

Alexandria Park

Alexandria, Indiana
April 4, 2024



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Conveniently located just northeast of Indianapolis, along Interstate 69 and near Interstate 70, Madison County offers a prime location allowing us to reach **over 70 million people within a 6 hour drive**. A dual rail system, as well as a heavy reliable and redundant electrical grid, superior connectivity features, excellent quality and quantity of water, sewer, and natural gas services all at highly competitive prices allows Madison County to meet the needs of any prospective company.

We know that business is the lifeblood of any economy, which is why we make it easier for businesses to succeed. We are very committed to ensuring best-in-class support for our business partners: lower business costs, shovel-ready sites, availability of skilled workforce, low cost of living, and a team fully dedicated to support you. Our success of **more than 9,500 new Jobs and \$3.5 Billion Investment in the last 15 years** is poised to continue as our team of economic development professionals with strong multi-national experience promotes our Business-Friendly community. With an extremely competitive incentive plan, Madison County helps companies with their initial investment as well as incentives for training your workforce, further investments, and additional help to succeed in the market.

The training of two top universities, a community technical college, two high school career centers, and **an experienced workforce that is continuously being retrained** to meet the needs of our growing global community, Madison County also boasts one the lowest workers compensation rates in the Midwest and is among the very lowest in the country.

Building off of its **nearly 100 year legacy of automotive electrical engineering**, Anderson has also emerged as the leader in Indiana in new advanced technology and alternative energy research and development. Madison County is currently home to companies such as Greenville Technology, Inc. (GTI), NTN Driveshaft, and ELSA LLC, all of which are leading global manufacturers.

Madison County continues to experience strong growth in business, most notably in food processing with Red Gold and Nestlé USA. These production and warehousing facilities are continually expanding, **investing Billions of dollars into Madison County** and creating **more than 1400 jobs at Red Gold in Elwood and 800 at Nestlé USA in Anderson**. A number of other businesses from various industrial sectors also chose Madison County, making the community's economic base very viable and diverse.

From business to pleasure, Madison County has a multitude of entertainment option to offer. Hoosier Park Racing & Casino is one of the nation's premiere venues offering Casino action as well as Live Horse Racing. More than 3 million visitors come to Hoosier Park every year. In addition, Madison County offers an abundance of entertainment venues including: the Historic Paramount Theatre, the ancient Great Mounds at Mounds State Park, the Anderson Speedway, and the Anderson Symphony Orchestra just to name a few. In addition, Madison County provides great sporting arenas, recreation venues, beautiful parks, lodging facilities, shopping and restaurants. **Madison County, Indiana is proud to offer a rich, multicultural quality of life.**

Thank you for the opportunity to present our community. The following pages will provide labor and community information that we hope you will find informative. We will gladly provide any additional information you may require. You can also obtain more information from our website www.madisonced.com or feel free to email any questions or concerns you may have to robsparks@madisonced.com or tsimpson@madisonced.com. Please let us know how we can further assist you in your search for a new facility.

Sincerely,

Rob Sparks, Executive Director

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Alexandria Park Aerial



<https://www.google.com/maps/place/40%C2%B017'07.1%22N+85%C2%B039'36.5%22W/@40.2853221,-85.6623317,17z/data=!3m1!4b1!4m6!3m5!1s0x0:0x0!7e2!8m2!3d40.2853179!4d-85.6601434>

Alexandria Park Property Overview

Quality Certified • Fiber Ready • Rail Prime

Location

Name:	Alexandria Park
Address:	700 E. State Road 28
City/Town:	Alexandria, IN 46001
Location:	St. Rd. 9 & St. Rd. 28
Location Coordinates:	40.285318, -85.660143
Latitude, Longitude:	40°17'07.1"N, 85°39'36.5"W
County:	Madison
Taxing Unit & Rate:	Monroe Township 2.0284%
Annexed Unit & Rate:	Alexandria City 4.831400%
Tax Cap:	3%

Description

Acreage Available:	up to 460
Dimensions:	Approx. 5,000 ft. x 4,000 ft.
Sale Price Per Acre:	\$55,000
Ownership:	MCED manages all 11 private property owners of the 16 parcels in Alexandria Park
Current & Prior Use:	Farmland
Neighboring Uses:	North –Industrial & Agriculture South –Ag. & minimal Resident East – Ag. & min. Res., fut. Ind West –Commercial, Ag, & Res.

Development

Zoning Type:	Currently Agricultural – Rezoning to General Industrial (GI) will be done quickly with project consideration
Topography:	Flat and Gently Rolling
Elevation Change:	0.92% Rise Slope total 2.91% Rise Slope at steepest 6 ft change (890 ft – 896 ft)
Soil Type:	Mostly Blount Silt Loam & Morley Silt Loam
Soil Load Bearing:	1,500 – 4,000 psf.
Groundwater Level:	10 ft.
Seismic Site Class:	D
Density Cover Ratio:	GI - 70% Building to Land ratio
Ratio includes:	Building & Parking
Height Restriction:	GI - 40 feet, variance can be Requested

Fire

Fire Protection:	City of Alexandria
Fire Rating:	ISO rating of 5

Construction

Design Approval:	1 month or less
Construction Permit:	2 weeks or less
Earthwork:	SWPPP Permit Required
SWPPP Permit:	3 weeks
Clear, Grubb, Grade:	250,000 sf – 4 weeks 500,000 sf – 6 weeks \$25,000 - \$28,000 / acre
Air Permit:	IDEM
Environmental Permit:	State of Indiana
Railroad:	Norfolk Southern Mainline (Marion Branch MP-98)
Rail Location:	Along Western boundary of site, no spur currently in place
Rail Costs:	Switch off of NFS Mainline \$300,000 - \$350,000 (owned by NS) Track beyond switch owned by private industry. Inside switch off the spur by private rail contractor \$50,000 Rail Track \$150 - \$200 per foot (exclusive of significant grading – by a rail contractor)
Rail Timeline:	Switch approx. 6 months upon completion of engineering plan
Current Rail Activity:	8-12 Train Movements per Day

Environmental

AEP Quality Certified:	February 2016
Geotech Report:	Completed Jan. 2015
Phase 1 Report:	Completed Feb. 2015
Wetland Delineation:	Completed Aug. 2015 4.5 acres Delineated
Boundary Survey:	Completed Oct. 2015
Ecological & Historic:	Completed Feb. 2015
Archeological:	Completed Aug. 2015
Air Quality:	Attainment Area
Flood Plain:	Not in 100 or 500 Yr. Flood Pl.

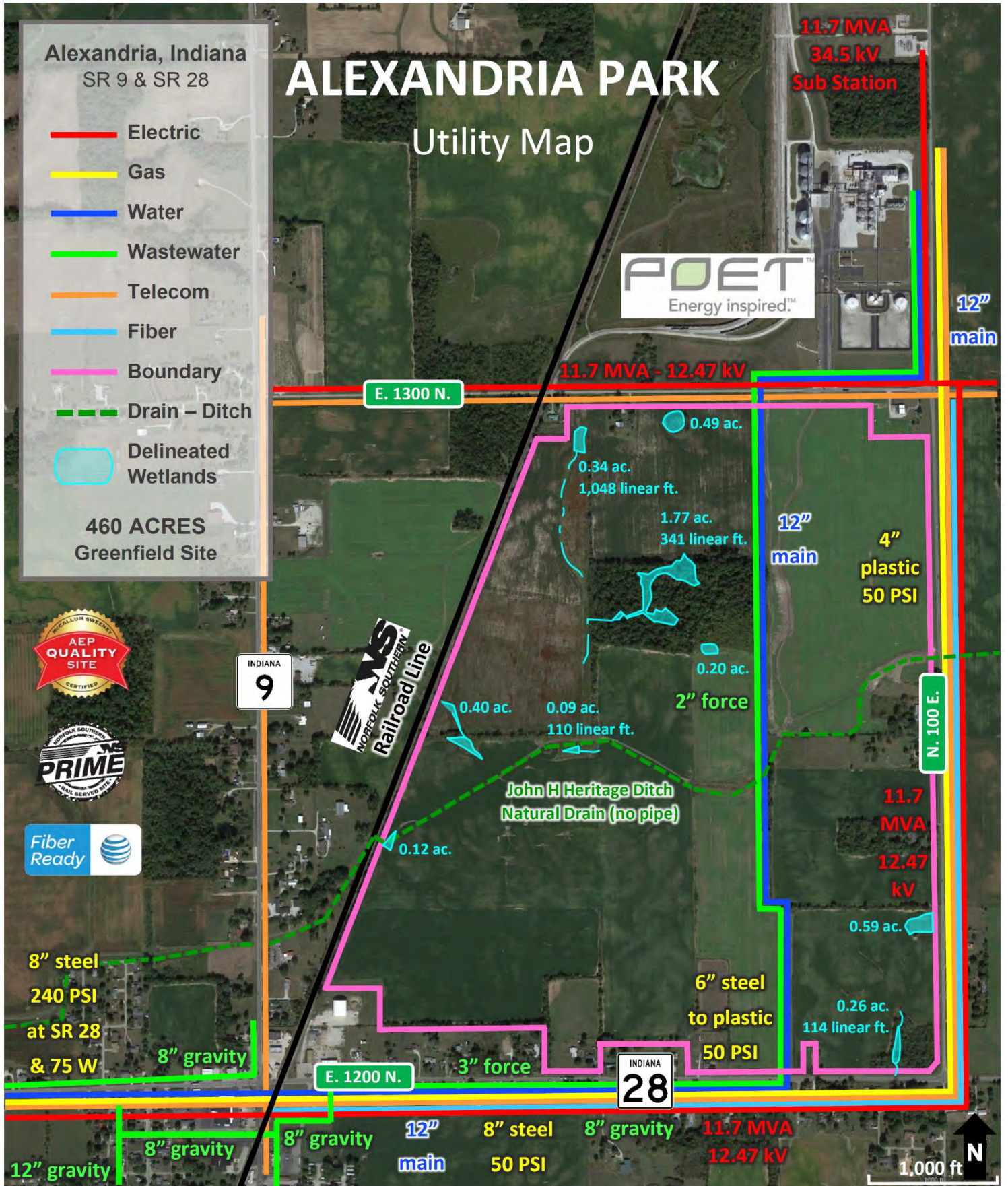
Incentives

Real Property Tax Abatement –Land
Personal Property Tax Abatement –Equipment
AEP ED Rider –Electric Power
Recruitment and Training –State and Local
Industrial Revenue Bonds

Additional Information

Alexandria Park is located in Madison County limits. Annexation into the City of Alexandria may expedite development permitting, incentives, and utility work.

Alexandria Park Utilities Map



Alexandria Park Utility Details

Electric

Supplier: Indiana & Michigan Power an AEP Company

Distribution

Distribution Voltage: 12.47 kV 3-Phase
 Distribution Distance: On-Site, 60 feet on east side boundary (overhead line)
 Distribution Capacity: 9 MW
 Upgrades: up to **250+ MW***

Substation

South Summitville: 0.6 miles
 Avail. Capacity: 12.0 MVA
 Total Capacity: 22.0 MVA
 Aladdin Station: 2.8 miles
 Avail. Capacity: 25.6 MVA
 Total Capacity: 47.0 MVA
 Strawton Station: 6.3 miles
 Jones Creek Station: 7.5 miles

Transmission 1

South Summitville Transmission Circuit
 Trans. 1 Voltage: 69 kV
 Trans. 1 Distance: 0.5 miles North of site

*Transmission 2

Jones Creek – Strawton Transmission Circuit
 Trans. 2 Voltage: 138 kV
 Trans. 2 Distance: 2.6 miles
 Trans. 2 Capacity: 250 MW
 Trans. 2 Extension: 30 – 36 months

Redundant Transmission

Red. Trans. Voltage: 138 kV
 Red. Trans. Distance: 6 miles
 Red. Trans. Extension: 18+ months

*Planned Upgrades

AEP can extend a double circuit from the existing 138 kV Jones Creek - Strawton transmission circuit. This is a dual sourced circuit with current flowing both directions. The double circuit will provide a back-up source should one side go down. There is another additional circuit within 6 miles that could be tapped as well.

Anything over 9 MW will take 30-36 months from date of signed Letter of Agreement with AEP.



Water

Supplier:	City of Alexandria
Main Size:	12" Main Line
Main Distance:	On-Site, along south boundary
Total Capacity:	1.0 MGD**
Excess Capacity:	500,000 GPD
Upgrades:	up to 2.5 MGD **see below
Main Pressure:	58 – 60 PSI, can be expanded
Water Line Piping:	C-900, 75 PSI
Distance of Line:	4 miles of existing line
Water Treatment:	Alexandria Water Works
Distance:	On-Site
System Total Capacity:	2.0 MGD
System Excess Cap.:	1.2 MGD
Water Sources:	3 Municipal Wells, 0 Surface Water, Multiple Aquifers
Water Loss in System:	Less than 20%
Disruptions:	0 (None) in last 5 years

**Wellfield Expansion Underway...

The City of Alexandria has conducted Electromagnetic Testing and thus far identified 2 new wells producing 1 MGD each. Additional testing may be done in search of additional wells. The 2 identified wells have begun construction, as well as a new plant bringing additional water capacity to the City of Alexandria.

-Timeline 18 months for a modular plant construction, 30-40 months for a traditional plant construction.

Water Analysis 8-2016

Test	Result
Conductivity -SM2510B	802 uS/cm
Iron -200.7	1.73 mg/L
Copper -200.7	<0.01 mg/L
Chloride -SM 4500 Cl-B	42.5 mg/L
Temperature -170.1	15.6 C
Langelier Index-Calculcation	0.3
Calcium Hardness -SM 2340C	260 mg/L
Solids, dissolved -SM 2540C	563 mg/L
Alkilineity -SM 2320 B	324 mg/L
Ca Hardness + total alkalinity as (CaCO3)	584 mg/L
Color -EPA110.3	<7.0 PtCo units
pH -SM 4500 H+B	7.31

Automatic Sprinkler Connection per Year

Connection Size	Annual Charge
1 Inch	\$19.44
1 1/4 Inch	\$30.63
1 1/2 Inch	\$44.09
2 Inch	\$78.16
3 Inch	\$175.95
4 Inch	\$312.82
6 Inch	\$704.21
8 Inch	\$1,251.69
10 Inch	\$1,955.89
12 Inch	\$2,816.60

Water Meter Rates

Meter Size	Gallons Allowed	Monthly Charge
5/8 Inch	3,027	\$7.72
3/4 Inch	5,108	\$13.03
1 Inch	8,409	\$21.45
2 Inch	10,891	\$27.78
3 Inch	15,200	\$38.76
4 Inch	20,174	\$51.38
6 Inch	36,163	\$85.43
8 Inch	47,836	\$106.85

Water Rates

Consumption per Month	Rate per 1,000 Gallons
60,001 - 200,000 Gallons	\$2.26
Over 200,000 Gallons	\$1.35

Storm Water

Supplier:	City of Alexandria
Drainage / Retention:	Several options are available at Alexandria Park including On-Site retention and utilizing the existing John H Heritage Drainage Ditch which follows the natural topography of the area.



