

2011 GUIDE TO JASPER COUNTY INDIANA



COMPREHENSIVE INFORMATION FOR DECISIONMAKING

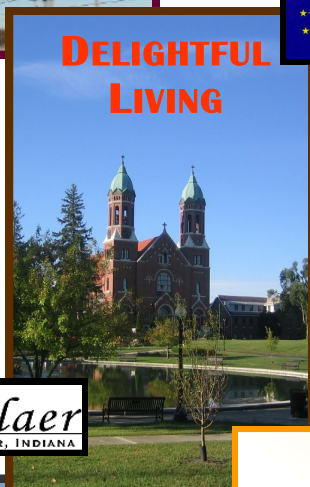
Town of
DEMOTTE



**STRATEGIC
LOCATION**



AGRICULTURE & INDUSTRY



**DELIGHTFUL
LIVING**



**WELCOMING
ENVIRONMENT**

CITY OF
Rensselaer
RENSELAER, INDIANA



**INEXPENSIVE
ENERGY**



AVAILABLE BUILDINGS & SITES



**TALENTED
PEOPLE**

STARTING POINT

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The information and statistical data contained in this publication has been compiled by the Jasper County Economic Development Organization, Inc. and is current and accurate to the best of our knowledge. The informational and statistical data sources will be provided upon request. We are also prepared to furnish additional information as needed.

**JCEDO'S REGIONAL
ECONOMIC DEVELOPMENT PARTNERS**



The **Jasper County Economic Development Organization, Inc. (JCEDO)** is the county-wide economic development entity for Jasper County, Indiana. Incorporated in 1986 as a 501(c)3 corporation, JCEDO's purposes include:

To promote and stimulate agricultural, business, civic, commercial, financial, industrial, recreation, residential, tourism, and trade interests;

To strive to achieve maximum employment and wealth creation in Jasper County through the attraction of new businesses and residents, the expansion of existing businesses, marketing of the County and its unique attributes, public policy advocacy, and strategic economic planning and related public infrastructure investment.

COUNTY HIGHLIGHTS

The third largest county in Indiana at 560 square miles, Jasper County is strategically located in the north-west quadrant of the state adjacent to the Indiana portion of the Chicago metropolitan area to the north as well as halfway between Chicago and Indianapolis to the south. Originally inhabited as long ago as 500 B.C., and opened for settlement in 1832, the county has evolved from its rural beginnings into a diverse community of **33,478** people. Today, Jasper County is:

- § *The leading agriculture producing county in the state with the market value of product sold in 2007 at \$293,544,000;*
- § *Home to a strong industrial base with a mix of manufacturing and processing, distribution and logistics, and R&D related companies;*
- § *Growing in the northern portion of the County as and businesses and residents relocate from urbanized areas in Chicago and northwest Indiana;*
- § *Growing in the central and southern portions of the County as businesses establish or expand facilities to take advantage of the outstanding work force, excellent transportation access, and competitive operating costs;*
- § *Prosperous and committed to responsible economic growth through business, residential and institutional expansion and attraction.*



Monsanto Company's Facility in Remington, IN



Lintner Industrial Park in Rensselaer, IN

The City of Rensselaer (pop. **5859**) is the county seat. Other incorporated communities include the Town of DeMotte (pop. **3814**), the Town of Remington (pop. **1185**) and the Town of Wheatfield (pop. **853**). In addition, total population growth countywide has increased **11.43** percent since 2000 and is projected to grow to **35,206** by **2020**.

Jasper County is committed to aggressively support existing business expansion and new business and residential attraction. Several of the benefits of a Jasper County location include:

- § *Excellent transportation access to customers and suppliers throughout the Midwest and nationally with five interchanges along I-65 as well as Class 1 Railroad service;*
- § *A highly productive work force evidenced by award winning facilities operated by companies such as ConAgra, Donaldson and Monsanto;*
- § *A plentiful and cost-effective supply of energy;*
- § *Exceptional buildings and shovel ready sites in quality business parks;*
- § *An attractive and stable tax and regulatory environment at the state, county and local levels.*

