

2014 GUIDE TO JASPER COUNTY INDIANA



COMPREHENSIVE INFORMATION FOR DECISION MAKING

MONSANTO COMPANY'S EXPANDED SEED CORN PLANT IN REMINGTON



INCLUDING THE COMMUNITIES OF:

DEMOTTE

REMINGTON

RENSELAER

WHEATFIELD

STARTING POINT

- County Highlights — 3
- Delightful Living — 4
- Economic Base — 5
- Energy & Utility Resources — 6
- Human Talent — 7
- Lifelong Learning — 8
- Logistics — 9
- People — 10
- Welcoming Environment — 11

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
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 agricultural producing county in the state with the market value of product sold 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 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 advantages and costs;

Prosperous and committed to responsible economic growth through business, residential and institutional expansion and attraction.

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 by **5.2** percent to **35,206** by the year **2020**.



**Jasper County Court House
in Rensselaer**

Jasper County is committed to aggressively **support existing business expansion and new business and residential attraction**. Several of the most relevant 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;

Highly productive work force evidenced by award winning facilities operated by companies such as Con-Agra, Donaldson and Monsanto;

Plentiful and cost-effective **supply of energy**;

Exceptional buildings and shovel ready sites in quality business parks;

Attractive, stable tax/regulatory environment at the state, county and local levels.

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 signaling that the Fort had not been captured. He later died during the Siege of Savannah in 1779.



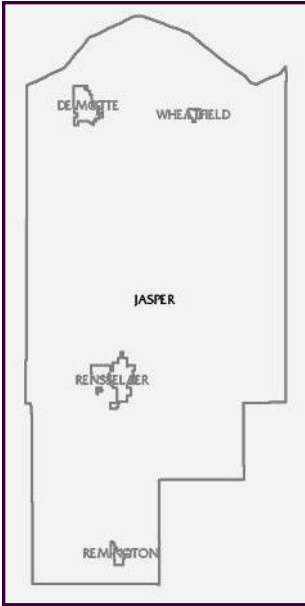
**Statue of
Sergeant Jasper**



**Legacy Farms/The Pig Adventure
at Fair Oaks Farms along I-65**

DELIGHTFUL LIVING

A 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 Americana. Each of the four incorporated municipalities 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.

According to the Indiana Association of Realtors, through September 2013 there were 216 **homes sold** in Jasper County compared with 171 residences during the same period last year - a **26.3 percent increase!** The **median sales price of \$139,450** was an 11.1 percent increase over the \$125,500 median sales price during the comparable 2012 period. The county's diverse housing stock is **located within an easy commute to employment centers** within the county and in nearby communities and metropolitan areas.



Luxury Housing near DeMotte



Chicago from Lake Michigan



Historic Housing in Rensselaer



Jasper - Pulaski Fish and Wildlife Area

Local attractions such as the **Jasper - Pulaski Fish and Wildlife Area** and **Fair Oaks Farms' Dairy & Pig Adventures** benefit residents and visitors alike. Two outstanding golf venues, **Curtis Creek Country Club** and **Sandy Pines Golf Club**, and a variety of **dining and entertainment related venues** serve the county as does Indiana's newest winery - **Carpenter Creek Cellars**. Travelers' **lodging** needs are met by the county's 231 hotel and bed & breakfast rooms.

A high caliber network of **health care providers** exists in Jasper County led by Jasper County Hospital and private practice physicians, clinics, pharmacies, and physical and mental health services. This network is supplemented by **nearby world class medical institutions** located in Chicago and northwest Indiana, the Lafayette area, and in Indianapolis.



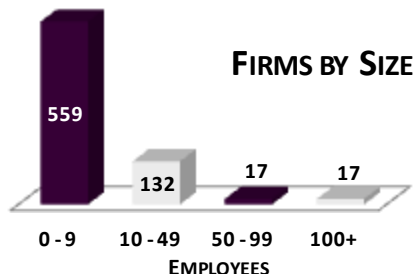
Jasper County Hospital in Rensselaer

In addition, several **major public sector capital projects** have recently enhanced the county's attractiveness and livability. They include **new and modernized schools** in the DeMotte and Rensselaer areas, a **new water utility** in DeMotte and a completely **renovated water treatment plant** in Rensselaer, **expanded sewer infrastructure** in Remington and Rensselaer, **downtown streetscape improvements** in DeMotte, Remington and Rensselaer, and **parks and recreation improvements** throughout Jasper County.