Waste Water

Supplier:	City of Alexandria
Main Size:	On-Site, 3" Force
Total Site Capacity:	51,000 GPD
Upgrade Site Cap.:	up to 1.6 MGD
Upgrades Needed:	A new lift station and new force main are needed and preliminary design is completed – timeline 10-18 months
Additional Mains:	8" Gravity -500 ft to South 6" Gravity -500 ft to North 9 months to extend lines
WWTP System Cap.:	3.0 MGD
WWTP Excess Cap.:	1.6 MGD
Alternatives:	Treatment of wastewater to meet IDEM standards could allow for discharge into the nearby creek. The City could construct and operate a Waste Water Treatment Plant within the Park.

Waste Water Rates

Treatment Rate per 1,000 Gallons of Usage per Month:	\$10.08
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<u>Connection Size</u>	<u>Monthly Charge</u>
5/8 - 3/4 Inch Water Meter	\$15.09
1 Inch Water Meter	\$33.78
2 Inch Water Meter	\$127.13
3 Inch Water Meter	\$291.00
4 Inch Water Meter	\$501.75
6 Inch Water Meter	\$1,167.42

*Minimum Charge -3,000 Gallons of usage per month applied to the treatment rate plus the appropriate base rate depending on meter size.

Natural Gas

Gas Supplier:	CenterPoint Energy
Gas Main Size:	8" Steel -50 PSI
Gas Main Distance:	On-Site along SR 28
2 nd Gas Main Size:	4" Plastic -50 PSI
2 nd Gas Main Distance:	On-Site along 100 East
Feed:	8" Steel -240 PSI SR 28 & 75 W 4,500 ft West of Alex Park

Wastewater Limits

<u>Effluent</u>	<u>Limit</u>
COD - Chemical Oxygen Demand	200 mg/L
BOD - Biochemical Oxygen Demand	200 mg/L
TSS - Suspended Solids	240 mg/L
FOG - Fats, Oil & Grease	100 mg/L
Temperature	104 F
pH Value	6 - 9

The City of Alexandria is currently in the process of updating their wastewater system including limits, rates, fees, surcharges, etc. Their engineers and City officials are actively reviewing reports and creating new ordinances to recommend for approval yet this year.



Telecommunications

Telecom Supplier:	AT&T
Capacity:	On-Site, 2 MB to 100 GIG & switched Ethernet available
Designations:	Fiber Ready



Local Official & Utility Contacts

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 Madison County, Indiana
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 (765) 642-1860



City of Alexandria
 Todd Naselroad
 Mayor
 City of Alexandria
todd21666@gmail.com
 (765) 724-4633



Alan Moore
 Economic Development
 City of Alexandria
amoore9900@gmail.com
 (765) 724-4633

Electric Power Utility
 Ashley Savieo
 Manager
 Indiana & Michigan Power
 An AEP Company
ansavieo@aep.com
 (260) 408-3629



Natural Gas Utility
 Greg White
 Economic Development
 CenterPoint Energy
greg.white@centerpointenergy.com
 (317) 260-5311



Water Utility -City of Alexandria
 Cecil Whitaker
 Water Consultant
cwhitaker@whitakerengineering.com
 (317) 525-4298



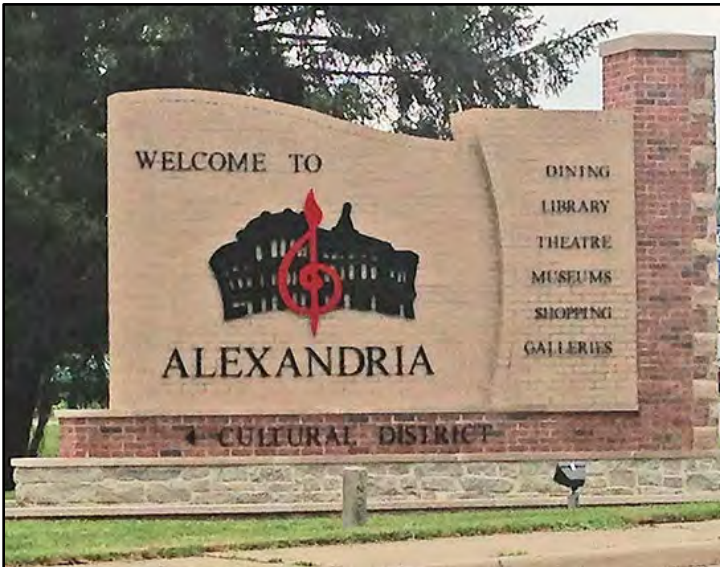
Wastewater Utility -City of Alexandria
 Josh Ginder
 WWTP Operator
jginder@cityofelwood.com
 (765) 552-5512



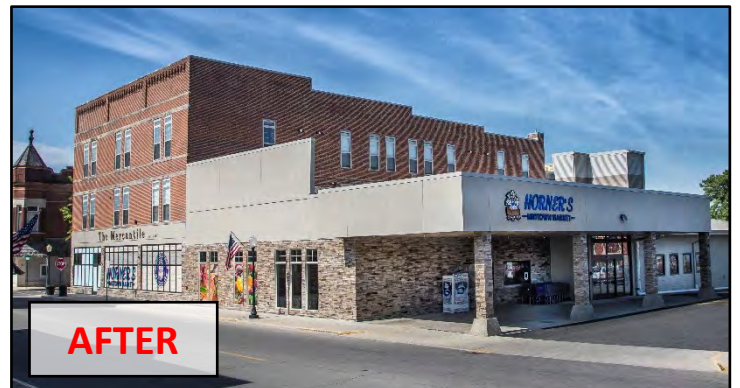
Storm Water Utility -City of Alexandria
 Dave Schmidt
 Superintendent
Daveschmidt604@gmail.com
 (765) 724-4733



Telecommunications & Fiber Optics
 Steve Rogers
 External Affairs, AT&T
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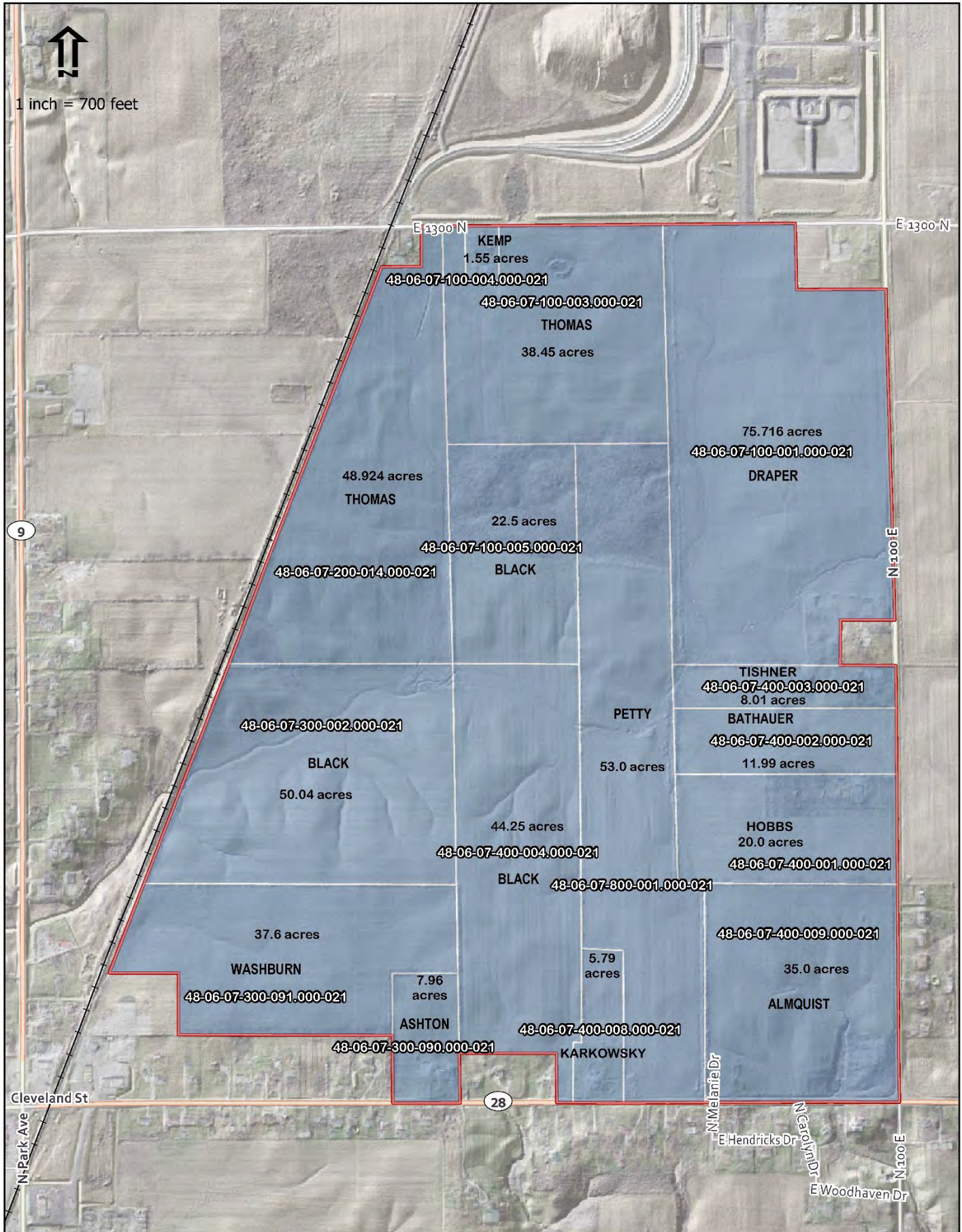


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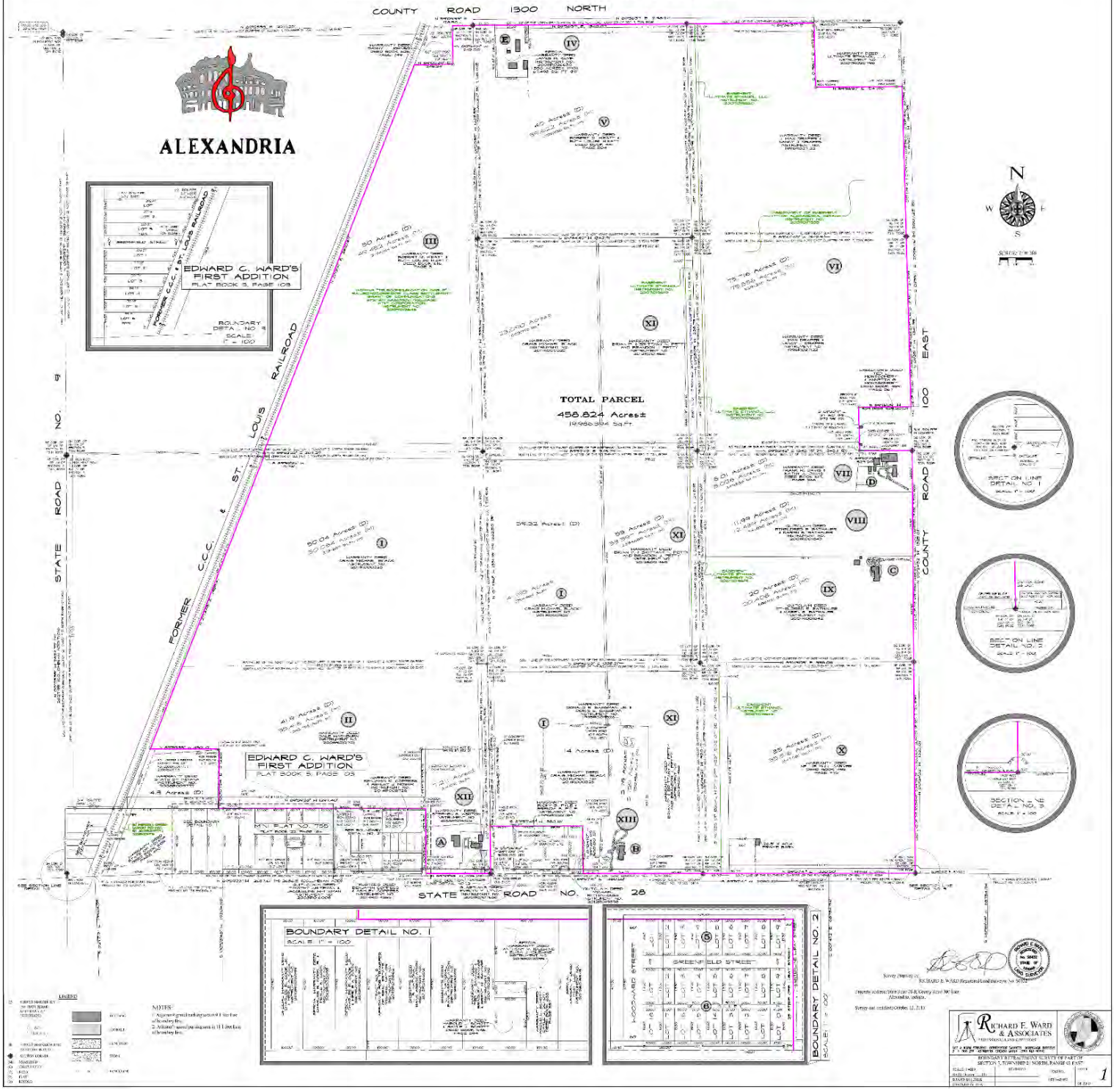
AFTER