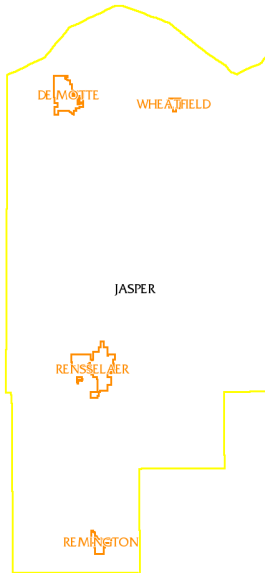


Statue of Sergeant William Jasper

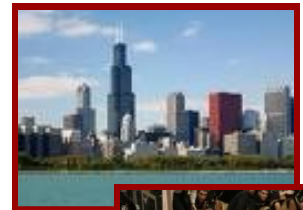
The County was named to honor Sergeant William Jasper, a young Continental Army scout during the Revolutionary War - who on June 28, 1776, rescued the American Flag after it was shot down during the bombardment of Fort Moultrie in South Carolina. While under attack, Jasper nailed the flag to a broken staff and raised it thus signaling that the Fort had not been captured. He later died during the Siege of Savannah in 1779.

DELIGHTFUL LIVING

A wide variety of lifestyle choices are available to people who live and work in Jasper County. The predominant character of the area is rural small town America. Each of the four incorporated municipalities located in Jasper County offers its own unique attributes - from a feeling of exurbia in the **DeMotte** area, to a traditional farming community in **Remington**, to a county seat environment in **Rensselaer**, to a neighborhood village in **Wheatfield**.



And for those that prefer the amenities available from major metropolitan area living, **Downtown Chicago** is only 66 miles from the County's northern border and its northwestern Indiana suburbs are only minutes away. For those that enjoy a more mid-sized community with a world-class university oriented culture, the **Lafayette-West Lafayette** metro area is only 25 minutes from the County's southern border.



Living and working in Jasper County truly offers the best of both worlds. Visitors to attractions such as the **Jasper - Pulaski Fish and Wildlife Area** benefit from the county's 231 hotel rooms. Several initiatives are currently underway that will enhance the County's attractiveness.



Jasper County Hospital is in the process of a **\$17 million expansion** that includes both a major increase in square footage as well as a modernization of its medical treatment capabilities. The highlights of the project are a 26,750 sq. ft. addition to the existing 93,350 sq. ft. hospital building, the addition of four new operating rooms and expanded post-operative recovery area, a fixed-base MRI, and expansion of the outpatient services area. The 18-month project is expected to be complete in late 2011.



Jasper County Hospital
Rensselaer, IN

The **Kankakee Valley School Corporation** is nearing completion of its **new \$46 million, 1500-student Middle School** as well as making capital improvements to its other schools. **Rensselaer Central School Corporation** is proceeding with construction of a **new \$15 million, 550-student Elementary School** with opening scheduled in August, 2012.



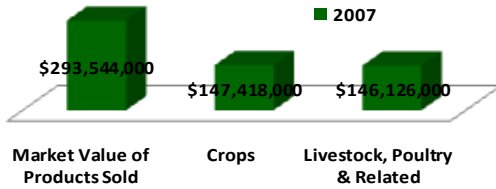
KVSC Middle School
Wheatfield, IN

The **City of Rensselaer**, one of only three municipalities in the State of Indiana to operate electric, natural gas, water, and wastewater utilities is making substantial capital investments in **upgrading both its water and wastewater** treatment and transportation systems including a major initiative to **extend services out to the I-65 - State Route 114 Interchange**. The **Town of DeMotte**, the largest municipality in the State of Indiana without water service, is **building a water utility** with service expected to be operational sometime in 2012. The **Town of Remington** is preparing to develop a **Downtown Improvement Plan** to capitalize on the opportunities presented by the opening in early 2011 of Advance Auto Parts' new 360-370 employee, 566,000 sq. ft. logistics and distribution facility.

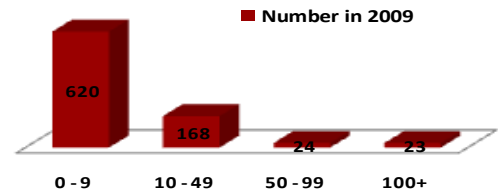
ECONOMIC BASE

Jasper County has a strong and diversified economy comprised of a combination of successful agribusiness, manufacturing, distribution, institutional, and commercial employers. In **2009**, there were **835** firms in the county employing **11,590** people. While **74.2** percent of all firms had under **10** employees, **53.5** percent of total employment was concentrated in the **5.7** percent of firms employing **50** or more.

