



DEKALB COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP



Community & Economic Development Profile

Our Initiatives

- Broadband
- Housing
- Infrastructure
- Entrepreneurship
- Business Development
- Talent Attraction
- Growing our Community



**AUBURN/DEKALB COUNTY
RANKS T-5TH IN TOP U.S.
MICROPOLITANS**

*Site Selection Magazine,
3 Years in a Row*

ASHLEY | AUBURN | BUTLER | CORUNNA | GARRETT | HAMILTON | ST. JOE | WATERLOO



FROM THE PRESIDENT'S DESK



Partners, Stakeholders, and Community Leaders,

We are elated to share the growth and progress in our local economy and initiatives over 2022 with positive momentum in 2023.

Highlights of 2022 include:

- Surpassed the \$1 billion investment mark in organizational history
- Began to implement housing strategy by providing community leaders, developers, lenders, and real estate professionals with housing strategy data and exploration of potential sites for housing development
- Additional business expansion and recruitment of community amenity-based businesses in collaboration with local leadership
- Proceeding with research and supporting broadband opportunities in collaboration with DeKalb County and Sand Strategies

We are so grateful for all the investments you make, whether that is financially or personal time invested.

We make it our priority to welcome you, your family, and your business!



A handwritten signature in black ink, which appears to be "Anton King". The signature is fluid and cursive.

Anton King, President/CEO
DeKalb County Economic Development
Partnership, Inc.

BUSINESS SERVICES

Mission

We're on a mission to improve the quality of life for the citizens of DeKalb County through the responsible growth of business and industry.

Vision

Our vision is to facilitate investment into making DeKalb County a premier economic driver in Northeast Indiana and in the greater Midwest region of the United States.

Plan

Our plan is to create and seize opportunities that align with community priorities for continued economic growth for the entirety of DeKalb County.

Local Service

- We can assist businesses and industries with legal, financial, workforce, and other issues to provide business solutions.

Confidential Site Location Assistance

- Our centralized database and established relationships with local real estate brokers allowing quick and accurate site/location selection.

Incentive Coordination

- Local government and the Indiana Economic Development Corp. (IEDC) determining eligibility for local and state incentives to assist with lowering costs for the business/industry.

International Business Development

- Network of partners we can connect you with to grow/expand.

INITIATIVES & INDUSTRY



Build DeKalb Housing

- As the first phase this initiative began in 2022, the remaining phases will continue in 2023/2024. DCEDP will continue to reach out to developers to build housing project(s) & to make the data of the DeKalb County Housing Study available.

*One-page flyers for each community is available upon request.

182 RESIDENTIAL PERMITS ISSUED WITH EST. VALUE OF \$63M

(DEKALB COUNTY BUILDING DEPARTMENT & CITY OF AUBURN, 2022)



Build DeKalb Broadband

- DCEDP has created a taskforce that will serve as the guiding group to identify areas of need in the broadband build out, advocate for the development of fiber, & help oversee the implementation of broadband development in & throughout DeKalb County.



Build DeKalb Infrastructure

- As part of a county-wide focus to not only diversify infrastructure, but to expand & broaden existing roads, airports, utilities & availability to underserved communities.

INDIANA'S 5 E'S

- Environment
- Economy of the Future
- Entrepreneurship
- Energy
- External Engagement

"By making lasting investments in our health, education and workforce we are building a stronger tomorrow for all Hoosiers."

-GOVERNOR ERIC HOLCOMB

EDUCATION & WORKFORCE

There are four public school districts and one private in DeKalb County containing seven elementary schools, two middle schools, one junior-senior high school, and three high schools.

- DeKalb Central Community
- DeKalb Eastern Community
- Garrett-Keyser-Butler Community
- Hamilton Community
- Lakewood Park (Private)



DeKalb County Eastern
COMMUNITY SCHOOL DISTRICT



LAKEWOOD PARK
CHRISTIAN SCHOOL

Post-Secondary Education

There are many colleges and universities located nearby, in the Fort Wayne metro area:

- Purdue University Fort Wayne
- Ivy Tech Community College
- Indiana Institute of Technology
- The University of Saint Francis
- Indiana Wesleyan University
- Trine University, Angola
- International Business College