Alexandria Park Property Owners

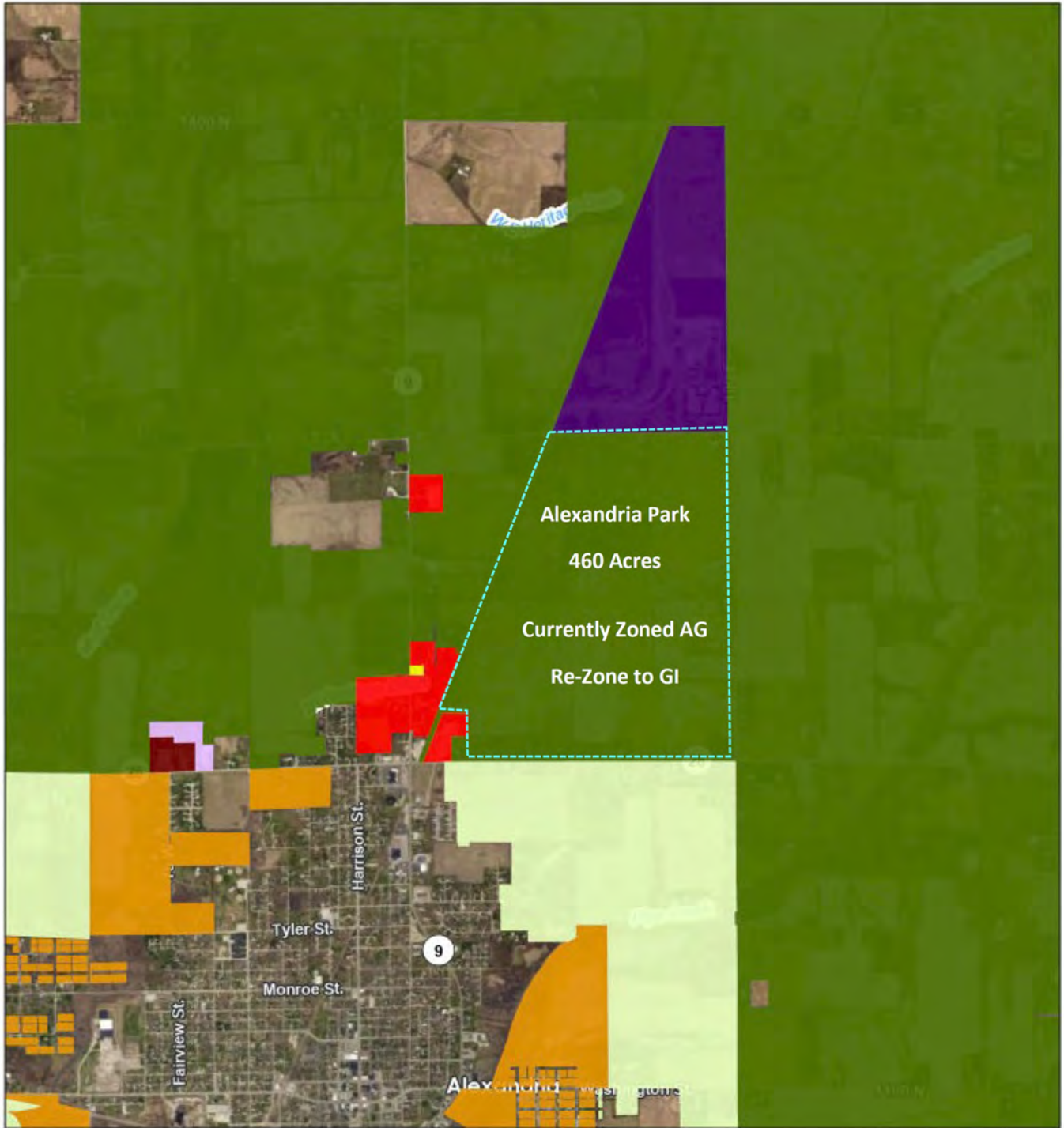


Alexandria Park Boundary - Easement Survey

BOUNDARY RETRACEMENT SURVEY FOR THE CITY OF ALEXANDRIA



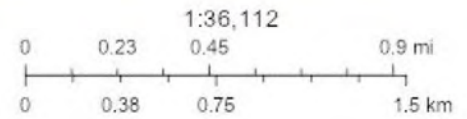
Alexandria Park Zoning Map



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- | | |
|--------------------------|-------------------------|
| County Zoning | Light Industrial |
| Agriculture | R1 |
| Conservation Residential | R2 |
| General Commercial | Other County Boundaries |
| General Industrial | Incorporated Areas |
| Highway Commercial | ≤73083129.494562 |

Hydrology Labels
Highways - US



MCCOG

Zoning Overview –currently Agriculture, in process of re-zoning to GI

GI - General Industrial District

3.29 "GI" District Intent, Permitted Uses, and Special Uses

District Intent	Permitted Uses	Special Uses
<p>The "GI" District is intended to provide a land use category for a variety of industrial operations. The provisions that regulate this land use district should make the district compatible with the "GC", "HC", "LI" and "AG" districts and environmentally sensitive areas. This district should be used in combination with the "LI" district in areas with convenient access to major transportation routes.</p> <p>Madison County's Plan Commission and Board of Zoning Appeals should strive to provide for industrial operations while minimizing light pollution, large parking lots along major roadways, hazardous traffic patterns, and traffic conflicts in the "GI" district.</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • agriculture crop processing (of materials produced on-site) • agriculture crop storage (of materials produced on-site) • farm implement storage (operable implements used in the farming operation - not for sale) <p>Institutional/Public Uses</p> <ul style="list-style-type: none"> • nature preserve • passive recreation trail <p>Communication/Utilities</p> <ul style="list-style-type: none"> • utility substation • sewage treatment plant • wireless telecommunications facility/ tower • water tower <p>Industrial Uses</p> <ul style="list-style-type: none"> • mineral extraction and processing • industrial uses (high impact) • agricultural crop production and storage (materials produced off-site) 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • grazing and pasture land • livestock <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family (as an accessory to agriculture uses) • dwelling, single-family (accessory, as an additional dwelling) <p>Institutional/Public Uses</p> <ul style="list-style-type: none"> • church or other place of worship • government office/facility • school (P-12) <p>Industrial Uses</p> <ul style="list-style-type: none"> • industrial uses (low impact) • junk yard (including sanitary landfill, refuse dump, and scrap metal yard)

Use Notes & Subdivision Specifications

The Use Matrix at the end of this Article (p80 & 81) provides detailed use listings.

The flood hazard provisions of this Ordinance shall apply to all districts as specified in Article 6, Section 6.10.

The Corridor Development Overlay District shall apply as specified in Article 4 of this Ordinance.

Any district may be rezoned to "PD" (Planned Unit Development) as specified in Article 9 of this Ordinance.

The subdivision of land in this district shall be consistent with the specifications of the Madison County Subdivision Control Ordinance.

GI - General Industrial District

3.30 "GI" District Standards



Minimum Lot Area:

- 2 acres

Minimum Lot Width:

- 250 feet

Maximum Lot Depth:

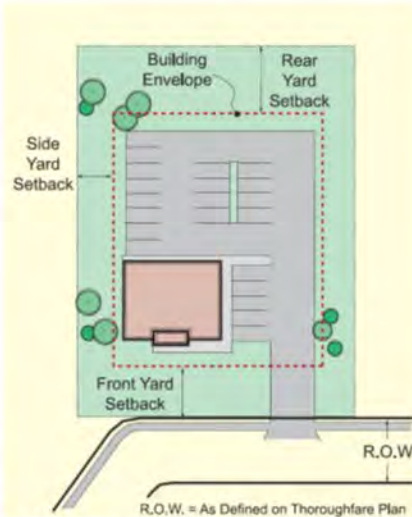
- none

Minimum Lot Frontage:

- 100 feet on a public street with access from said public street

Sewer and Water:

- Requires connection to public water and sewer



Minimum Front Yard Setback:

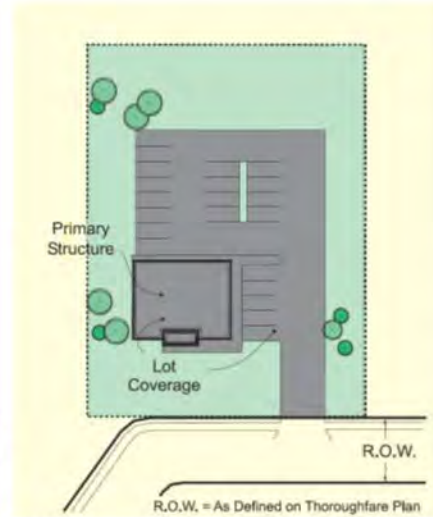
- 150 feet when adjacent to an Arterial Road
- 100 feet when adjacent to a Collector Road
- 35 feet when adjacent to a Local Road

Minimum Side Yard Setback:

- 40 feet

Minimum Rear Yard Setback:

- 40 feet

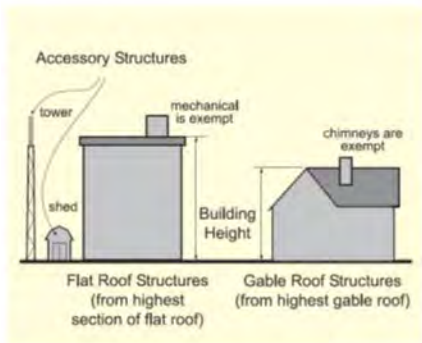


Maximum Lot Coverage:

- square feet of all primary and accessory structures, and impervious surface cannot exceed 70% of the Lot Area

Maximum Primary Structures per Lot:

- 1



Maximum Structure Height:

- 40 feet for the Primary Structure
- 25 feet for Accessory Structures
- All telecommunications facilities shall conform to the requirements of Art. 6

Additional Development Standards that Apply

Lot, Yard, & Density (LY)	Loading (LD)	Fences and Walls (FW)
• LY-01 Page 93	• LD-01 Page 114	• FW-01 Page 137
Height (HT)	Entrances/Drives (ED)	• FW-03 Page 137
• HT-01 Page 94	• ED-01 Page 115	Landscaping (LA)
Accessory Structure (AS)	• ED-03 Page 116	• LA-01 Page 138
• AS-01 Page 95	Sight Visibility (SV)	• LA-02 Page 140
• AS-06 Page 98	• SV-01 Page 118	Seasonal Housing (SH)
Buffer Yard (BY)	Telecom. Facilities (TF)	• SH-01 Page 143
• BY-01 Page 99	• TF-01 Page 123	Lighting Standards (LS)
Performance (PS)	• TF-04 Page 126	• LS-01 Page 145
• PS-01 Page 101	Farm Animal (FA)	• LS-02 Page 145
Environmental (EN)	• FA-01 Page 127	General Signs (GS)
• EN-01 Page 102	Public Improvement (PI)	• GS-01 Page 147
Flood Hazard Area (FH)	• PI-01 Page 130	Permanent Signs (PS)
• FH-01 Page 104	Satellite Dish (SA)	• PS-01 Page 151
Parking (PK)	• SA-01 Page 132	• PS-07 Page 155
• PK-01 Page 110	Temporary Uses (TU)	
• PK-04 Page 110	• TU-01 Page 134	
• PK-05 Page 113	• TU-04 Page 136	

Performance Standards (PS)

6.8 Performance Standards (PS)

PS-01: This Performance Standards section applies to the following districts:



All uses placed into operation after the effective date of this Ordinance should comply with the following general performance standards in the interests of protecting public health, safety, and general welfare and lessening damage to property. No use on a property should exhibit obnoxious characteristics to the extent that it constitutes a public nuisance or interferes with reasonable enjoyment of neighboring properties. No use in existence on the effective date of this Ordinance should be altered or modified to conflict with these standards. The "Right to Farm" laws may supercede these guidelines as they pertain to farming and agricultural uses.

- A. **Air Pollution:** No use on a property should release fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter or other air pollutants in such concentration as to be detrimental to health, animals, vegetation or property, or conflict with public air quality standards.
- B. **Electrical Disturbance:** No use on a property should cause electrical disturbance adversely affecting radio, television or other equipment in the vicinity.
- C. **Fire Protection:** Fire fighting equipment and prevention measures acceptable to the local Fire Departments should be readily available and apparent when any activity involving the handling and storage of flammable or explosive materials is conducted.
- D. **Noise:** No use on a property should produce noise in such a manner as to be objectionable because of volume, frequency, intermittence, beat, shrillness, or vibration. Such noise should be muffled or otherwise controlled so as not to become detrimental. Public safety sirens and related apparatus used solely for public purposes shall be exempt from this standard.
- E. **Odor:** No use on a property should emit across lot lines any gas or matter with a bad odor in such quantity as to be readily detectable at any point along such lines.
- F. **Vibration:** No use on a property should cause vibrations detectable beyond lot lines without the aid of instruments.
- G. **Heat and Glare:** No use on a property should produce heat and glare in such a manner as to create a hazard to neighboring property. No such heat or glare interfere with the reasonable enjoyment of neighboring property, or the safety of transportation routes.
- H. **Waste Matter:** No use on a property should accumulate within the lot or discharge waste matter beyond the lot lines.
- I. **Water Pollution:** No use on a property should produce erosion or other pollutants in such a quantity as to be detrimental to adjacent properties or to conflict with public water quality standards.