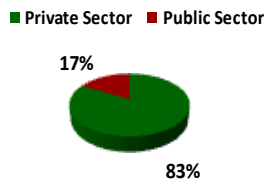
AGRICULTURAL PRODUCTION



FIRMS BY EMPLOYMENT



2009 EMPLOYMENT



FIRMS BY SECTOR	2009
Agriculture Related	41
Mining	2
Construction	125
Manufacturing	35
Wholesale Trade	40
Retail Trade	120
Transport/Warehousing	65
Utilities	2
Information	12
Finance/Insurance	41
Real Estate	24
Professional/Technical Services	52
Management	3
Administration/Waste Services	35
Educational Services	7
Health Care/Social Assistance	51
Arts/Entertainment/Recreation	9
Accommodation/Food Service	61
Other Services	50
Government	51

MAJOR EMPLOYERS (Non-Retail)	JOBS	PRODUCTS/SERVICES
Jasper County Hospital - Rensselaer	508	Hospital
Kankakee Valley Schools - Wheatfield	480	Public Schools
NIPSCO Schahfer Station - Wheatfield	275	Electric Power Generation
Advance Auto Parts - Remington	300	Auto Parts Distribution
Rensselaer Central Schools - Rensselaer	267	Public Schools
ConAgra Foods - Rensselaer	235	Popcorn Snacks/Packaging
FBI Buildings, Inc. - Remington	209	Post-Frame Metal Buildings
Jasper County - Rensselaer	205	County Government
St. Joseph's College - Rensselaer	195	Private Liberal Arts College
Sealy Components, Inc. - Rensselaer	165	Mattress Components
Donaldson Company - Rensselaer	160	Filtration Components
Rensselaer Care Center - Rensselaer	150	Skilled Nursing/Assisted Living
Schilli Transportation - Remington	120	Truck Transportation
Chief Industries - Rensselaer	111	Metal Buildings
Talbert Manufacturing - Rensselaer	100	Specialty Truck Trailers
The Hamstra Group - Wheatfield	100	Development/Construction
Impact Forge Group/Omni - Remington	87	Carbon Alloy Forming
Georgia-Pacific - Wheatfield	85	Gypsum Wallboard
Windy Ridge Dairy - Fair Oaks	79	Dairy
City of Rensselaer - Rensselaer	74	Municipal Government
Rensselaer Plastics - Rensselaer	63	PVC Pipes/Gutters
Ceres Solutions LLP - Rensselaer	60	Wholesale Grains/Beans
Solae LLC - Remington	58	Soy Protein Ingredients
Monsanto Company - Remington	43	Seed Corn
Industrial Pallet - Remington	40	Wooden Pallets
Smith Transport, Inc. - Remington	40	Transportation/Warehousing
Tefft Bridge & Iron - Tefft	39	Metal Fabrication
National Gypsum Co. - Rensselaer	35	Joint Tape/Compound
Iroquois Bio-Energy - Rensselaer	34	Ethanol
Stark Truss Company - Rensselaer	30	Truss/Wall Manufacturing

ENERGY & UTILITY RERSOURCES

A variety of dependable and cost-effective utility providers supply the needs of the businesses and residents of Jasper County. Listed below are the respective utilities serving each community as well as the unincorporated area of the county.

City of Rensselaer

- Electric Utility — *City of Rensselaer Electric Department*
- Natural Gas — *City of Rensselaer Gas Department*
- Water — *City of Rensselaer Water Department*
- Wastewater — *City of Rensselaer Sewage Department*
- Telecommunications — *CenturyLink, TV Cable of Rensselaer*



Rensselaer Gas Utility HQ

Town of Demotte

- Electric Utility — *NIPSCO, Jasper County REMC*
- Natural Gas — *NIPSCO*
- Water — *Northern Jasper Regional Water District*
- Wastewater — *Town of DeMotte Wastewater*
- Telecommunications — *NITCO, Comcast*

Town of Remington

- Electric Utility — *NIPSCO, Jasper County REMC*
- Natural Gas — *NIPSCO*
- Water — *Town of Remington Water Works*
- Wastewater — *Town of Remington Wastewater*
- Telecommunications — *Comcast, CenturyLink*

<u>AVERAGE PRECIPITATION STATISTICS BY INCH</u>	
JANUARY — 1.97	JULY — 3.86
FEBRUARY — 1.65	AUGUST — 3.46
MARCH — 3.11	SEPTEMBER — 3.27
APRIL — 3.50	OCTOBER — 2.99
MAY — 4.25	NOVEMBER — 3.23
JUNE — 4.33	DECEMBER — 2.76