INDIANA **TECH**



UNIVERSITY of
SAINT FRANCIS™



TRINE
UNIVERSITY



2022 ECONOMIC DEVELOPMENT



DeKalb County *total investment \$177M*

average wage
 \$60,757.00

median income
 \$55,421.00

new jobs
 279

unemployment rate
 2.5%

retained jobs
 1,305

company contacts/ visits
 303

leads received
 212

labor force participation rate
 66%

ECONOMIC ACTIVITY IN THE CITIES OF DEKALB COUNTY

AUBURN | BUTLER | GARRETT



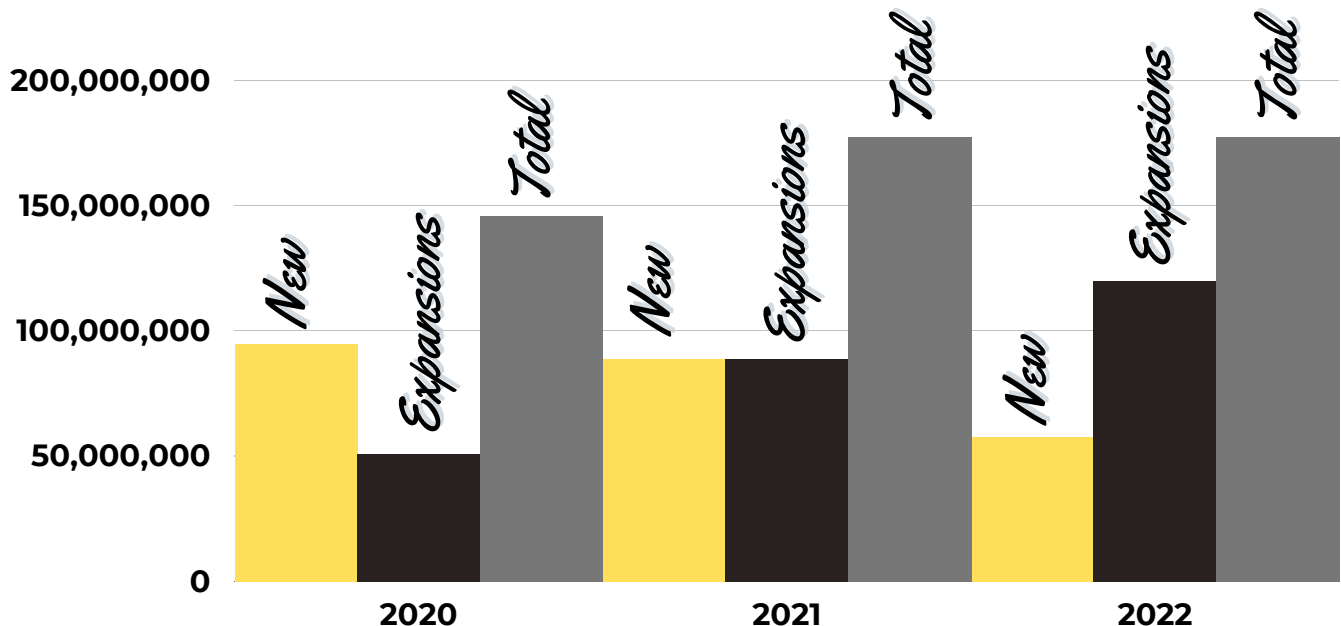
>\$50M invested
 >57 jobs created



>\$3M invested
 >24 jobs created



>\$21M invested
 >75 jobs created
 >118 jobs retained



ECONOMIC ACTIVITY

FEATURED 2022 PROJECTS

NUCOR®
FASTENER

\$7M invested
253 jobs retained



\$5M invested
25 jobs created
40 jobs retained



The DeKalb County Airport announced plans to expand the runway to 7,100 feet allowing safer and more diverse travel. In July 2022 Sweet Aviation became the Fixed Based Operator for the DeKalb County Airport.



\$3M invested
10 jobs created
78 jobs retained



Renovated event space by Beau & Alyssa Schendel, RBT Group, Garrett



LOCAL NON-PROFIT INVESTS \$25M IN HOUSING SOLUTIONS

"This project being done by the Sweitzer Family Office, will be one of the first of its kind in DeKalb County, & we are excited to have it being built in the City of Auburn. It will be a unique two-fold project that will begin to provide solutions to DeKalb County's housing shortage, something that DCEDP has worked to make a priority."