ECONOMIC BASE

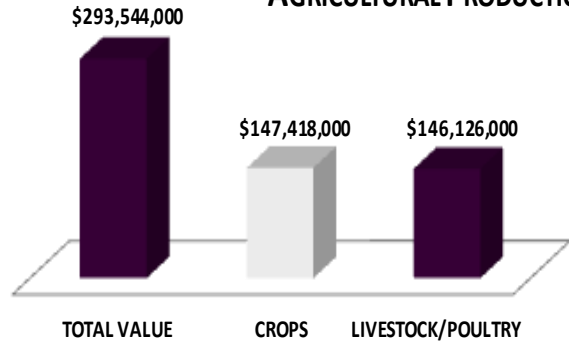
Jasper County is home to a **diversified group** of manufacturing, distribution, institutional, and commercial employers that are stable and growing. Another significant component of Jasper County's economic base is the strength and size of its **agricultural economy - the largest in the state** and primarily comprised of corn, soybean, dairy, pork and poultry production.

In **2012**, there were **725 firms** in the county **employing 11,464**. Of these firms, 89% had under 20 employees, 8.7% had between 20-99 workers, and 2.3% employed 100 or more people.



FIRMS BY SECTOR	2012
Accommodation/Food Service	66
Administration/Waste Services	25
Agriculture Related	44
Arts/Entertainment/Recreation	9
Construction	114
Educational Services	5
Finance/Insurance	35
Government	49
Health Care/Social Services	46
Information	14
Management	3
Manufacturing	34
Mining	3
Other Services	58
Professional/Technical Services	58
Real Estate	20
Retail Trade	123
Transport/Warehousing	68
Utilities	2
Wholesale Trade	34

AGRICULTURAL PRODUCTION



MAJOR EMPLOYERS (Non-Retail)	JOBS	PRODUCTS/SERVICES
Jasper County Hospital - Rensselaer	450	Hospital
Kankakee Valley Schools - Wheatfield	392	Public Schools
Advance Auto Parts - Remington	345	Auto Parts Distribution
NIPSCO Schahfer Station - Wheatfield	300	Electric Power Generation
Rensselaer Central Schools - Rensselaer	260	Public Schools
St. Joseph's College - Rensselaer	211	Private Liberal Arts College
Jasper County - Multiple Facilities	181	County Government
ConAgra Foods - Rensselaer	180	Popcorn Snacks/Packaging
Sealy Components, Inc. - Rensselaer	170	Mattress Components
Donaldson Company - Rensselaer	164	Filtration Components
Talbert Manufacturing - Rensselaer	148	Specialty Truck Trailers
Rensselaer Care Center - Rensselaer	138	Skilled Nursing/Rehabilitation
Impact Forge Group/Omni - Remington	120	Carbon Alloy Parts Forging
Chief Industries - Rensselaer	108	Metal Buildings
Oak Grove Retirement Village - DeMotte	105	Skilled Nursing/Assisted Living
FBI Buildings, Inc. - Remington	90	Post-Frame Metal Buildings
Georgia-Pacific - Wheatfield	90	Gypsum Wallboard
Schilli Transportation - Remington	90	Truck Transportation
The Hamstra Group - Wheatfield	90	Development/Construction
City of Rensselaer - Rensselaer	86	Municipal Government
Genova/Rensselaer Plastics - Rensselaer	85	PVC Pipes/Gutters
Windy Ridge Dairy - Fair Oaks	80	Milk Production
Industrial Pallet - Remington	60	Wooden Pallets
Solae LLC - Remington	59	Soy Protein Ingredients
Monsanto Company - Remington	55	Seed Corn Production
Stark Truss Company - Rensselaer	55	Truss/Wall Manufacturing
Smith Transport, Inc. - Remington	53	Transportation/Warehousing
White Castle Systems - Rensselaer	41	Bun Bakery
Jasper County Public Library - 3 Branches	38	Public Library
National Gypsum Co. - Rensselaer	38	Joint Tape/Compound
Ceres Solutions LLP - Rensselaer	37	Wholesale Grains/Beans
Iroquois Bio-Energy - Rensselaer	35	Ethanol
Remington Seeds - Remington	35	Seed Corn Production
Kankakee Valley Steel - Tefft	22	Metal Fabrication