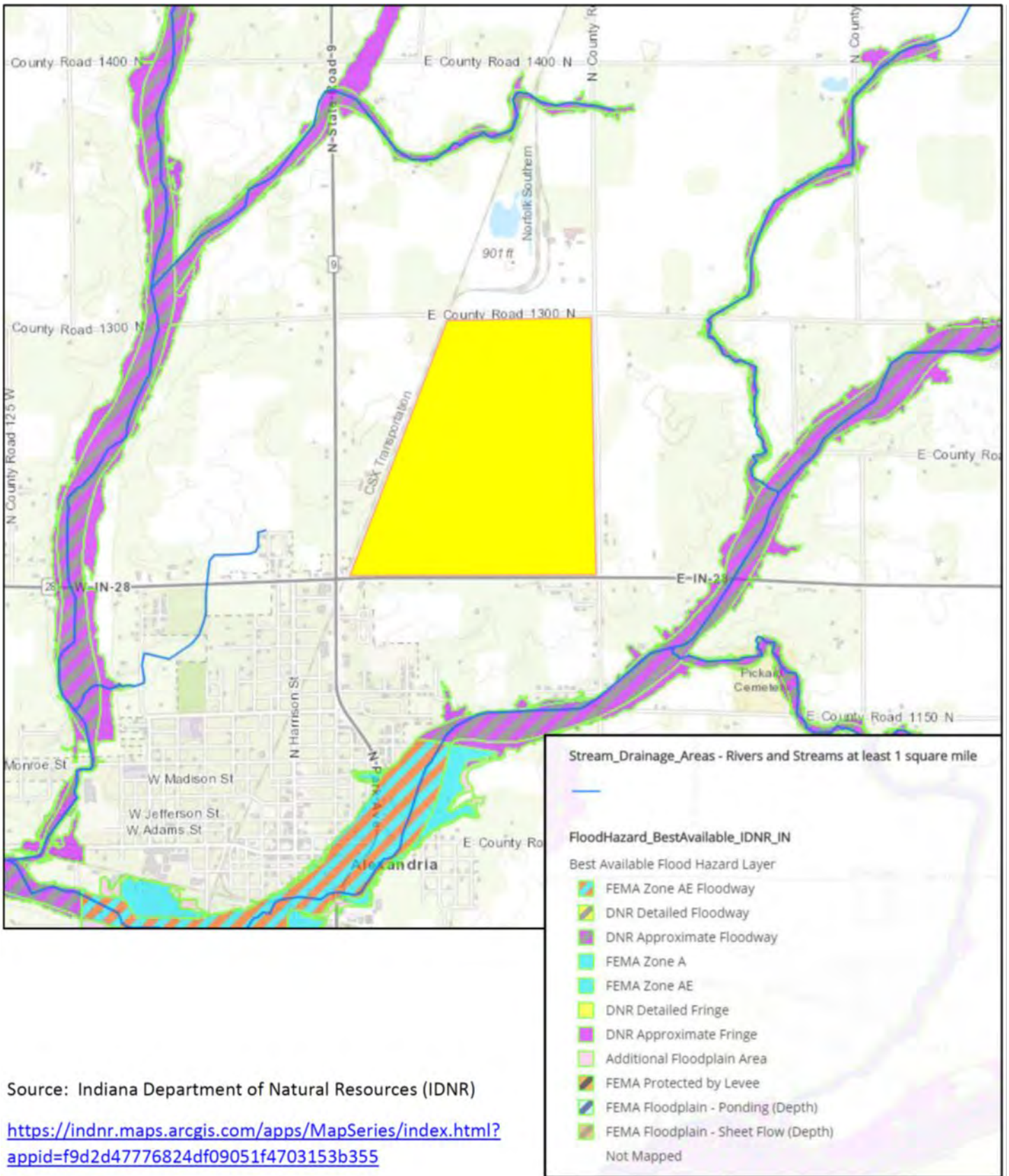
Permitting and Entitlement

DEFINITIVE REQUIREMENTS			
STEP NAME	DESCRIPTION	REQUIREMENTS/DEPENDENCIES	TIMING
Rezone - Technical Review Committee (TRC)	Property is currently zoned Agriculture; will be rezoned to General Commercial; TRC makes recommendation to the Planning Commission (MCPC)	Submittal deadline is the 1st Tuesday the month	23 days minimum
Rezone - Planning Commission (MCPC)	See Above	Submittal deadline is the 2nd Tuesday of the month	1 month minimum; may be concurrent with the TRC review
Rezone - Board of Commissioners	Board of Commissioner's make final rezone decision based heavily on the Planning Commission's recommendation	Commissioner's meet the 1st and 3rd Tuesday of the month; submittal deadline is 4pm the prior Wednesday	1 week minimum
Site Development Plan - Technical Review Committee (TRC)	Site Development Plan is the process to insure that new development is conducted in accordance with the Zoning Ordinance	Submittal deadline for the TRC is the 1st Tuesday of the month	23 days minimum
Site Development Plan - Drainage Board	See Above	Drainage Board meets the 2nd and 4th Wednesday of the month; Submittal deadline is 4pm the Friday before each meeting	2 weeks minimum; concurrent with the TRC review
Site Development Plan - Planning Commission (MCPC)	See Above	Submittal deadline is the 2nd Tuesday of the month; MCPC will not hold a hearing for the Site Development Plan until the Drainage Board has approved the Drainage Plan for the Site Development Plan	1 month minimum; concurrent with TRC and MCPC, but may not be heard by MCPC until Drainage Board approval is given
Variances - Board of Zoning Appeals (BZA)	All requested development variances must be heard by the BZA	BZA meets the 4th Tuesday of each month; submittal deadline for each months meeting is the 4th Tuesday of the prior month	1 month minimum; concurrent with TRC and MCPC procedures, but must be granted before MCPC approval may be given

PLAN COMMISSION AND BOARD OF ZONING APPEALS PETITION FEES		
STEP NAME	FEE	NOTES
Zoning Map Change (except for PUD Zoning)	\$500.00 plus \$90.00 for each acre or any portion thereof over 1 acre, and all legal notice advertising costs.	* If development is via the Administrative Plat Process as outlined in the Subdivision Control Ordinance, only the base fee of \$500 shall be charged for the Zone Map Change
Special Use	\$300.00	
Waivers	Commercial or Industrial Use: \$500.00 plus \$100.00 for each variance of development standards requested.	All other uses: \$400.00 plus \$100.00 for each variance of development standards requested.
Variance of Development Standards Commercial or Industrial	\$500.00 plus \$100.00 for each additional variance of development standards requested.	
Variance of Development Standards Signs	\$500.00 plus \$100.00 for each additional variance of development standards requested.	
Special Uses Commercial or Industrial Use	\$500.00 plus \$100.00 for each variance of development standards requested.	
Plat Amendment	\$250.00	
Vacation -Street or Alley	\$100.00	
Vacation -Plat	\$250.00	
Appeal to the Plan Commission	\$250.00	
Extension of Improvement Location Permit	A) \$60.00 for 6 month extension if footer and foundation are previously approved B) \$30.00 for 3 month extension if Rough-in inspection has previously taken place.	

CONSTRUCTION PERMITS		
STEP NAME	FEE	NOTES
Improvement Location/Structural Permit	1. Base Fee: \$175.00 (3,000 sq. ft. and under) 2. \$0.10 additional charge for each square foot of floor area in excess of 3,000*	* if construction has already started, the cost of the permit fee will be doubled
Electrical Permit	Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00	
Plumbing Permit	Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00	
HVAC Permit	Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00	
Driveway/Curb-cut Permit	Base Fee: \$100.00 (per cut), plus inspection fees: \$40.00*	Inspection Fee may be waived by Planning Department on a reconnect only.
Demolition	Base Fee \$15.00 plus inspection fee: \$40.00 = \$55.00*	*= only one permit is necessary per land parcel, regardless of the number of structures being demolished, provided that all structures on said parcel are demolished within 30 days from the time the first building on the parcel was demolished and further provided that only 1 demolition inspection is required.
Sign Permit (Installation and Replacement)	1. Non-illuminated Base Fee: \$75.00, plus inspection fees 2. Illuminated Base Fee: \$125.00, plus inspection fees	
Non-Categorized (as required by law)	\$75.00, plus inspection fees	
Inspection	A) Each Inspection (includes re-inspection): \$40.00 B) Signs: 1. Non-illuminated: \$50.00 2. Illuminated: \$60.00	

Alexandria Park Floodplain Map



Source: Indiana Department of Natural Resources (IDNR)


<https://indnr.maps.arcgis.com/apps/MapSeries/index.html?appid=f9d2d47776824df09051f4703153b355>

Alexandria Park Wetland Delineation Map



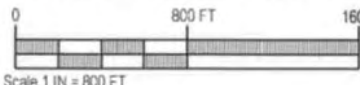
Project Name:
ALEXANDRIA BUSINESS PARK

Agent:



Earth-Source Inc
14921 Hand Road, Fort Wayne, IN 46818
(260) 489-8511 Fax (260) 489-8607

WETLAND DELINEATION MAP



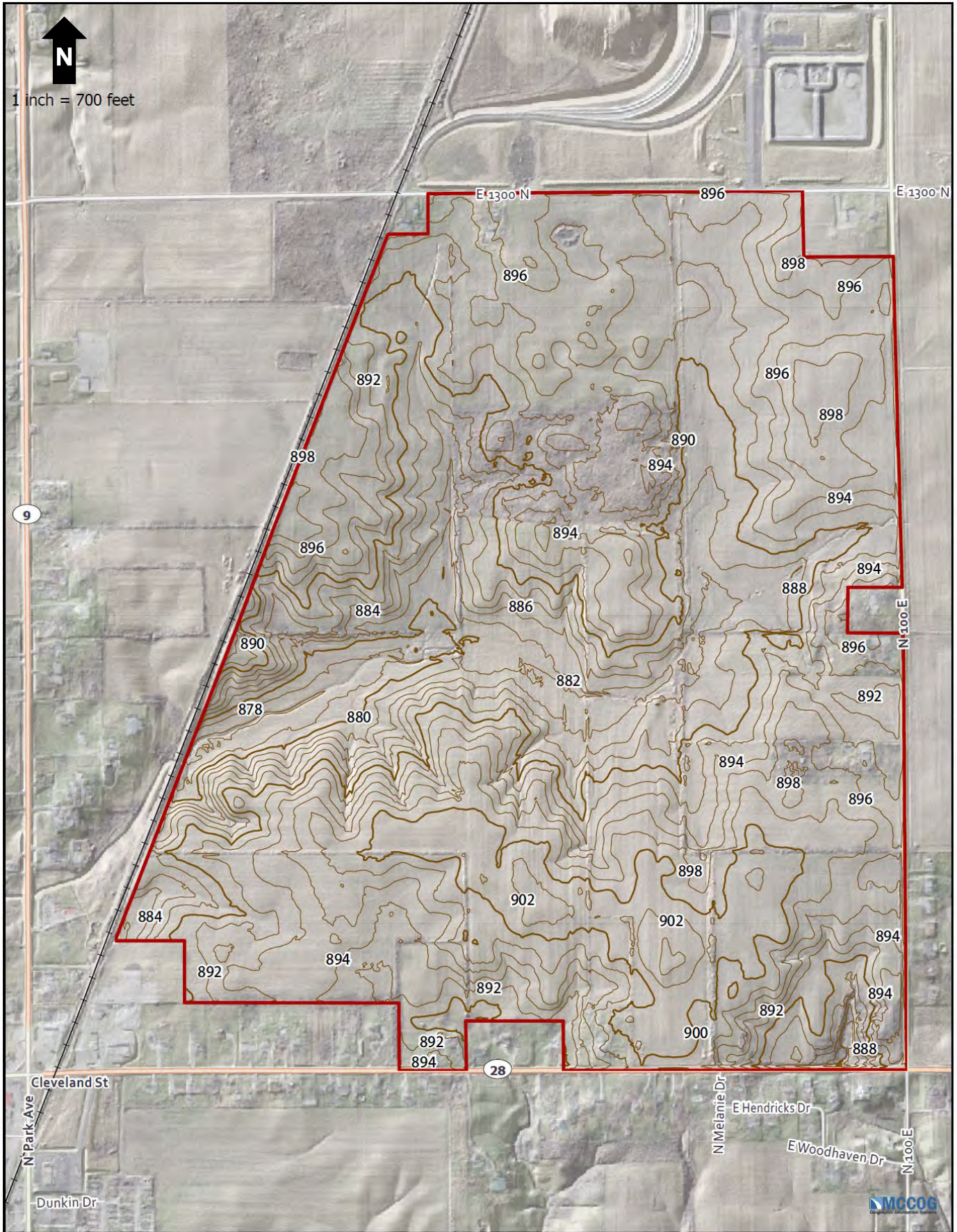
Scale 1 IN = 800 FT

Applicant:

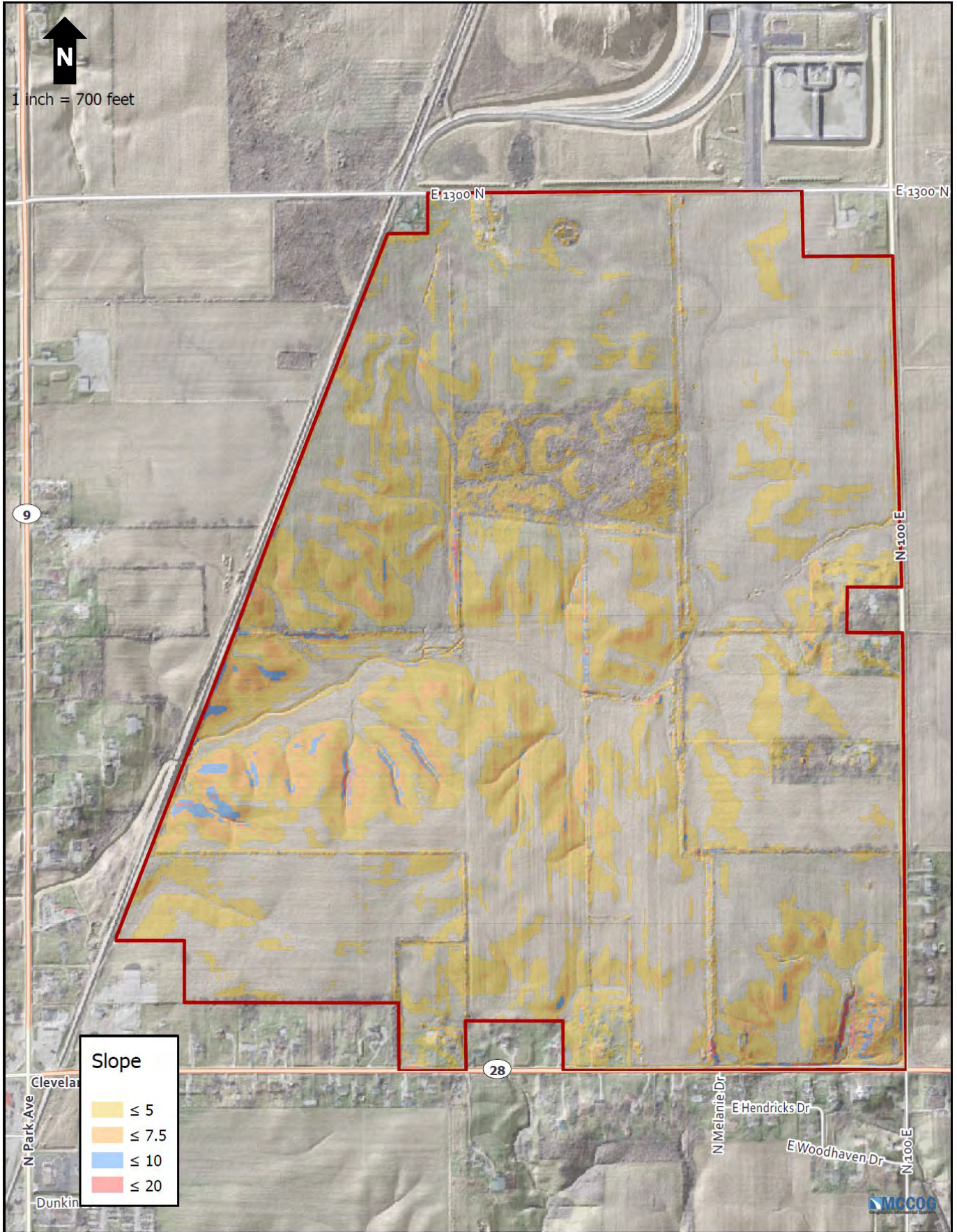
CORPORATION FOR ECONOMIC DEVELOPMENT
2705 ENTERPRISE DRIVE, SUITE 161
ANDERSON, IN 46013

State:		County:	
INDIANA		MADISON	
Township Name:			
MONROE			
Township:	Range:	Section:	
T21N	R8E	7	
Quadrangle:			
ALEXANDRIA (IN)			
Latitude/Longitude (NAD 27):			
40.282901° , -85.660432°			
Date:		Attachment:	
8-26-2015		A6	