Town of Wheatfield

- Electric Utility — *NIPSCO*
- Natural Gas — *NIPSCO*
- Water — *Well Systems*
- Wastewater — *Town of Wheatfield Wastewater*
- Telecommunications — *CenturyLink, Mediacom*

Unincorporated Jasper County

- Electric Utility — *Jasper County REMC, NIPSCO, White County REMC*
- Natural Gas — *NIPSCO*
- Water — *Well Systems*
- Wastewater — *Septic Systems*
- Telecommunications — *CenturyLink, Comcast, NITCO, TV Cable of Rensselaer*

<u>AVERAGE HIGH/LOW TEMPERATURE STATISTICS °F</u>	
JANUARY — 30/14	JU LY — 85/64
FEBRUARY — 36/19	AUGUST — 83/61
MARCH — 47/29	SEPTEMBER — 76/53
APRIL — 60/39	OCTOBER — 64/41
MAY — 72/50	NOVEMBER — 49/32
JUNE — 81/60	DECEMBER — 36/21



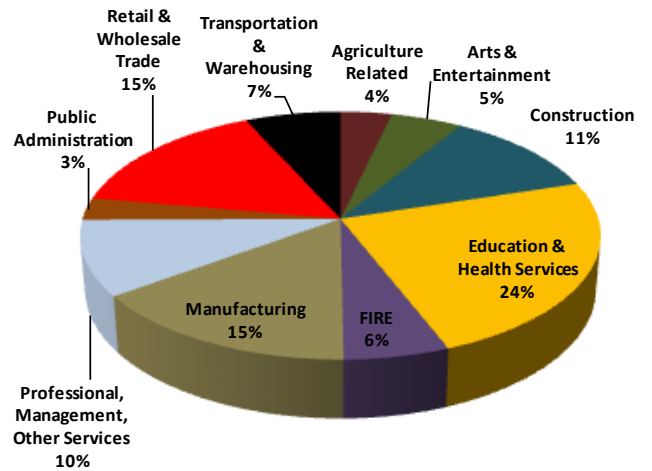
Communications Tower Near Wheatfield

HUMAN TALENT

Jasper County is fortunate to be the home of thousands of intelligent, educated and hardworking people. The size of the **Jasper County Labor Force** residing within the county is estimated at **16,602**. In addition, the Jasper County Labor Force also includes a much larger population base drawing from Benton, Lake, LaPorte, Newton, Porter, Pulaski, Starke, Tippecanoe, and White Counties — for a total estimated labor pool of **503,096** workers.

2009 MEAN EARNINGS - JASPER COUNTY	
Occupation	\$ Hour
All Workers	\$16.96
Management	\$44.43
Business/Financial Operations	\$23.82
Computer/Mathematical	\$23.44
Architecture/Engineering	\$32.20
Life/Physical/Social Science	\$24.54
Community/Social Services	\$16.98
Legal	\$21.60
Education/Training/Library	\$23.29
Arts/Design/Entertainment/Sports/Media	\$13.35
Healthcare Practitioner/Technical	\$21.46
Healthcare Support	\$13.30
Protective Service	\$15.50
Food Preparation/Serving Related	\$8.07
Building/Grounds Cleaning/Maintenance	\$10.22
Personal Care/Service	\$12.83
Sales/Related	\$14.43
Office/Administrative Support	\$13.61
Farming/Fishing/Forestry	\$11.38
Construction/Extraction	\$19.64
Installation/Maintenance/Repair	\$18.27
Production	\$17.74
Transportation/Material Moving	\$15.38

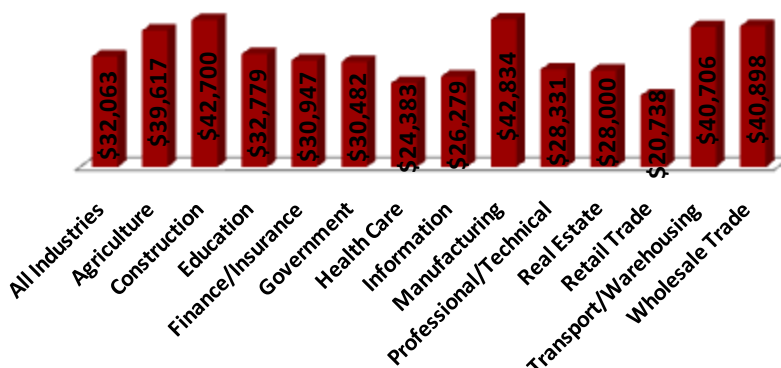
Employment By Industry



The Jasper County **Un-employment Rate** in March 2011 was **9.9 per-cent**.