ENERGY & UTILITY RESOURCES

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 RENNELAER

- ELECTRIC** — 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



Northern Jasper Regional Water District Tower in DeMotte

TOWN OF DEMOTTE

- ELECTRIC** — NIPSCO, Jasper County REMC
- NATURAL GAS** — NIPSCO
- WATER** — Northern Jasper Regional Water District
- WASTEWATER** — Town of DeMotte Wastewater
- TELECOMMUNICATIONS** — NITCO, Comcast

<u>MEAN PRECIPITATION 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 REMINGTON

- ELECTRIC** — NIPSCO, Jasper County REMC
- NATURAL GAS** — NIPSCO
- WATER** — Town of Remington Water Works
- WASTEWATER** — Town of Remington Wastewater
- TELECOMMUNICATIONS** — Comcast, CenturyLink

TOWN OF WHEATFIELD

- ELECTRIC** — NIPSCO
- NATURAL GAS** — NIPSCO
- WATER** — Well Systems
- WASTEWATER** — Town of Wheatfield Wastewater
- TELECOMMUNICATIONS** — CenturyLink, Mediacom



Wheatfield Wastewater Utility

UNINCORPORATED JASPER COUNTY

- ELECTRIC** — Jasper County REMC, NIPSCO, White County REMC
- NATURAL GAS** — NIPSCO, Propane Suppliers
- WATER** — Well Systems
- WASTEWATER** — Septic Systems
- TELECOMMUNICATIONS** — CenturyLink, Comcast, NITCO, TV Cable of Rensselaer



Jasper County REMC in Rensselaer

<u>MEAN HIGH/LOW TEMPERATURE °F</u>	
JANUARY — 30/14	JULY — 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

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 **16,007**. In addition, the **Regional Jasper County Labor Force** of **521,811 workers** includes a much larger population base drawing from the neighboring counties of Benton, Lake, LaPorte, Newton, Porter, Pulaski, Starke, Tippecanoe and White.

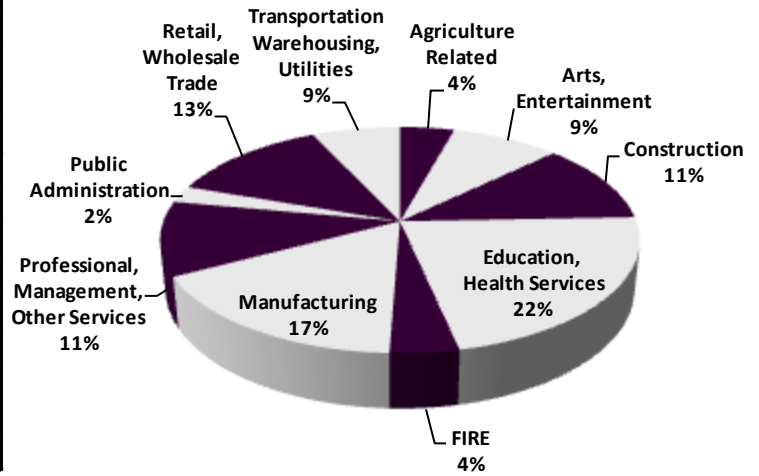
2012 MEAN EARNINGS - JASPER COUNTY	
Occupation	\$ Hour
All Workers	\$16.52
Architecture/Engineering	\$31.42
Arts/Design/Entertainment/Sports/Media	\$12.76
Building/Grounds Cleaning/Maintenance	\$11.47
Business/Financial Operations	\$25.88
Community/Social Services	\$15.89
Computer/Mathematical	\$19.76
Construction/Extraction	\$20.82
Education/Training/Library	\$15.95
Farming/Fishing/Forestry	\$12.75
Food Preparation/Serving Related	\$9.45
Healthcare Practitioner/Technical	\$22.32
Healthcare Support	\$10.84
Installation/Maintenance/Repair	\$19.61
Legal	\$41.32
Life/Physical/Social Science	\$26.32
Management	\$38.04
Office/Administrative Support	\$13.26
Personal Care/Service	\$9.34
Production	\$16.67
Protective Service	\$19.10
Sales/Related	\$14.84
Transportation/Material Moving	\$16.87