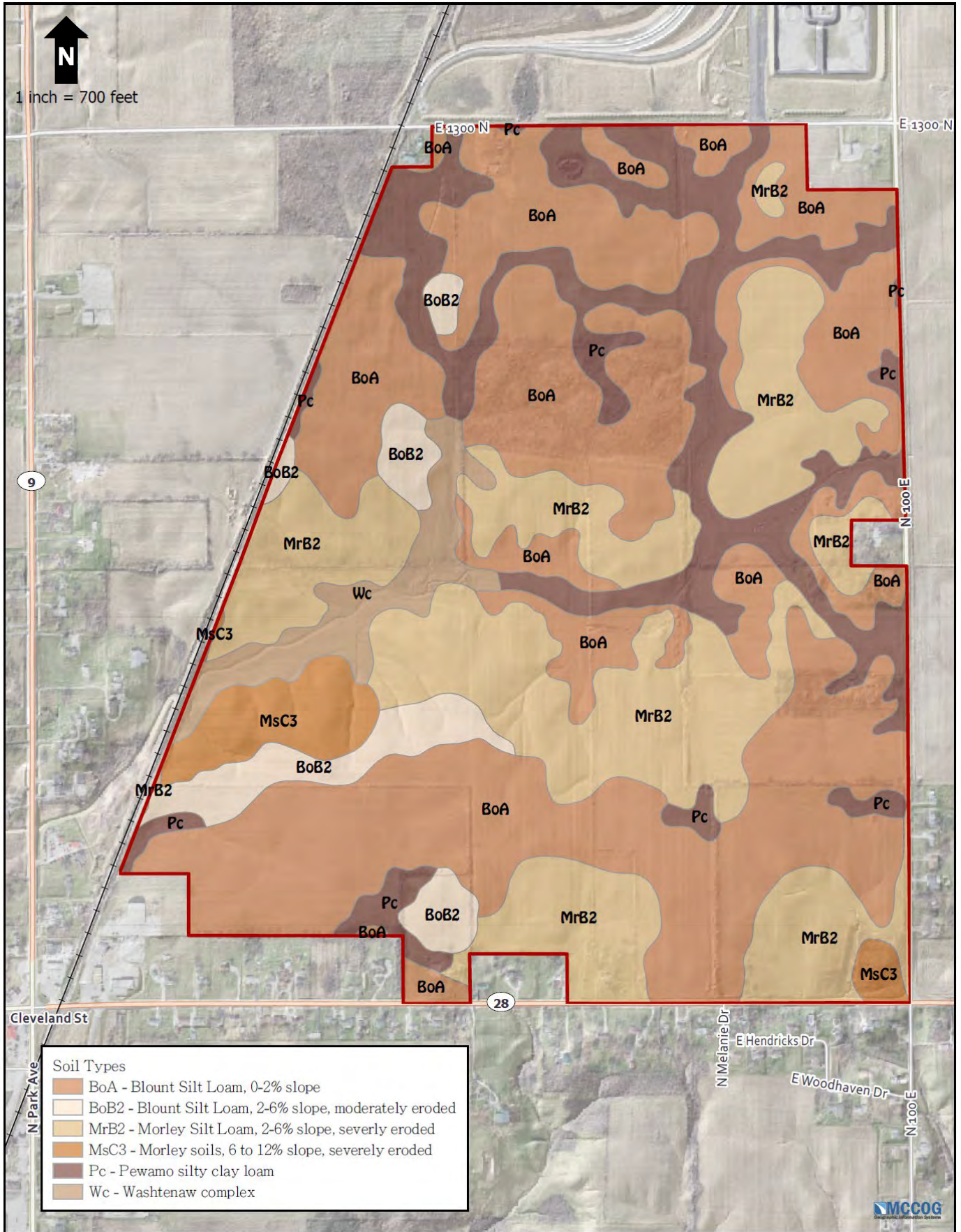
Alexandria Park Topography Map



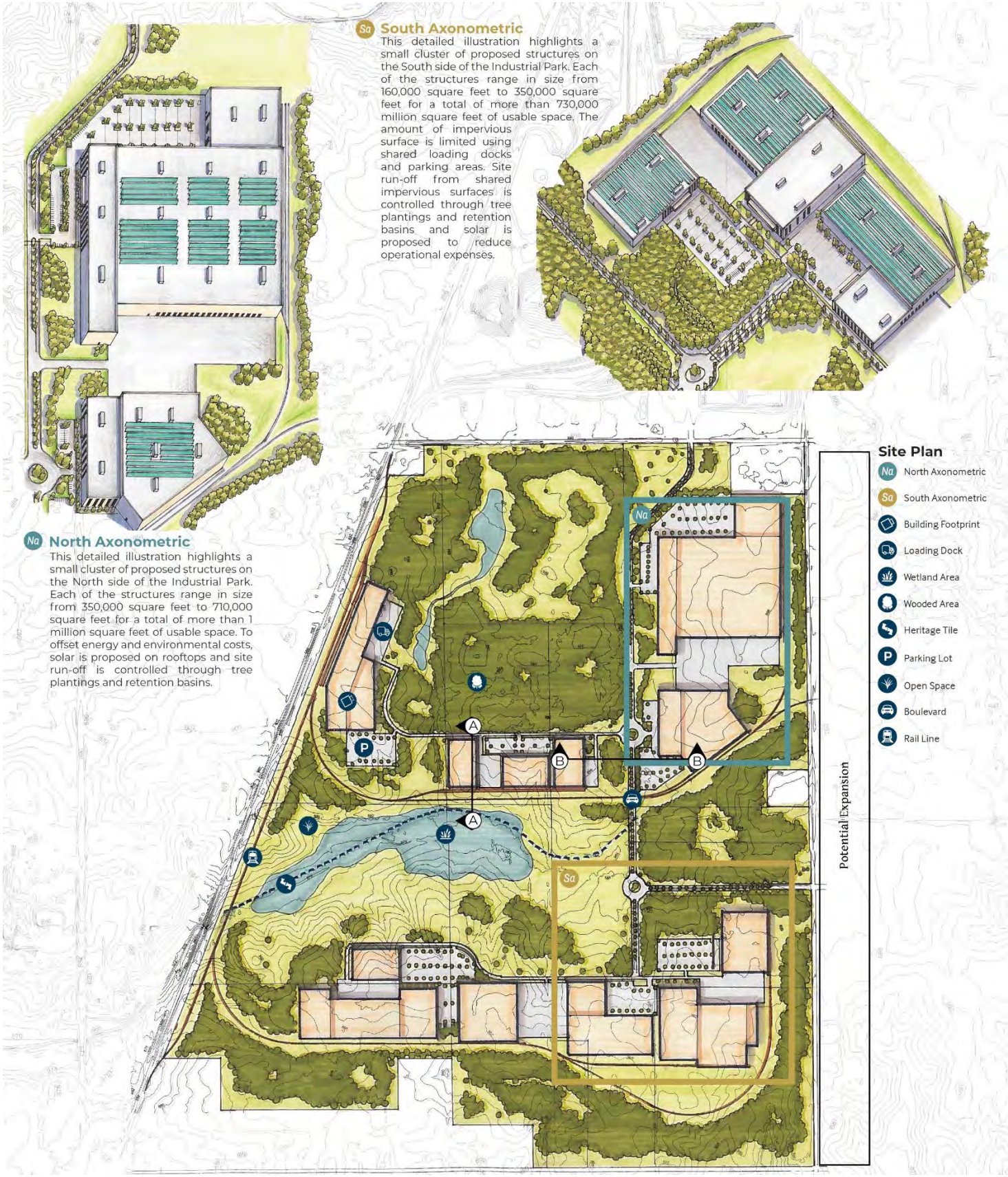
Alexandria Park Contours Map



Alexandria Park Soil Map



Alexandria Park Potential Site Development Plan



Sa South Axonometric

This detailed illustration highlights a small cluster of proposed structures on the South side of the Industrial Park. Each of the structures range in size from 160,000 square feet to 350,000 square feet for a total of more than 730,000 million square feet of usable space. The amount of impervious surface is limited using shared loading docks and parking areas. Site run-off from shared impervious surfaces is controlled through tree plantings and retention basins and solar is proposed to reduce operational expenses.

Na North Axonometric

This detailed illustration highlights a small cluster of proposed structures on the North side of the Industrial Park. Each of the structures range in size from 350,000 square feet to 710,000 square feet for a total of more than 1 million square feet of usable space. To offset energy and environmental costs, solar is proposed on rooftops and site run-off is controlled through tree plantings and retention basins.

Site Plan

- Na North Axonometric
- Sa South Axonometric
- Building Footprint
- Loading Dock
- Wetland Area
- Wooded Area
- Heritage Tile
- Parking Lot
- Open Space
- Boulevard
- Rail Line

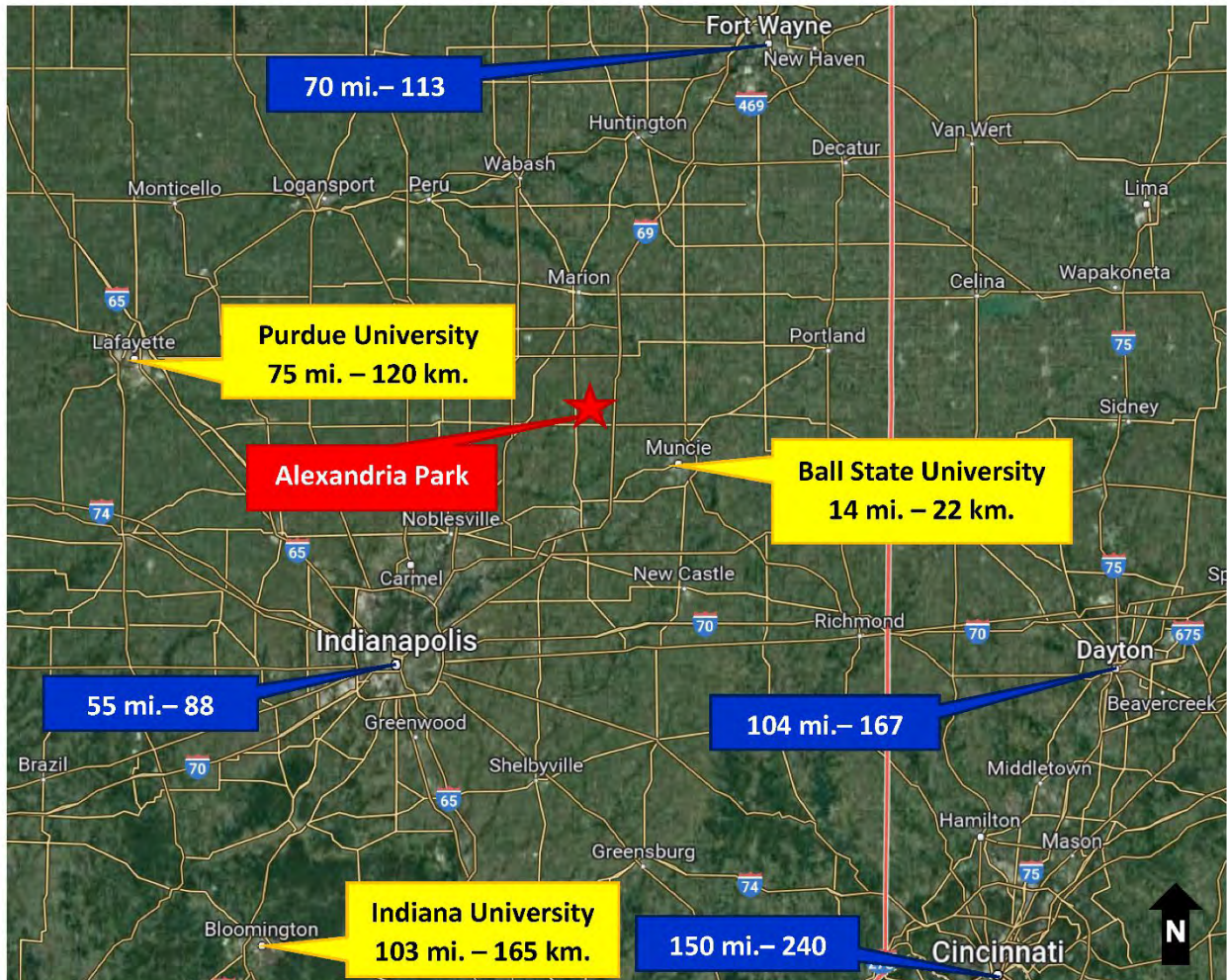
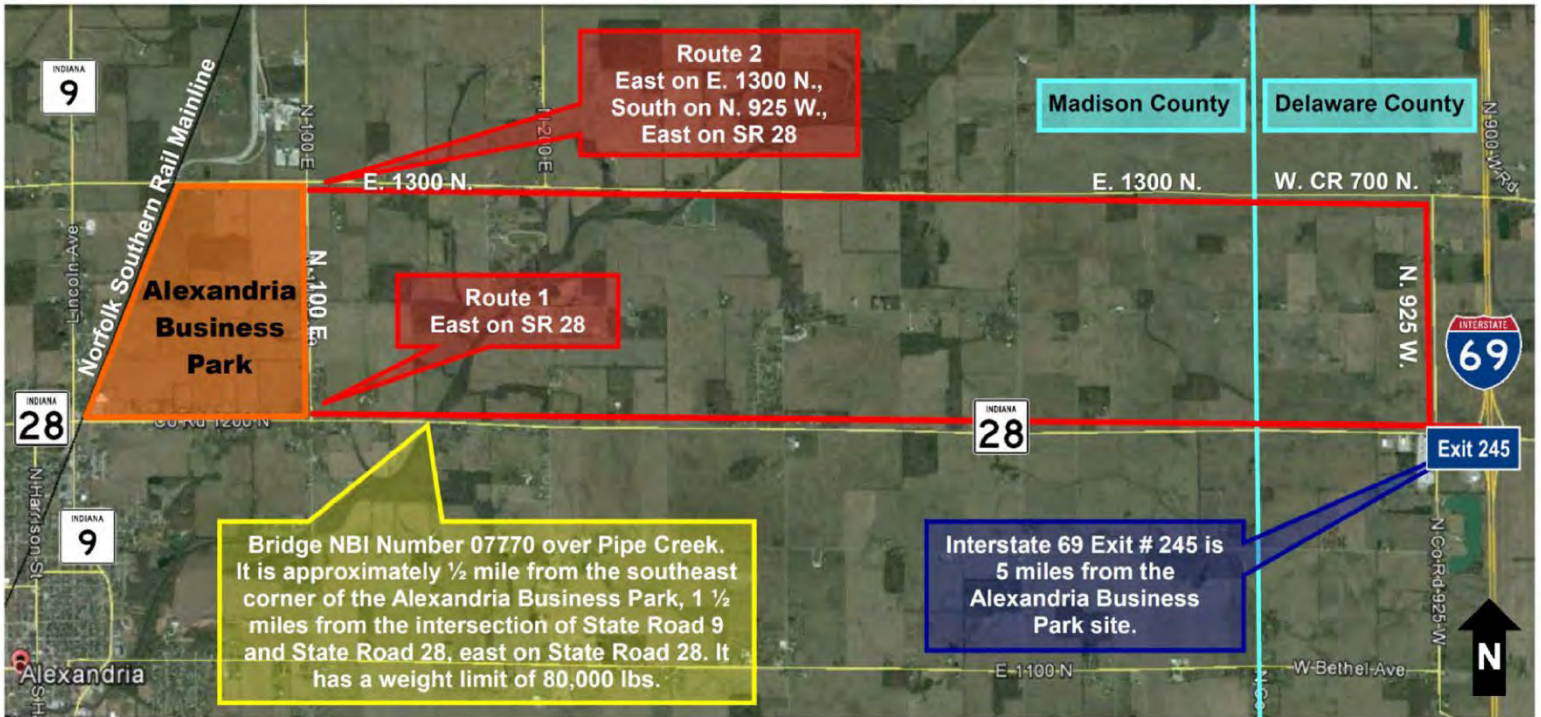
Potential Expansion

Alexandria Park Potential Future Expansion



Alexandria Park Roadways and Access

Alexandria Park access to Interstate 69 Exit 245 – 2 driving route options



Area Transportation



Distance to Other Cities (Downtown)