EDUCATIONAL ATTAINMENT		
Population 25 Years and Over	20,844	%
Less than 9th Grade	625	3.0
9th to 12th Grade, No Diploma	2,174	10.4
High School Graduate	9,550	45.8
Some College, No Degree	3,977	19.1
Associate Degree	1,356	6.5
Bachelor's Degree	2,229	10.7
Graduate or Professional Degree	933	4.5
% High School Graduate or Higher	86.6	-
% Bachelor's Degree or Higher	15.2	-

2009 Mean Earnings By Industry



SKILLS ENHANCEMENT FUND

The State of Indiana's **Skills Enhancement Fund** provides financial assistance to businesses committed to training by offering grants that **reimburse a portion of an employer's training expense** over a 2-year period.

LIFELONG LEARNING

A diverse array of outstanding educational options, facilities and workforce training providers exist offering excellent lifelong learning opportunities for Jasper County’s residents and businesses.



Evans Arts and Science Building at SJC

Jasper County’s **higher education** needs are served by several leading institutions. A true jewel is **Saint Joseph’s College** located in Rensselaer. One of Princeton Review’s **"Best in the Midwest"** and one of U.S. News & World Report’s **"Best Buys"**, this private, Catholic liberal arts college offers 75 major, minor and pre-professional areas of study on a beautiful 180-acre campus. Founded in 1889, SJC currently has 1,076 students enjoying a unique educational experience.



Principal universities within a short commute of Jasper County include:

Purdue University - founded in 1869 and currently serving 39,697 students with over 200 undergraduate majors and 70 master's and doctoral programs. Located in West Lafayette, IN with branch campuses in Hammond (PU Calumet) and Westville (PU North Central);



Indiana University Northwest - founded in 1963 and currently serving 4,794 students with over 30 undergraduate and graduate degrees. Located in Gary, IN.

Valparaiso University - founded in 1859 and currently serving 4,000 students with over 70 undergraduate and graduate degrees. Located in Valparaiso, IN.



Kankakee Valley School Corporation	
Student Enrollment	3,578
Graduation Rate	71.5
Graduates Pursuing College	75.00%
Students Taking SAT	47%
SAT Average Score	976
Expenditure Per Pupil	\$9,500

Also serving Jasper County through its Lafayette and Valparaiso campuses is **Ivy Tech Community College**, the nation’s largest community college system with over 150,000 students across Indiana.

Three public school systems as well as **private schools**

Rensselaer Central School Corporation	
Student Enrollment	1,817
Graduation Rate	86.60%
Graduates Pursuing College	76.00%
Students Taking SAT	38%
SAT Average Score	963
Expenditure Per Pupil	\$8,600

serve the **elementary and secondary education needs** of Jasper County. They are:

Kankakee Valley School Corporation supplies K-12 education in northern Jasper County with 2 Elementary, 1 Intermediate and 1 Middle School, and Kankakee Valley High School;

Rensselaer Central School Corporation offers K-12 education in central Jasper County and operates 2 Elementary Schools, 1 Middle School, and Rensselaer Central High School;

Tri-County School Corporation	
Student Enrollment	746
Graduation Rate	83.90%
Graduates Pursuing College	75.00%
Students Taking SAT	49%
SAT Average Score	934
Expenditure Per Pupil	\$12,700

Tri-County School Corporation provides K-12 education in southern Jasper County through 1 Elementary and 1 Intermediate School, and Tri-County Middle-Senior High School.

Covenant Christian High has 101 students and a 95.7% graduation rate. **DeMotte Christian** serves pre-school - 8th grade and **Saint Augustine** serves pre-school - 5th grade.

LOGISTICS

A location in the heart of the Midwest with excellent proximity to markets and vendors across the supply chain are competitive advantages experienced by entities operating in Jasper County. In addition to an optimum geographic position, outstanding transportation infrastructure exists in the County and region to facilitate the movement of goods, services and people.