SKILLS ENHANCEMENT FUND

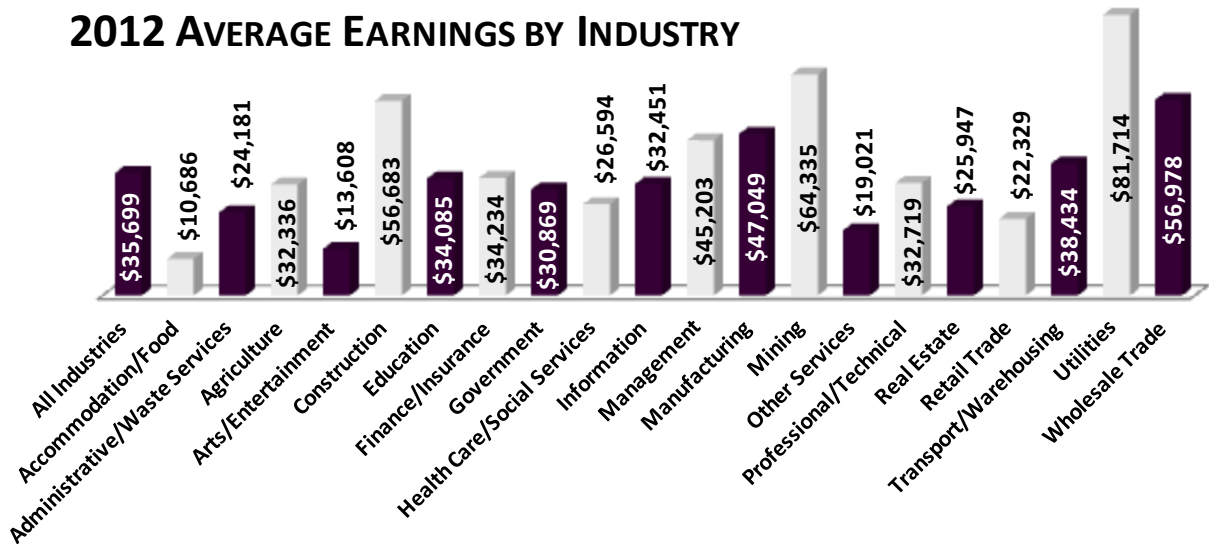
The State of Indiana's **Skills Enhancement Fund** provides financial assistance to businesses committed to training by offering grants that **reimburse a portion of an employer's training expense** over a 2-year period.

The **Jasper County Unemployment Rate** in November 2013 was **7.8%** compared with the **Indiana Unemployment Rate** of **7.2%** and the **U.S. Rate** of **6.6%**.

EMPLOYMENT BY INDUSTRY



2012 AVERAGE EARNINGS BY INDUSTRY



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.



Saint Joseph’s College Campus

Jasper County’s higher education needs are met by many leading institutions. A true jewel is **Saint Joseph’s College** in Rensselaer. Named a **Character-Building College** by the Templeton Foundation and a **Best Midwestern College** by Princeton Review, this private, Catholic liberal arts institution offers 75 major, minor and pre-professional areas of study on a beautiful 180-acre campus. Founded in 1889, SJC has nearly 1,200 students enjoying a unique educational experience.



PRINCIPAL HIGHER EDUCATION INSTITUTIONS NEAR JASPER COUNTY INCLUDE:



Purdue University: Founded in 1869 and serving 39,256 students with over 200 undergraduate majors and over 70 master's/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 serving 6,387 students with over 40 undergraduate and graduate degrees. Located in Gary, IN.



Valparaiso University: Founded in 1859 and serving approximately 4,100 students with 110+ academic programs. Located in Valparaiso, IN.



Ivy Tech Community College: The nation’s largest with nearly 200,000 students state-wide, serves Jasper County from its Lafayette and Valparaiso campuses.

JASPER COUNTY’S ELEMENTARY AND SECONDARY SCHOOLS INCLUDE:

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: Provides K-12 education in southern Jasper County through 1 Primary School, 1 Intermediate School, and Tri-County Middle - Senior High School.

West Central School Corporation serves a small number of K-12 students from Gillam Township through schools located in Pulaski County. **Covenant Christian High School** in DeMotte educates 100 students and has a 100% graduation rate.

