information is provided by the Small Business Development Center. Local and State governmental contacts and resources are also provided in this packet.

Business Revolving Loan Program

KDI applied for and was awarded an Indiana Rural Development Council (IRDC) Grant in 2005 to establish a local revolving loan fund for small businesses. The IRDC designated grant dollars to KDI amounting to \$90,400 for the loan program. To qualify for a loan the business must be located in Kosciusko County or be expanding by locating a facility in the county to apply for a loan. The business must have 25 employees or less and annual gross revenue of two million dollars or less. The business must also maintain or create new jobs. Six local financial institutions invested \$25,000 each to this new loan program. Each investor (Beacon Credit Union, Farmers State Bank, Lake City Bank, First Financial Bank, 1st Source Bank and Mutual Bank) has a representative that serves on a committee that makes decisions on loan recipients.

Industrial Networking Group

KDI sponsored two Industrial Networking Group luncheon meetings at Health & Wellness Center. KDI and MedStat/KCH are coordinating the quarterly meetings.

Taste & Trade Expo

KDI and the Chamber of Commerce sponsored the 3rd annual community expo in October 2009. There were over **2000 people** attending this year's event and 81 exhibitors from throughout the county.

KDI Bi-Monthly Newsletter

KDI publishes a bi-monthly newsletter to inform community leaders and businesses about economic growth in the county and valuable resources for future development.

County-wide Wage Survey

KDI conducted a county-wide survey in 2008/2009 with Ergo Resources. This is a valuable resource to businesses in the county planning to expand and to new companies interested in locating in Kosciusko County.



KDI New Working Committees

The KDI Board of Directors established three new working committees in 2009

Retention and Expansion Committee

- Provide oversight for the KDI Small Business Loan Program.
- Established a county wide existing business call program to provide assistance to local business.
- Address workforce and training issues in the county.
- Generate current data for business incentive programs.
- Utilize business call program database to generate valuable reports.

Marketing and Attraction Committee

- Manage the KDI website.
- Continue to review regional and state economic development initiatives.
- Develop focused plan to target attractive businesses.
- Work with national site selectors.
- Assemble needed Demographic information.
- Coordinate business counseling and entrepreneur services through the Small Business Development Center.

Infrastructure Committee

- Monitor community needs/initiatives—roads, clean lakes, sewer & water, airport, rail, housing, quality of life, etc.
- Develop shovel-ready sites in the county.
- Support new innovative infrastructure that will benefit local businesses and residents.
- Coordinate efforts with good communication between City, County, Towns, Redevelopment Commission and State government.



The Small Business Development Center

The Small Business Development Center (SBDC) is dedicated to helping small businesses with a variety of free or low-cost services including one-on-one business advising, workshops/courses, business planning software, and library resources to facilitate their success. The South Bend SBDC is responsible for a nine-county area. The SBDC has established a Resource Network which includes accountants, attorneys, bankers, Chambers, economic development organizations and universities. The SBDC receives financial support from the Small Business Administration, Indiana Economic Development Corporation and economic development organizations such as **KDI** in the outlying counties.

Business Growth Assistance—KDI Promotes Small Business Development KDI Sponsors One-on-One Counseling for Kosciusko County Residents

Organization

Small Business Development Center (SBDC)

Activity-2009

63 Clients

Type of Business:

Retail	3
Service	18
Food Service	1
Construction	1
Health	1
Manufacturing	6

Ethnic Background-Race:

White	60
Unknown	1
Asian	1
Black/African American	1

Not in Business	33
In Business	30

Business Ownership Gender:

Male	38
Female	24

Business Ownership Veteran:

Veteran	5
Disabled	0

Ethnicity:

Hispanic	0
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