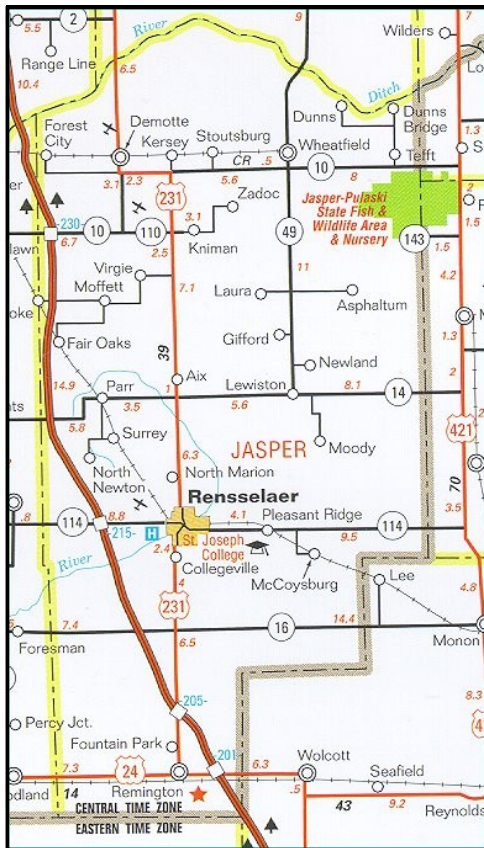
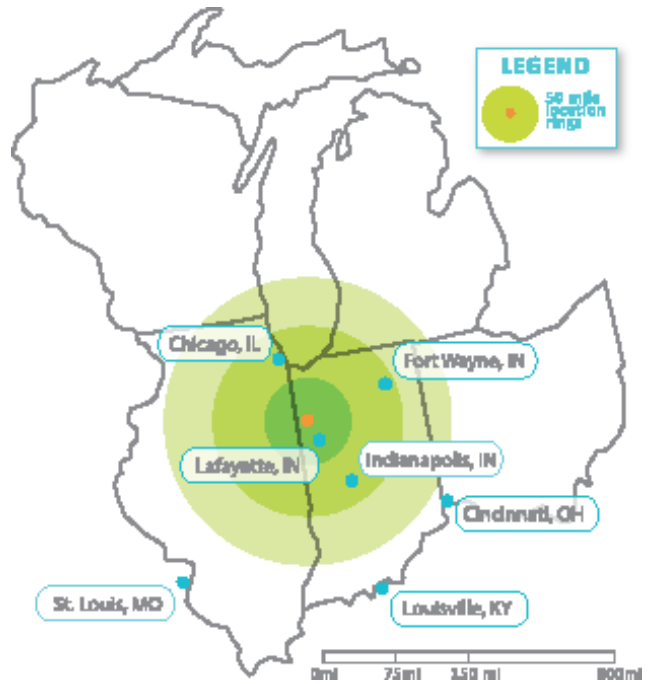
Highways: Interstate 65 is the principal north-south corridor with Exits at mile markers 201, 205, 215, 220, and 230. U.S. Highways 24 and 231 also serve the County as do State Routes 10, 14, 16, 49, 110, and 114.

Class 1 Railroads: The CSX and the Norfolk Southern operate in Jasper County. The Toledo, Peoria and Western (TPW) Railway runs a short line including an inter-model facility at the County's southeastern border. In addition, Amtrak provides passenger rail service via its Cardinal Train.

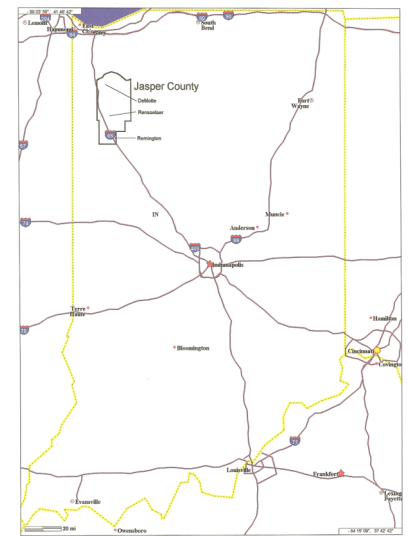
Airports: Jasper County Airport offers 4000' and 2400' runways as well as fixed based operator service through Excel-Air. Commercial airports serving Jasper County include Indianapolis International Airport, GaryChicago International Airport, Midway International Airport, and O'Hare International Airport.

Port Access: The Port of Indiana - Burns Harbor facility is located less than 1 hour north on Lake Michigan.