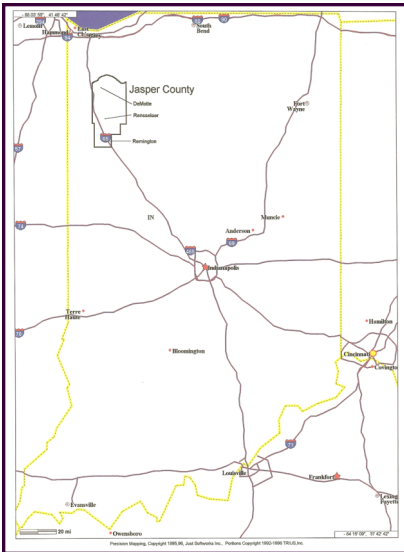
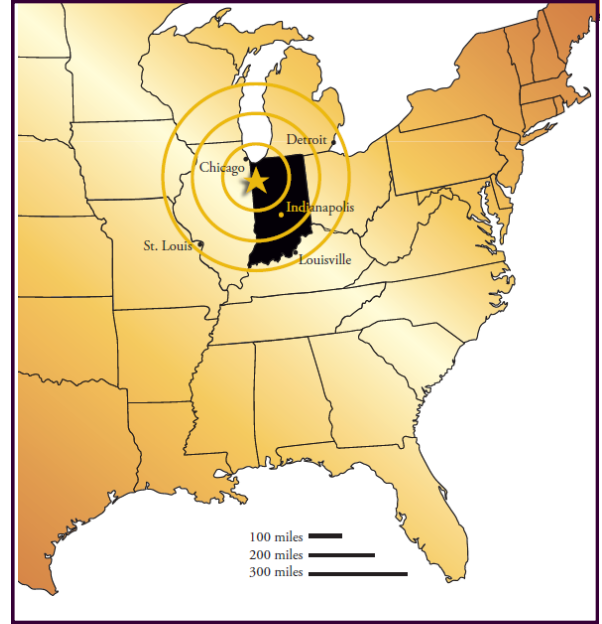
DeMotte Christian School serves pre-school - 8th grade and **Saint Augustine School** in Rensselaer serves pre-school - 5th grade.

Kankakee Valley Schools	
Student Enrollment	3,488
Graduation Rate	89.3%
Graduates Pursuing College	74%
Students Taking SAT	67%
SAT Average Score	976
Expenditure Per Pupil	\$10,400
Rensselaer Central Schools	
Student Enrollment	1,741
Graduation Rate	90.4%
Graduates Pursuing College	86%
Students Taking SAT	64.6%
SAT Average Score	954
Expenditure Per Pupil	\$9,500
Tri-County Schools	
Student Enrollment	762
Graduation Rate	87.2%
Graduates Pursuing College	81%
Students Taking SAT	65.9%
SAT Average Score	1,037
Expenditure Per Pupil	\$14,700

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 delivery of services and the movement of goods 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.



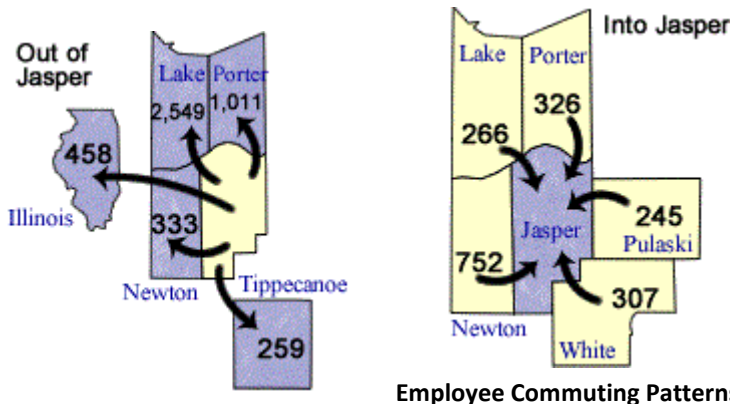
Indiana Interstate Map

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 and its Hoosier State Train.