Indianapolis, IN	55 miles	88 km
Fort Wayne, IN	70 miles	113 km
Cincinnati, OH	150 miles	240 km
Louisville, KY	165 miles	265 km
Columbus, OH	170 miles	275 km
Chicago, IL	190 miles	305 km
Detroit, MI	230 miles	370 km

Port and Rail Access

Location	Rail Mi.	Highway Mi.	Highway Km.
Burns Harbor	270	180	290
Jeffersonville	140	172	277
Mt. Vernon	225	240	386
Deepwater – Baltimore, MD	570		917

Airports

Anderson Municipal Airport (AID)	15 miles	24 km
<i>Runway 12/30 – 5400 x 100 ft</i>		
<i>Runway 18/36 – 3400 x 75 ft</i>		
Indianapolis International Airport (IND)	80 miles	129 km
<i>Longest Runway 11,200 ft x 150 ft.</i>		
Ft. Wayne International Airport (FWA)	65 miles	105 km
Chicago O'Hare International Airport (ORD)	212 miles	341 km

Interstate	Exits	Drive Time	From Alexandria Park	
I-69	245	6 minutes	5 miles	8 km
I-70	115	45 minutes	40 miles	64 km
I-465		45 minutes	44 miles	71 km
I-74	113	75 minutes	65 miles	105 km
I-65	158	75 minutes	54 miles	87 km

Highways

On-Site: State Road 9 (2 lane – turns into 4 lane in 0.5 miles), State Road 28 (2 lane)
 Other State Roads in the County: SR 67, SR 37, SR 232, SR 236, SR 109



Local Public Transportation

Transportation for Rural Areas of Madison County (TRAM) provides demand-response, reservation-based transportation to the general public in Madison County by calling call 888-589-1121. TRAM is operated by LifeStream Services - New InterUrban, under contract to Madison County. For more information please visit www.cirta.us/county-connect/transportation-resources/tram/

Local Trucking Companies

ABF Freight Systems	Atlas Trucking	Carter Express	R&L Carriers	TB&P Express
Cheshier Trucking	Conway Freight	Lapel Transportation	Rich Logistics	

Intermodal Container Terminals

The Senate Avenue Intermodal Terminal	Approx. 60 miles – 95 km
CSX Avon Yard	Approx. 65 miles – 105 km

Intermodal Freight Service

FedEx	Approx. 68 miles	109 km	2 nd Largest HUB in US at Indianapolis IN Airport
UPS	Approx. 170 miles	274 km	Primary HUB in US at Louisville KY Airport

Transload Facilities - Multiple lines of each

CSX (TRANSFLO)

Distance: Approx. 64 miles – 103 km
Address: 855 South Emerson Avenue
Indianapolis IN 46203
Phone: (317) 267-4440

<https://www.csx.com/index.cfm/customers/value-added-services/product-transloading-and-distribution/>

Norfolk Southern (TBT-Thoroughbred Bulk Transfer Terminal)

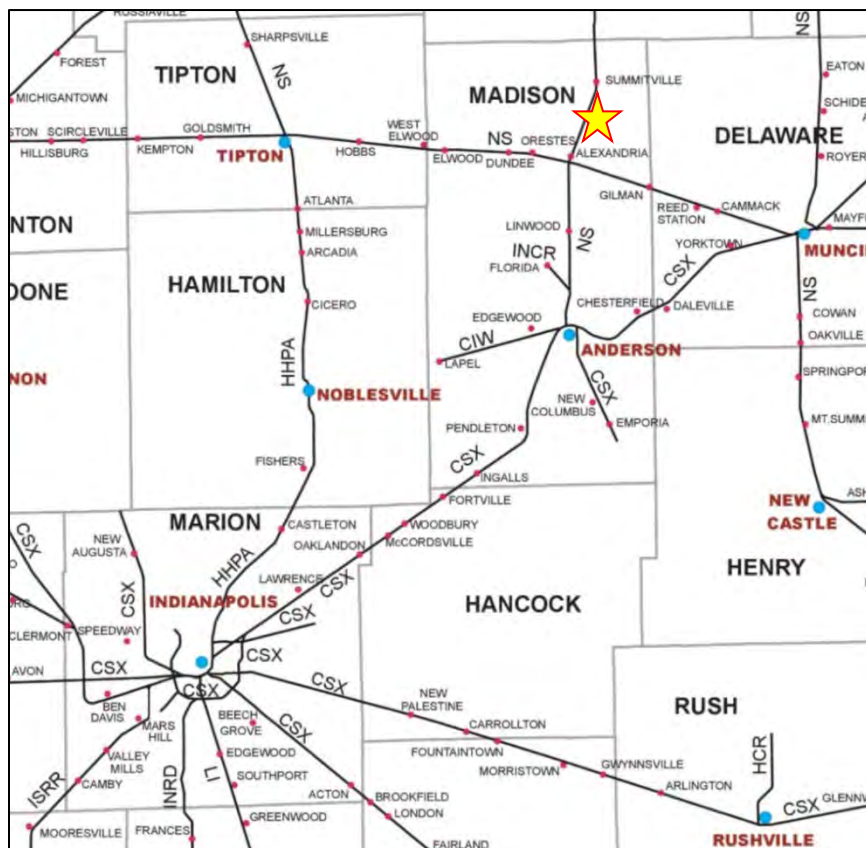
Distance: Approx. 75 miles – 120 km
Address: 2536 Wayne Trace
Fort Wayne, IN 46803
Phone: 757-823-5443

<http://www.nscorp.com/content/nscorp/en/shipping-options/transload-network.html>

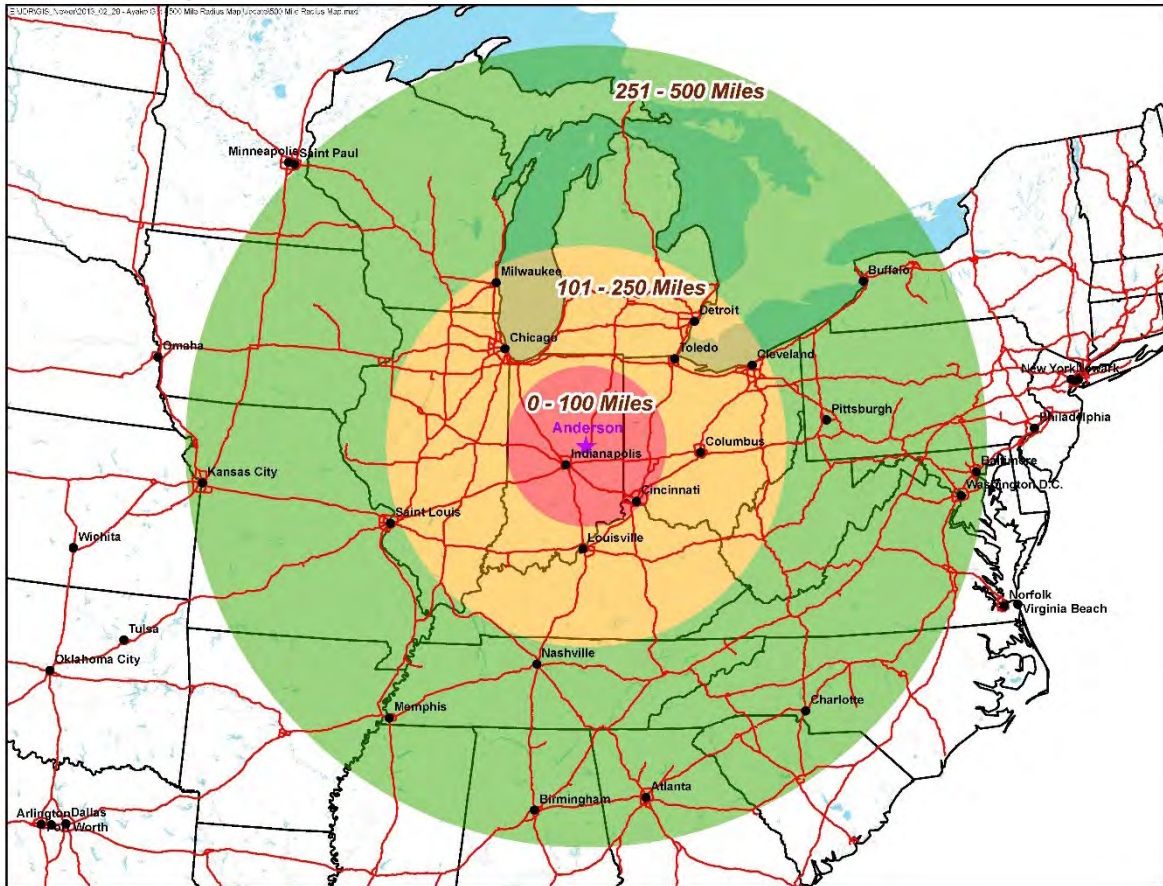
The Indiana Rail Road

Distance: Approx. 58 miles – 93 km
Address: 1500 South Senate Avenue
Indianapolis, IN 46225
Contact: Yvonne Dunlea
Manager, Business Development
Phone: 317-616-3474

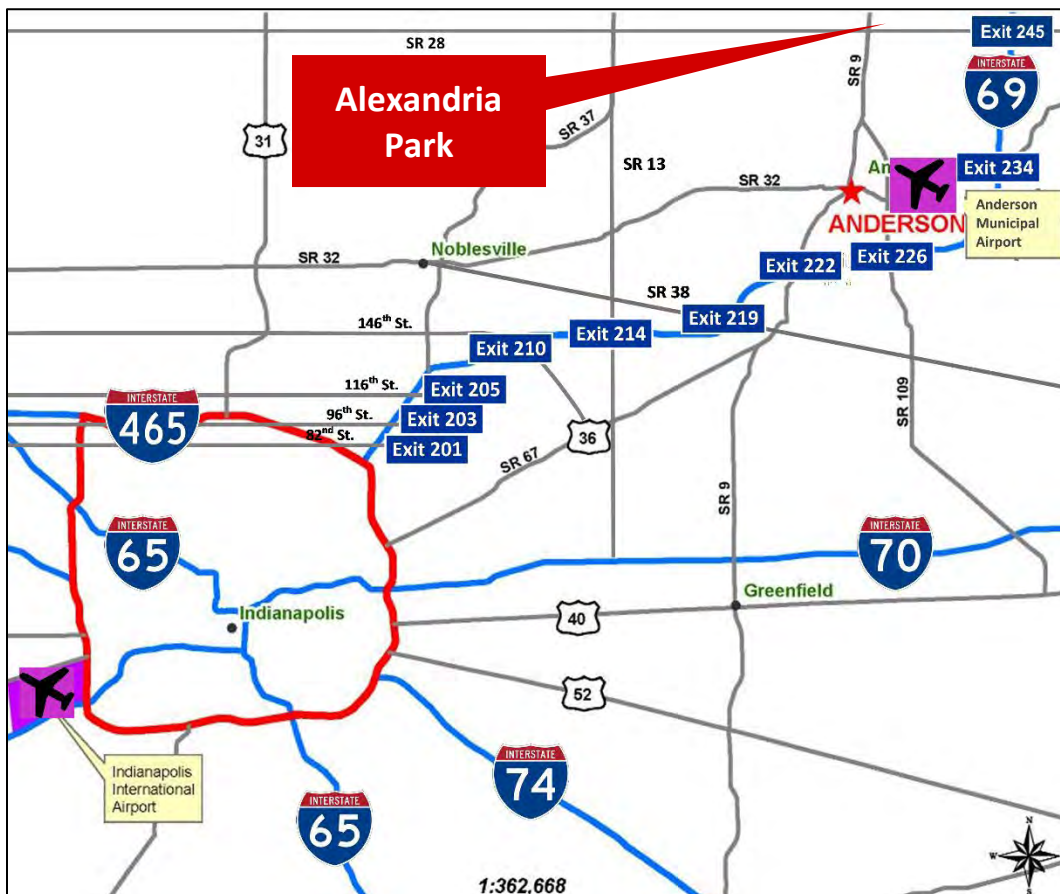
Email: yvonne.dunlea@inrd.com
<http://www.inrd.com/transload.aspx>



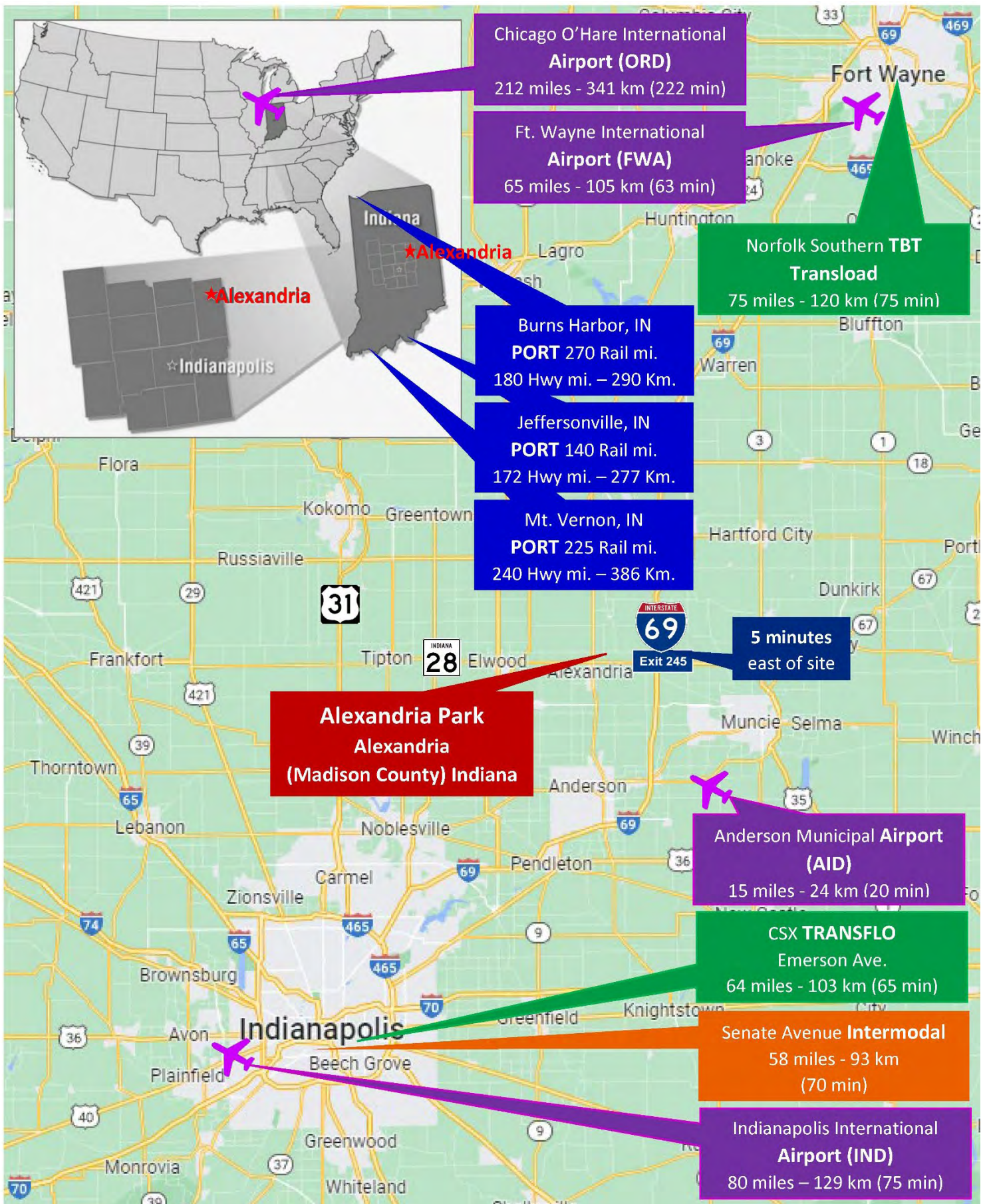
0 – 500 Mile Radius Map with Interstates