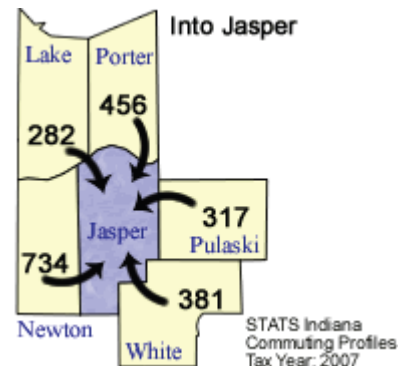
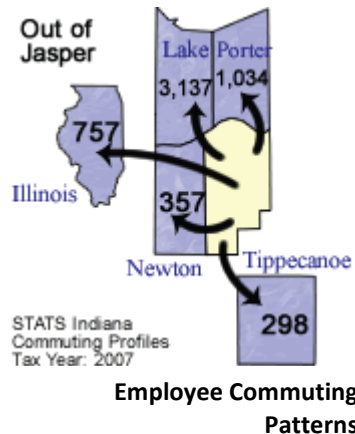
Jasper County is located in the **Central Time Zone**.



Jasper County Transportation Map



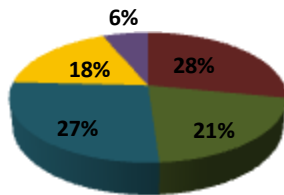
Indiana Interstate Highway Map



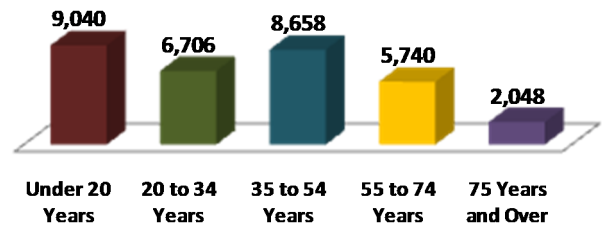
PEOPLE

The **Total Population** of Jasper County on April 1, 2010 was **33,478**, a **11.43 Percent Growth Rate** from the 2000 population of 30,039. Jasper County's population is projected to increase to **35,206** by 2020. Its population in 1990 was 24,823.

AGE BY PERCENT



Age by Range

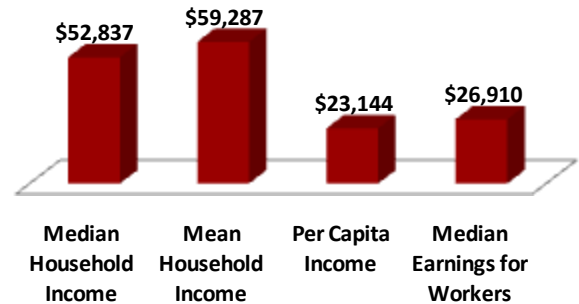


There were **16,101 Females** and **16,091 Males** with the **Median Age** at **36.1** years. White non-Hispanics numbered **30,988** representing **92.6** percent with the largest minority group being Hispanics at **1823** and **5.4** percent.

The **Marital Status** of the population over 15 years of age includes **15,632 Now Married (61%)**, **6,138 Never Married (23.9%)**, **2,271 Divorced (8.9%)**, **1,450 Widowed (5.7%)**, and **151 Separated (.5%)**.

There are **12,379 Total Households** in the County including **9,307 Family Households (75.2%)** and **3,072 Non-Family Households (24.8%)**. **Average Household Size** is **2.48** and the **Average Family Size** is **2.84**.

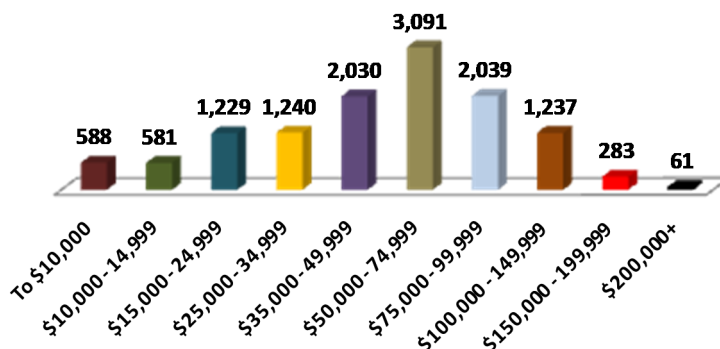
INCOME & EARNINGS



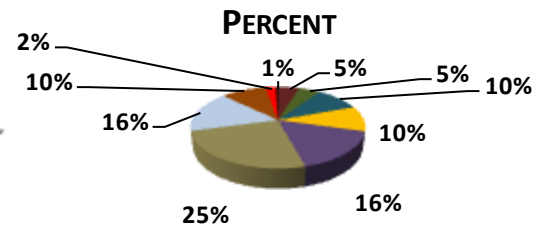
Occupied Housing Units encompass **92.9** percent of the County's **13,168 Total Housing Units** with **Owner Occupied Units** representing **76.7** percent and **Renter Occupied Units** representing **23.3** percent.