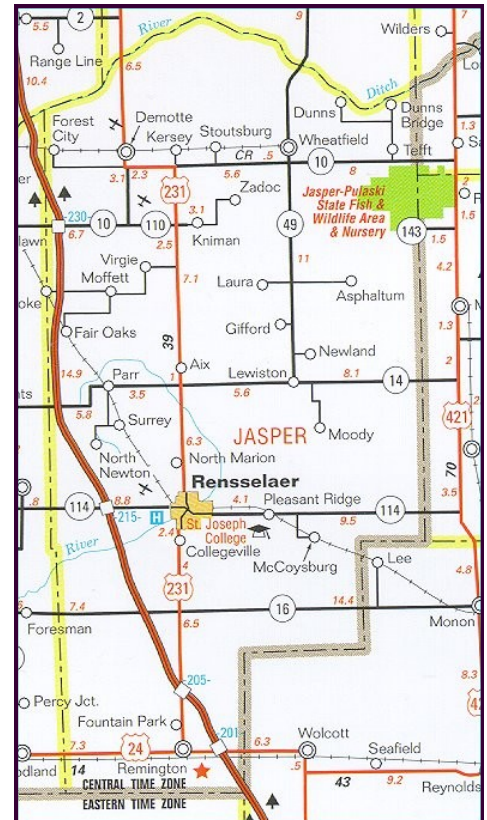
Airports: Jasper County Airport has 4000' & 2400' runways as well as fixed based operator service from Excel-Air. Major commercial airports serving Jasper County include Indianapolis International, GaryChicago International, Midway International, and Chicago O'Hare International.

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**.



Employee Commuting Patterns



Jasper County Transportation Map

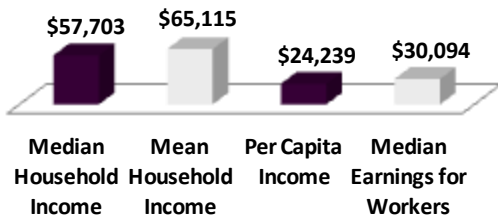
PEOPLE

The **population of Jasper County** on April 1, 2010 was **33,478**, an 11.43 percent growth rate from the year 2000 population of 30,039. Population is projected to increase to 35,206 by 2020 and was 24,823 in 1990.

There were 16,812 **Females** and 16,666 **Males** with a Median Age of 38 years. **Whites** numbered 32,056 (95.8%) followed by **African Americans** at 212 (.6%) and **Asians** at 133 (.4%). **Non-Hispanics** were 31,655 (94.6%) with **Hispanics** at 1,823 (5.4%). The **Marital Status** of the population over 15 years of age includes 16,057 Now Married (61.4%), 5,972 Never Married (22.9%), 2,311 Divorced (8.8%), 1,497 Widowed (5.7%), and 295 Separated (1.1).

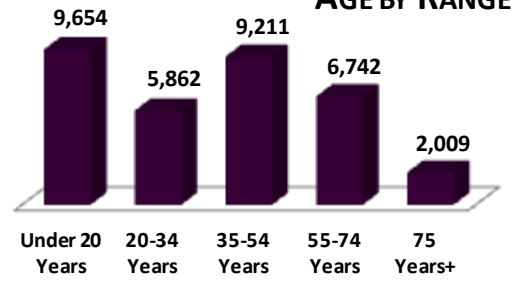
The 12,131 **Occupied Housing Units** in Jasper County include 9,225 Family Households (76%) and 2,906 Non-Family Households (24%). The **Average Household Size** is 2.68 and the **Average Family Size** is 3.12. **Owner Occupied** housing represents 77.8% and **Renter Occupied** 22.2%. **Occupied Housing** encompasses 91.7% of the county's 13,225 **Total Housing Units**. The **Homeowner Vacancy Rate** is 3.9% and **Rental Vacancy Rate** 4.9%. The **Median Owner Occupied Home Value** is \$145,800 and **Median Rent** is \$632 monthly.

INCOME & EARNINGS

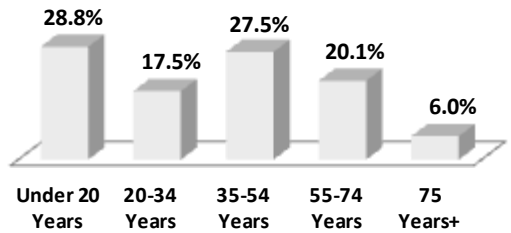


EDUCATIONAL ATTAINMENT		
Population 25 Years and Over	21,848	%
Less than 9th Grade	684	2.8
9th to 12th Grade, No Diploma	1,948	8.9
High School Graduate	9,600	43.9
Some College, No Degree	4,407	20.2
Associate Degree	1,894	8.7
Bachelor's Degree	2,364	10.8
Graduate or Professional Degree	1,017	4.7
High School Graduate or Higher	19,282	88.3
Bachelor's Degree or Higher	3,381	15.5