Interstates (Anderson, the county seat of Madison County, is 10th largest City in the State of Indiana)



Airport – Transload – Intermodal - Port Map



Labor Information

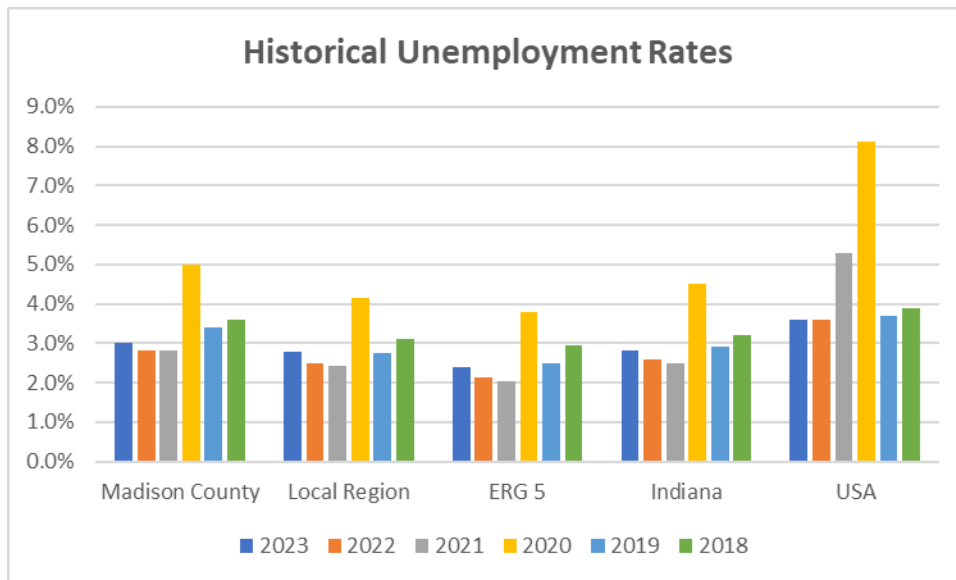
Labor Data January 2024	Madison County		Local Region		Indiana Region 5	State of Indiana
Population (2023)	132,504		1,801,481		2,107,559	6,862,199
Labor Force	60,163		915,000		1,082,810	3,329,008
Employed	57,611		882,254		1,046,126	3,201,429
Unemployed	2,552		32,746		36,684	127,579
Unemployment Rate	4.2%		3.6%		3.4%	3.8%

Source: Indiana Department of Workforce Development

Local Region includes: Madison, Tipton, Grant, Delaware, Henry, Hancock, Hamilton, and Marion

Indiana Region 5 includes: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, and Shelby counties

Madison County and Labor Areas Historic Unemployment Trending compared to State - USA



White Collar Workers 57% • Blue Collar Workers 42% (2023 Madison County, IN)

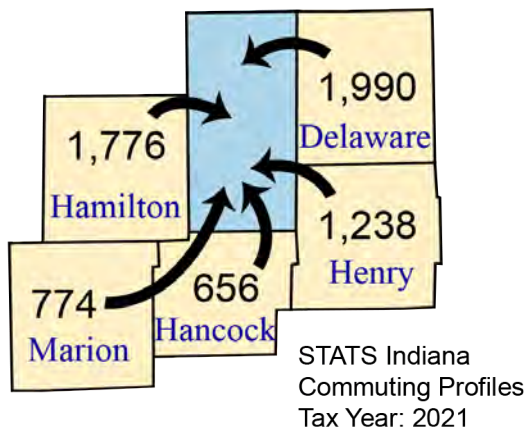
Cost of Labor

Average Cost of Labor data is not available at a local level. The State of Indiana’s Cost of Doing Business is one of the lowest in the county and is the lowest among the Midwestern states according to the Tax Foundation.

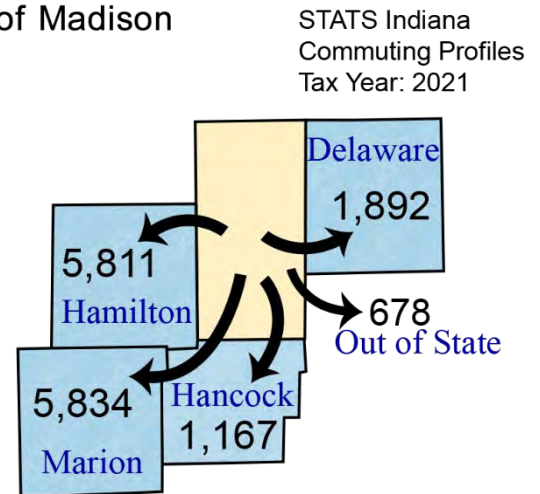
Commuting Patterns – Average Commute Time 26.1 Minutes

Madison County currently has over 15,000 workers leaving our community for jobs in neighboring Counties. We receive just over 6,400 coming in from our neighbors. We would like to see that trend reversed by continuing to attract strong companies, with well-paying jobs, and a community focused corporate structure.

Top 5 Counties Sending Workers Into Madison



Top 5 Counties Receiving Workers Out of Madison



Unionization (2023)

	Private	Public	Total
Indianapolis-Carmel-Anderson MSA	3.6%	21.0%	5.6%
State of Indiana	6.3%	19.6%	8.0%

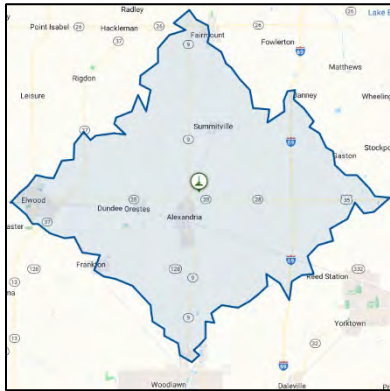
Source: UnionStats

No (0) New Unions in manufacturing Anderson MSA/Madison County over the last 30 years.

Labor Force Data by Drive Time and Radius

Current Labor Force (2023) - Drive Time 5 miles West of I-69 Exit 245, Alexandria IN				
	15-min.	30-min.	45-min.	60-min.
Labor Force	14,859	171,391	449,710	1,052,534
Employed	14,283	163,540	430,894	1,009,842
Unemployed	554	7,578	17,168	40,395
In Armed Forces	22	273	1,648	2,297
Population	28,100	347,553	852,475	1,966,355

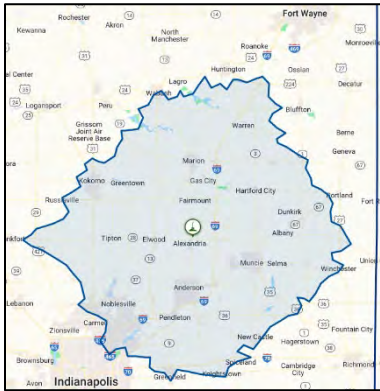
Projected Labor Force (2028) - Drive Time 5 miles West of I-69 Exit 245, Alexandria IN				
	15-min.	30-min.	45-min.	60-min.
Labor Force	15,128	177,886	481,447	1,097,259
Employed	14,260	166,953	458,205	1,042,175
Unemployed	842	10,637	21,328	52,416
In Armed Forces	26	296	1,914	2,668
Population	28,870	359,728	908,502	2,059,267



15 minute Drive-Time radius



30 minute Drive-Time radius



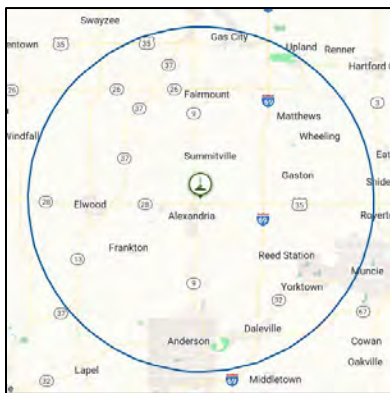
45 minute Drive-Time radius



60 minute Drive-Time radius

Current Labor Force (2023) - Drive Time 5 miles West of I-69 Exit 245, Alexandria IN				
	15-mile	30-mile	45-mile	60-mile
Labor Force	89,900	363,798	966,857	1,599,065
Employed	85,861	348,038	926,847	1,536,302
Unemployed	3,875	14,230	37,770	59,196
In Armed Forces	164	1,530	2,240	3,567
Population	177,964	703,145	1,800,138	2,980,045

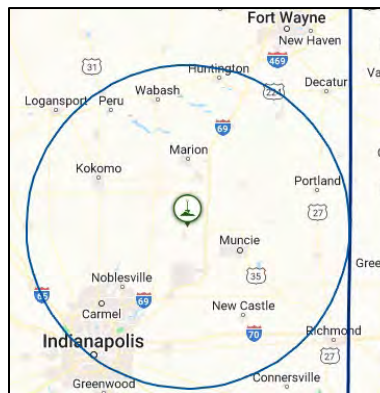
Projected Labor Force (2028) - Drive Time 5 miles West of I-69 Exit 245, Alexandria IN				
	15-mile	30-mile	45-mile	60-mile
Labor Force	91,705	392,772	1,011,865	1,660,853
Employed	86,179	373,048	960,763	1,582,941
Unemployed	5,346	17,948	48,494	73,869
In Armed Forces	180	1,776	2,608	4,043
Population	181,706	752,779	1,890,563	3,115,357



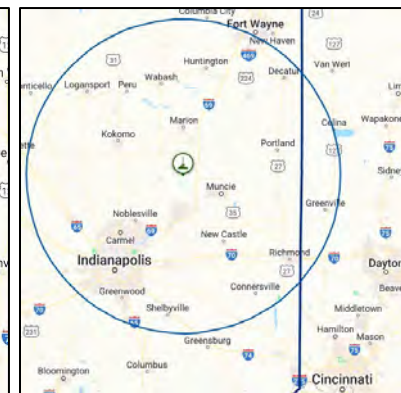
15 mile Radius



30 mile Radius



45 mile Radius



60 mile Radius

Wage Data - Manufacturing, Engineering & Production

Madison County Labor Shed - Indianapolis-Carmel-Anderson MSA & Muncie MSA, BLS May 2022

MSA Area Name	OCC Code	OCC Title	Hourly Mean	Hourly Median
Indy-Carmel-Anderson	11-1021	General and Operations Managers	\$62.85	\$48.25
Muncie	11-1021	General and Operations Managers	\$51.40	\$37.99
Indy-Carmel-Anderson	11-3051	Industrial Production Managers	\$55.29	\$50.06
Muncie	11-3051	Industrial Production Managers	\$49.71	\$46.01
Indy-Carmel-Anderson	17-2071	Electrical Engineers	\$46.72	\$47.16
Indy-Carmel-Anderson	17-2112	Industrial Engineers	\$44.49	\$41.04
Muncie	17-2112	Industrial Engineers	\$42.26	\$39.79
Indy-Carmel-Anderson	17-2141	Mechanical Engineers	\$42.34	\$39.94
Muncie	17-2141	Mechanical Engineers	\$38.19	\$37.01
Indy-Carmel-Anderson	17-3012	Electrical and Electronics Drafters	\$33.02	\$30.47
Indy-Carmel-Anderson	17-3013	Mechanical Drafters	\$30.96	\$30.93
Indy-Carmel-Anderson	17-3023	Electrical and Electronic Engineering Technologists and Technicians	\$32.36	\$32.36
Indy-Carmel-Anderson	17-3026	Industrial Engineering Technologists and Technicians	\$27.92	\$28.25
Indy-Carmel-Anderson	17-3027	Mechanical Engineering Technologists and Technicians	\$29.99	\$30.42
Indy-Carmel-Anderson	41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	\$52.85	\$47.30
Muncie	41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	\$40.94	\$33.31
Indy-Carmel-Anderson	41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	\$36.65	\$31.04
Muncie	41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	\$32.77	\$28.74
Indy-Carmel-Anderson	43-5061	Production, Planning, and Expediting Clerks	\$25.36	\$22.48
Muncie	43-5061	Production, Planning, and Expediting Clerks	\$24.59	\$22.40
Indy-Carmel-Anderson	49-9041	Industrial Machinery Mechanics	\$29.86	\$29.34
Muncie	49-9041	Industrial Machinery Mechanics	\$26.58	\$27.93
Indy-Carmel-Anderson	49-9043	Maintenance Workers, Machinery	\$25.32	\$28.15
Indy-Carmel-Anderson	51-0000	Production Occupations	\$21.52	\$19.25
Muncie	51-0000	Production Occupations	\$20.73	\$19.47
Indy-Carmel-Anderson	51-1011	First-Line Supervisors of Production and Operating Workers	\$34.15	\$32.59
Muncie	51-1011	First-Line Supervisors of Production and Operating Workers	\$30.86	\$29.33
Indy-Carmel-Anderson	51-2028	Electrical, Electronic, and Electromechanical Assemblers, Except Coil Winders, Tapers, and Finishers	\$19.73	\$19.06
Indy-Carmel-Anderson	51-2090	Miscellaneous Assemblers and Fabricators	\$17.80	\$17.09
Muncie	51-2090	Miscellaneous Assemblers and Fabricators	\$18.17	\$17.69
Indy-Carmel-Anderson	51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	\$19.13	\$18.38
Muncie	51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	\$19.82	\$19.47
Indy-Carmel-Anderson	51-4041	Machinists	\$22.87	\$22.33
Muncie	51-4041	Machinists	\$20.44	\$19.68
Indy-Carmel-Anderson	51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	\$19.16	\$17.11
Muncie	51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	\$17.25	\$16.76
Indy-Carmel-Anderson	51-4111	Tool and Die Makers	\$28.10	\$28.19
Muncie	51-4111	Tool and Die Makers	\$24.39	\$23.36
Indy-Carmel-Anderson	51-4121	Welders, Cutters, Solderers, and Brazers	\$23.94	\$22.79
Muncie	51-4121	Welders, Cutters, Solderers, and Brazers	\$20.67	\$20.81
Indy-Carmel-Anderson	51-9161	Computer Numerically Controlled Tool Operators	\$22.33	\$21.71
Muncie	51-9161	Computer Numerically Controlled Tool Operators	\$21.31	\$19.55
Indy-Carmel-Anderson	51-9162	Computer Numerically Controlled Tool Programmers	\$30.39	\$29.21
Indy-Carmel-Anderson	51-9198	Helpers—Production Workers	\$17.49	\$16.33
Indy-Carmel-Anderson	51-9199	Production Workers, All Other	\$20.21	\$19.63