The **Homeowner Vacancy Rate** is **1.9** percent and the **Rental Vacancy Rate** **2.9** percent. Jasper County's **Median Owner Occupied Home Value** is **\$138,700** with **Median Rent** **\$630** monthly.

HOUSEHOLDS BY INCOME RANGE



HOUSEHOLDS BY INCOME PERCENT



WELCOMING ENVIRONMENT

Jasper County and the State of Indiana understand the importance of cultivating a climate that ensures success. Their commitment to a stable and favorable tax and regulatory environment is designed to stimulate growth and investment. In fact, **Indiana ranks 4th** in the nation for job creation and economic growth.

COST OF DOING BUSINESS	Illinois	Indiana	Michigan
Total State Business Taxes	\$250,746	\$151,136	\$168,927
Corporate Income Tax Due Per Net Taxable Income of \$1,000,000 (2009)	\$73,000	\$85,000	\$49,500
Average Worker's Compensation Annual Premium Based on 100 Employees (2010)	\$135,926	\$47,236	\$95,127
Average Unemployment Insurance Based on 100 Employees (2010)	\$41,820	\$18,900	\$24,300
Average Annual Wage (2008)	\$48,719	\$38,403	\$44,245
Average kWh Industrial Electricity (2009)	\$0.0762	\$0.0582	\$0.0730

Jasper County has consistently demonstrated its partnership with businesses through the **Property Tax Abatement Program** (to 10 years), use of **Tax Increment Financing (TIF)**, and maintaining an average countywide property tax rate of **\$4.25 per \$100** of Assessed Valuation.

INDIANA TAX INCENTIVES

CORPORATE INVENTORY TAX — *none.*

ECONOMIC DEVELOPMENT FOR A GROWING ECONOMY (EDGE) TAX CREDIT — *negotiated and refundable for new job creation for up to 10 years.*

GROSS RECEIPTS TAX — *none.*

HOOSIER BUSINESS INVESTMENT (HBI) TAX CREDIT — *negotiated for up to 10 % of investment in new buildings, improvements and equipment and may be carried forward 9 years.*

HOOSIER HEADQUARTERS RELOCATION TAX CREDIT — *for 1/2 the cost incurred for companies with revenue of \$100 million or more.*

PATENT INCOME EXEMPTION — *50 % (to \$5 million per year) for 5 years decreasing to 10 % in 10th year.*

RESEARCH AND DEVELOPMENT TAX CREDIT — *equals 15 % of increased R&D expenses on the first \$1 million of investment over prior 3-year base and may be carried forward 10 years.*

INDIANA TAXES

CORPORATE INCOME TAX — *8.5 % and apportioned using Single-Sales Factor on company sales in Indiana.*

FUEL TAXES — *combined federal, state and local rates per gallon: Diesel - \$.692/Gasoline - \$.501.*

PERSONAL INCOME TAX — *3.4 % plus a Local Option Income Tax for Jasper County Residents of 3.05 %.*

PROPERTY TAXES — *both Real and Personal Property assessed at 100 % of market value. Tax Caps based on Assessed Value — Homeowners 1 %, Apartments/Agricultural Land 2 %, Business Properties 3 %.*

SALES AND USE TAX — *7 % with exemptions for new R&D Equipment, Manufacturing (raw materials/equipment/utilities), and Wholesale (items used directly in production/sales in interstate commerce).*

UNEMPLOYMENT INSURANCE — *the New Employer Rate is 2.5 % on a Taxable Wage Base of \$9,500 and paid for 36 months; after which a merit rate is calculated.*

WORKER'S COMPENSATION — *average rates by group per \$100 of payroll include: Contracting \$4.06, Goods & Services \$1.93, Manufacturing \$2.22, Miscellaneous \$3.83, Office \$.26, and All Classes Average \$1.42.*