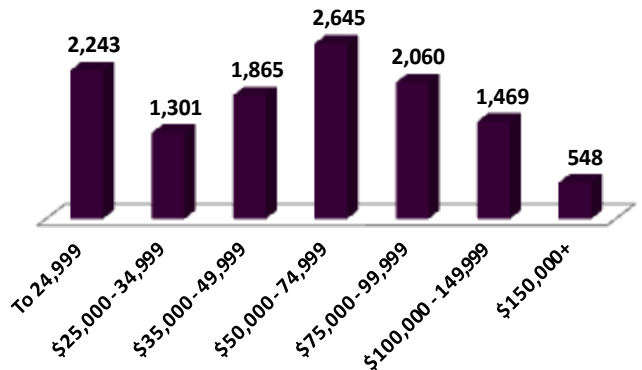
AGE BY RANGE



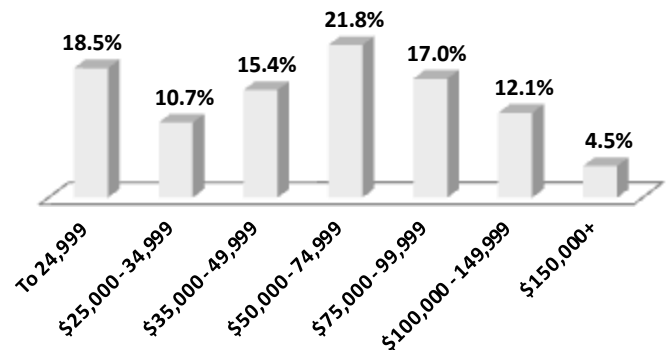
AGE BY PERCENT



HOUSEHOLDS BY INCOME RANGE



HOUSEHOLDS BY INCOME PERCENT



WELCOMING ENVIRONMENT

Jasper County and the State of Indiana understand the importance of cultivating a business climate that ensures success. Their commitment to a stable and favorable tax and regulatory environment is designed to stimulate growth and investment. In fact, in **2012 Indiana became a Right-to-Work State** and is ranked as a **Top Five State** for business by multiple publications and rating organizations. Jasper County has consistently demonstrated its partnership with businesses through the **Property Tax Abatement Program**, the use of **Tax Increment Financing (TIF)**, and the maintaining of an average countywide property tax rate of **\$1.189 per \$100** of Assessed Valuation.

STATE TO STATE COMPARISON	Illinois	Indiana	Michigan
Corporate Income Tax Rate	9.5%	7.5%	6.0%
Personal Income Tax Rate	5.0%	3.4%	4.25%
Sales Tax Rate	6.25%	7%	6%
Mean Annual Unemployment Rate	9.3%	8.5%	8.4%
Mean Unemployment Insurance	\$35,350	\$18,900	\$24,300
Mean Workers' Comp Weekly Wage	\$990	\$822	\$798
Mean Electricity Price \$/kWh	\$.117	\$.10	\$.13
Mean Annual Wage	\$53,234	\$46,438	\$45,981

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 50% of the cost 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 the 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: 7.5%, apportioned using Single-Sales Factor on company sales in Indiana, and decreasing to 7% in July 2014 and 6.5% in July 2015

PERSONAL INCOME TAX: 3.4% plus a Local Option Income Tax for Jasper County Residents of 2.964%

PROPERTY TAXES: Both Real and Personal Property assessed at 100% of market value with 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: New Employer Rate is 2.5% on a Taxable Wage Base of \$9,500 and paid for 36 months; after which an experience/merit rate is calculated

WORKERS COMPENSATION: Selected manufacturing class code rates per \$100 of payroll: Automotive Parts (3400) - \$3.62, Circuit Board (3681) - \$.98, Corn Products (4703) - \$1.39, Electrical Apparatus (3179) - \$1.42, Machine Tools (3114) - \$2.39, Plastics (4484) - \$2.61, Roller/Ball Bearing (3638) - \$1.69, Valve (3634) - \$1.39