-ANTON KING, PRESIDENT, CEO



INFRASTRUCTURE

Airports

- DeKalb County Airport Authority (KGWV) – 5000’ runway and an ILS (instrument landing system) plans to extend runway to 7100’
- Fort Wayne International Airport (FWA) – 30 miles from DeKalb County

Railways

- 3 main rail lines go through DeKalb County
- 2 Norfolk Southern, one running north-south and one east-west
- 1 CSX, running east-west
- Amtrack passenger service is also available in Waterloo

Roadways

4 Interstate Exits

- Exit 326 - CR 11A
- Exit 329 – SR 8
- Exit 334 – US 6
- Exit 340 – SR 4

Seaports

- Burns International Harbor – three-hour drive from DeKalb County
- Toledo, Lucas County Port – approximately a two-hour drive from DeKalb County



Quality of Life in DeKalb



Amenities at the DeKalb County Airport

The DeKalb County Airport (GWB) is a Corporate Class Regional Airport with ILS and LPV approaches with minimums of 200' ceilings and ½ mile visibility. The airport is currently extending its 5,000' runway to 7,100' with pavement work starting in May of 2023. We take pride in treating every customer with respect and urgency, whether they fly a Cessna 152 or a Global Express. We use a plow/broom combination for snow removal on runways and taxiways for the best possible winter operations experience. We are fully fenced with dual credential enterprise-class access control. We pride ourselves on being a safe, efficient, and cost effective environment for aviation in NE Indiana. Our motto is, *"We're ready when you are."*



Sweet Aviation is the full-service FBO located on the airport. They offer helicopter and fixed wing flight instruction, fixed wing, and helicopter charter (Cirrus Vision Jet and Pilatus PC-12, Leonardo 109SPs, Airbus H125 and 130).

At Sweet Aviation, our motto is to *"always do the right thing"* and with that comes the undeniable hospitality of the Midwest.

Our courteous and knowledgeable staff offers a variety of services and amenities to make your experience at the DeKalb County Airport not only as comfortable as possible, but also memorable.

- Providing Superior Service - With a well-trained team and all the appropriate equipment at our disposal, Sweet Aviation is ready to serve you and your aircraft. So, whether you are flying home or just making a pit stop, our dedicated team offers top-notch assistance and expertise.
- Concierge Services - Our facility has everything you need for your home away from home. Sit back and relax in our Pilot Lounge, equipped with electric recliners and 70-inch flat screen TV with surround sound. We also have a kitchen for your use with a microwave, refrigerator, and dish washer as well as a laundry facility and a shower room. Sweet Aviation Concierge at the DeKalb County Airport offers the following services:
 - Rental Cars, Crew Cars, Preferred Hotel Rates, Catering, Lavatory Services, O2 & Nitrogen, GPU, Pilot Supplies, Heated Hangar Rental, Complimentary High-speed Internet, Cappuccino & Hot Chocolate, Coffee & Tea, Soft Drinks & Water, Snacks, Ice Machine
- Fueling - Partnered with Avfuel, we provide fast and convenient fueling services — ensuring you are always ready to fly.
- Hangar Rental - Overnight or long-term, our climatized hangar is available to rent and provide you with peace of mind knowing your aircraft is protected.
- Service & Maintenance - Trust our passionate and experienced team of technicians to care for and maintain your aircraft whether it's fixed wing or helicopter.



Paratus Air is also located on the airport campus providing helicopter charter, flight school for fixed wing and helicopter, fixed and rotorcraft maintenance. They are a Robinson Helicopter Service Center.

UTILITIES

Electrical providers

- Electricity is provided by several utility entities in DeKalb County
 - AEP: Indiana Michigan Power
 - City of Auburn
 - City of Garrett
 - NIPSCO
 - Noble REMC
 - Steuben County REMC

Natural Gas Providers

- Supplied throughout DeKalb County by NIPSCO

Telecommunications Providers

- Includes telephone, cable, & internet in DeKalb County
 - AT & T
 - Auburn Essential Services
 - MediaCom
 - Verizon

Municipal Water & Sewer Services

- Most of the cities & towns in DeKalb County provide water, sanitary, and storm sewer to development within their jurisdictional areas.



A unit of American Electric Power

MAJOR EMPLOYERS

Steel Dynamics, Butler, IN | 700 employees

Therma Tru, Butler, IN | 650 employees

Nucor Building Systems, Waterloo, IN | 500 employees

Walmart Distribution Center, Auburn, IN | 420 employees

Nucor Vulcraft, St. Joe, IN | 370 employees

TI Automotive, Ashley, IN | 350 employees

Rieke Packaging Systems, Auburn, IN | 300 employees

New Millennium Building Systems, Butler, IN | 200 employees

Nucor Fastener, St. Joe, IN | 230 employees

Data source: Data Axle (2023)

Attract, Retain, & Expand

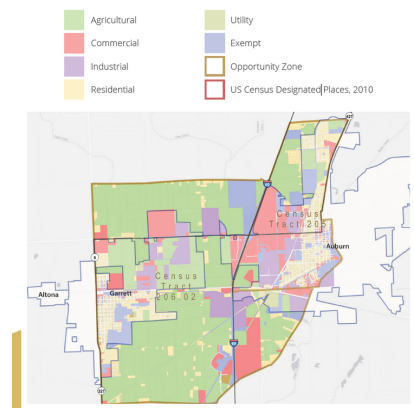
BUSINESS AND INDUSTRY

Local Incentives

- **Economic Development Income Tax (EDIT):** EDIT revenue may be used for economic development projects and for other uses specified in the EDIT law. The expenditure of these funds is at the discretion of the city, town, or county taxing unit. A project receiving CEDIT funds must involve expenditure for land, site improvement, buildings, equipment, infrastructure improvements, machinery, and/or administrative and operating expenses.
- **General Obligation Bonds:** depending on the community, these bonds may be used for a broad range of projects and might be available for a particular economic development project undertaken for a valid public purpose.
- **Industrial Development Fund:** any government unit, other than a township, may establish an industrial development fund for the purpose of improving real property to make it more suitable for industrial use.
- **Property Tax Abatement:** tax abatement is an option for local government to allow business to phase-in new taxes over a designated period of time. The abatement is a percentage of the increased assessed valuation that resulted from the investment of real property (i.e.: construction or improvements to buildings) and personal property (i.e.: equipment).
- **Tax Increment Finance (TIF):** some political jurisdictions in DeKalb County use TIF funds. Basically, TIF permits cities and towns and other taxing units to use the increased tax revenues stimulated by redevelopment in a TIF district to pay for the capital improvements needed to induce the redevelopment of the area.

Opportunity Zones

The Opportunity Zones are an economic development tool that allows people to invest in distressed areas. DeKalb County has two designated OZ located in the heart of Auburn and Garrett, the two largest cities in the county at 13,593 and 6,546, respectively.



State Incentives



- **Community Revitalization Enhancement District Tax Credit:** the credit is available to taxpayers that make qualified investments for the redevelopment or rehabilitation of property located within a revitalization district.
- **EDGE (Economic Development for a Growing Economy):** incentive to businesses to support jobs creation, capital investment and to improve the standard of living for Indiana residents.
- **HQRTC (Headquarters Relocation Tax Credit):** provides a tax credit to corporations that relocate their headquarters to Indiana.
- **IDGF (Industrial Development Grant Fund):** provides assistance to municipalities and other eligible entities as defined under I.C. 5-28-25-1 with off-site infrastructure improvements needed to serve the proposed project site.
- **VCI (Venture Capital Investment Tax):** improves access to capital for fast growing Indiana companies by providing individual and corporate investors an additional incentive to invest in early- stage firms and qualified investment funds.
- **Patent Income Tax Exemption:** certain income derived from qualified patents and earned by a taxpayer are exempt from taxation.
- **Research & Development Incentives:** tax incentives targeted at encouraging investments in research and development.
- **SEF (Skills Enhancement Fund):** provides assistance to businesses to support training and upgrading skills of employees required to support new capital investment.
- **HBI (Hoosier Business Investment Tax Credit):** provides incentive to businesses to support job creation, capital investment and to improve the standard of living for Indiana residents.
- **RTC (Redevelopment Tax Credit):** incentive for investment in the redevelopment of vacant and underutilized land and buildings as well as brownfields.
- **Data Center Sales Tax Exemption:** provides a sales and use tax exemption on purchases of qualifying data center equipment and energy to operators of a qualified data center.
- **Film & Media Tax Credit:** the credit is available to qualified media productions that incur qualified production expenses.
- **Next Level Jobs Employer Training Grant:** reimburses employers who train, hire, and retain new or incumbent workers to fill in-demand positions within recognized job fields.



WE'RE READY,
Economic Development
Ready.

About DeKalb County Economic Development Partnership

We're a 501(c)3 organization, on a mission to improve the quality of life for the citizens of DeKalb County through the responsible growth of business and industry.



YOUR OPPORTUNITY | OUR PRIORITY
112 S JACKSON ST, AUBURN, IN 46706
WWW.DEKALBEDP.ORG