Wage Data - Warehousing

Madison County Labor Shed - Indianapolis-Carmel-Anderson MSA & Muncie MSA, BLS May 2022

MSA Area Name	OCC Code	OCC Title	Hourly Mean	Hourly Median
Indy-Carmel-Anderson	00-0000	All Occupations	\$27.76	\$21.54
Muncie	00-0000	All Occupations	\$23.78	\$18.13
Indy-Carmel-Anderson	11-0000	Management Occupations	\$56.84	\$48.27
Muncie	11-0000	Management Occupations	\$50.08	\$41.64
Indy-Carmel-Anderson	11-1021	General and Operations Managers	\$62.85	\$48.25
Muncie	11-1021	General and Operations Managers	\$51.40	\$37.99
Indy-Carmel-Anderson	11-3071	Transportation, Storage, and Distribution Managers	\$49.09	\$46.22
Indy-Carmel-Anderson	37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$15.71	\$14.61
Muncie	37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$15.51	\$16.16
Indy-Carmel-Anderson	43-4051	Customer Service Representatives	\$20.25	\$18.59
Muncie	43-4051	Customer Service Representatives	\$16.94	\$15.21
Indy-Carmel-Anderson	43-4151	Order Clerks	\$18.61	\$18.70
Indy-Carmel-Anderson	43-5061	Production, Planning, and Expediting Clerks	\$25.36	\$22.48
Muncie	43-5061	Production, Planning, and Expediting Clerks	\$24.59	\$22.40
Indy-Carmel-Anderson	43-5071	Shipping, Receiving, and Traffic Clerks	\$19.44	\$17.91
Muncie	43-5071	Shipping, Receiving, and Traffic Clerks	\$17.81	\$16.80
Indy-Carmel-Anderson	43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	\$22.32	\$22.36
Indy-Carmel-Anderson	49-9071	Maintenance and Repair Workers, General	\$23.30	\$22.11
Muncie	49-9071	Maintenance and Repair Workers, General	\$19.70	\$18.35
Indy-Carmel-Anderson	51-9111	Packaging and Filling Machine Operators and Tenders	\$20.21	\$19.03
Indy-Carmel-Anderson	53-0000	Transportation and Material Moving Occupations	\$20.70	\$18.55
Muncie	53-0000	Transportation and Material Moving Occupations	\$18.69	\$16.63
Indy-Carmel-Anderson	53-1047	First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling Supervisors	\$28.78	\$28.45
Muncie	53-1047	First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling Supervisors	\$25.80	\$23.58
Indy-Carmel-Anderson	53-3032	Heavy and Tractor-Trailer Truck Drivers	\$26.92	\$25.75
Muncie	53-3032	Heavy and Tractor-Trailer Truck Drivers	\$26.26	\$24.53
Indy-Carmel-Anderson	53-7011	Conveyor Operators and Tenders	\$20.13	\$19.98
Indy-Carmel-Anderson	53-7021	Crane and Tower Operators	\$29.07	\$26.26
Indy-Carmel-Anderson	53-7051	Industrial Truck and Tractor Operators	\$19.87	\$19.04
Indy-Carmel-Anderson	53-7062	Laborers and Freight, Stock, and Material Movers, Hand	\$18.51	\$18.28
Muncie	53-7062	Laborers and Freight, Stock, and Material Movers, Hand	\$16.67	\$15.85
Indy-Carmel-Anderson	53-7063	Machine Feeders and Offbearers	\$18.16	\$17.20
Indy-Carmel-Anderson	53-7064	Packers and Packagers, Hand	\$16.30	\$16.87
Muncie	53-7064	Packers and Packagers, Hand	\$12.75	\$13.77
Indy-Carmel-Anderson	53-7065	Stockers and Order Fillers	\$17.15	\$15.60
Muncie	53-7065	Stockers and Order Fillers	\$15.49	\$11.89
Indy-Carmel-Anderson	53-7121	Tank Car, Truck, and Ship Loaders	\$22.19	\$21.80
Indy-Carmel-Anderson	53-7199	Material Moving Workers, All Other	\$24.45	\$16.46

Wage Data Office & Administrative

Madison County Labor Shed - Indianapolis-Carmel-Anderson MSA & Muncie MSA, BLS May 2022

MSA Area Name	OCC Code	OCC Title	Hourly Mean	Hourly Median
Indy-Carmel-Anderson	11-2021	Marketing Managers	\$65.78	\$60.73
Muncie	11-2021	Marketing Managers	\$51.33	\$49.51
Indy-Carmel-Anderson	11-2022	Sales Managers	\$64.27	\$56.26
Muncie	11-2022	Sales Managers	\$52.31	\$47.64
Indy-Carmel-Anderson	11-3012	Administrative Services Managers	\$54.52	\$49.40
Muncie	11-3012	Administrative Services Managers	\$47.71	\$40.71
Indy-Carmel-Anderson	11-3021	Computer and Information Systems Managers	\$63.26	\$62.82
Muncie	11-3021	Computer and Information Systems Managers	\$56.18	\$59.46
Indy-Carmel-Anderson	11-3031	Financial Managers	\$70.85	\$62.73
Muncie	11-3031	Financial Managers	\$56.62	\$49.33
Indy-Carmel-Anderson	11-3061	Purchasing Managers	\$58.02	\$55.32
Indy-Carmel-Anderson	11-3111	Compensation and Benefits Managers	\$66.66	\$64.07
Indy-Carmel-Anderson	11-3121	Human Resources Managers	\$65.63	\$62.31
Muncie	11-3121	Human Resources Managers	\$58.83	\$48.18
Indy-Carmel-Anderson	13-0000	Business and Financial Operations Occupations	\$37.73	\$33.30
Muncie	13-0000	Business and Financial Operations Occupations	\$32.51	\$29.33
Indy-Carmel-Anderson	13-1071	Human Resources Specialists	\$31.00	\$29.20
Muncie	13-1071	Human Resources Specialists	\$28.41	\$27.01
Indy-Carmel-Anderson	13-1161	Market Research Analysts and Marketing Specialists	\$33.78	\$29.62
Muncie	13-1161	Market Research Analysts and Marketing Specialists	\$29.75	\$27.47
Indy-Carmel-Anderson	13-1199	Business Operations Specialists, All Other	\$36.34	\$34.26
Indy-Carmel-Anderson	15-0000	Computer and Mathematical Occupations	\$41.89	\$39.20
Muncie	15-0000	Computer and Mathematical Occupations	\$36.79	\$35.61
Indy-Carmel-Anderson	15-1232	Computer User Support Specialists	\$25.93	\$24.90
Muncie	15-1232	Computer User Support Specialists	\$22.90	\$23.07
Indy-Carmel-Anderson	15-1244	Network and Computer Systems Administrators	\$42.49	\$37.73
Muncie	15-1244	Network and Computer Systems Administrators	\$38.83	\$36.83
Indy-Carmel-Anderson	43-0000	Office and Administrative Support Occupations	\$21.27	\$19.26
Muncie	43-0000	Office and Administrative Support Occupations	\$18.73	\$17.56
Indy-Carmel-Anderson	43-1011	First-Line Supervisors of Office and Administrative Support Workers	\$32.23	\$30.55
Muncie	43-1011	First-Line Supervisors of Office and Administrative Support Workers	\$28.18	\$27.69
Indy-Carmel-Anderson	43-3011	Bill and Account Collectors	\$19.67	\$18.12
Muncie	43-3011	Bill and Account Collectors	\$17.45	\$17.32
Indy-Carmel-Anderson	43-3021	Billing and Posting Clerks	\$20.67	\$19.31
Muncie	43-3021	Billing and Posting Clerks	\$18.43	\$17.83
Indy-Carmel-Anderson	43-3031	Bookkeeping, Accounting, and Auditing Clerks	\$21.02	\$21.00
Muncie	43-3031	Bookkeeping, Accounting, and Auditing Clerks	\$19.01	\$18.42
Indy-Carmel-Anderson	43-3051	Payroll and Timekeeping Clerks	\$23.66	\$23.15
Muncie	43-3051	Payroll and Timekeeping Clerks	\$21.27	\$21.06
Indy-Carmel-Anderson	43-3061	Procurement Clerks	\$20.26	\$20.12
Indy-Carmel-Anderson	43-4051	Customer Service Representatives	\$20.25	\$18.59
Muncie	43-4051	Customer Service Representatives	\$16.94	\$15.21
Indy-Carmel-Anderson	43-5071	Shipping, Receiving, and Inventory Clerks	\$19.44	\$17.91
Muncie	43-5071	Shipping, Receiving, and Inventory Clerks	\$17.81	\$16.80
Indy-Carmel-Anderson	43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$20.15	\$19.04
Muncie	43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$17.57	\$17.76
Indy-Carmel-Anderson	43-9199	Office and Administrative Support Workers, All Other	\$22.61	\$22.87

Tax Structure

Indiana ranks 1st in the Midwest and 9th nationally in the Tax Foundation's 2021 State Business Tax Climate Index. Indiana is a **Right-to-Work** State with a **AAA Bond Rating**.

Tax Structure	Local Rate	State Rate	Notes
Real Property Tax	Local Rate or 3% Cap	0%	100% of Assessed Value*
Personal Property Tax	Local Rate or 3% Cap	0%	100% of Assessed Value*
Machine & Equipment Tax	Local Rate or 3% Cap	0%	100% of Assessed Value*
Corporate Income Tax	0%	4.9%	**
Individual Personal Income Tax	2.25%	3.15%	--
Sales and Use Tax	0%	7%	Exemptions possible***
Electricity	0%	7%	Exempt if used in production
Natural Gas	0%	7%	Exempt if used in production
Water	0%	7%	Exempt if used in production
Telecommunications	0%	7%	--
Construction	0%	7%	ONLY if the contractor's customer is tax exempt applicable***
Machinery and Equipment used in Production	0%	7%	Exempt if used in production
Replacement – Repair Parts	0%	7%	Exemptions possible***
Building Construction Materials	0%	7%	--
Non-Production Machinery & Equipment	0%	7%	--
Pollution Control Equipment	0%	7%	Exemptions possible***
Raw Materials	0%	7%	Exemptions possible***
Building Construction Labor	0%	7%	Exemptions possible***
Office Furniture – Fixtures – Equipment	0%	7%	--
Software	0%	7%	Exemptions possible***
Professional Services	0%	7%	Exemptions possible***

NO (0%) Franchise Tax, Local Occupation Tax, Inventory Tax, Inheritance Tax, or Gross Receipt Tax.

Depreciation

Depreciation schedules for manufacturing machinery, equipment and real property are chosen by the company. Most common depreciation schedules for manufacturing are Pool 2 and 3. Indiana has a provision including a 30% floor that states the total valuation of a taxpayer's assessable depreciable personal property in a single taxing district cannot be less than thirty percent (30%) of the adjusted cost of all such property of the taxpayer. No matter if the personal property is nearly or totally depreciated, the taxpayer's total personal property tax liability will not fall below 30 percent of the cost of the taxpayer's taxable personal property.

Year	1	2	3	4	5	6	7	8	9	10
Pool 1 Depreciation	65%	50%	35%	*20%	*20%	*20%	*20%	*20%	*20%	*20%
Pool 2 Depreciation	40%	56%	42%	32%	*24%	*18%	*15%	*0%	*0%	*0%
Pool 3 Depreciation	40%	60%	55%	45%	37%	30%	*25%	*20%	*16%	*12%
Pool 4 Depreciation	40%	60%	63%	54%	46%	40%	34%	*29%	*25%	*21%

*These would all be applicable for the 30% floor rule.

*Real Property Tax

The property tax rate in Indiana is capped at 1% for homesteads, 2% for other residential property and farmland, and 3% for commercial, industrial, and personal property. Business owners will pay the lesser of (1) effective rate on the property's net property value after adjustment(s) from any applicable credit(s) such as tax abatement or (2) 3% on gross assessed property value. This means while the taxing district's effective rates may be higher, the maximum paid is capped at 3%.

Indiana's real property tax is assessed at 100% of market-based value. Real property includes improvements (buildings and pavements) and lands. In most cases the market value in use for new construction should approximate construction cost. Real property is assessed by the County Assessor. Real property tax for new construction can be estimated as:

$$\text{Cost} \times \text{Effective Tax Rate (or 3\% max)} = \text{Real Property Tax}$$

Personal Property Tax

Tangible Depreciable Personal Property, the assessed value for business depreciable personal property (i.e. machinery, equipment and office furniture) is calculated by multiplying the federal tax cost by the appropriate true-tax-value percentage. There are four depreciation tables called "pools". The proper "pool" is determined based on the federal tax life of the asset. For example, the assessed value of two-year-old property with a seven-year life for federal tax would be calculated as cost times 56 percent. Indiana imposes a 30 percent floor for valuation of business tangible depreciable property. The assessed value of all business tangible depreciable property cannot be less than 30 percent of its total.

Special Tools, Indiana regulation allows special valuation treatment for qualifying "special tools" which may include tools, dies, jigs, molds, patterns and gauges. Qualifying special tools are valued at 30 percent in year one and three percent thereafter. Special tools are not subject to the 30 percent valuation floor.

Business Tangible Personal Property is the value of all property besides real estate that is used in your business or organization. It includes equipment used in producing income or held as an investment; billboards; foundations for the equipment; and all other tangible property other than real property. Equipment or machinery used for the production, manufacture, fabrication, assembly, or processing of other personal property, as well as R&D purposes. Computer application software is considered an intangible asset and is not assessable. (per the Indiana Department of Local Government Finance)

Tangible Personal Property Not Placed in Service (CIP), business tangible depreciable personal property not placed in service as of March 1 is valued at 10 percent of cost. Unlike real property, personal property is self-reported in Indiana, which means the taxpayer is responsible for reporting all tangible personal property. The taxpayer also decides which depreciation schedule to use when reporting personal property depending on the life of the property.

****EXAMPLE** Tax Breakdown**

Alexandria Park Tax Breakdown

Alexandria 022 – Alexandria City - 2022 Payable 2023 - Total Tax Rate: 4.831400% - 3% Tax Cap

Fund	Rate	Fund %	Tax %
Madison County	0.669600		13.86%
County General Fund 01	0.591000	88.26%	12.23%
County Health Fund 01	0.025400	3.79%	0.53%
Cumulative Bridge Fund 01	0.045000	6.72%	0.93%
Reassessment Fund 2015 01	0.008200	1.22%	0.17%
Monroe Township	0.020900		0.43%
Township Assistance 01	0.014200	67.94%	0.29%
Township Cemetery Fund 21	0.004800	22.97%	0.10%
Township Tax Fund 01	0.001900	9.09%	0.04%
Alexandria	2.932100		60.69%
Corporation Fund 02	2.471300	84.28%	51.15%
Cumulative Capital Development 11	0.050000	1.71%	1.03%
MVH Fund 11	0.263800	9.00%	5.46%
Park Fund 03	0.147000	5.01%	3.04%
Alexandria Community Schools	1.008500		20.87%
Operation	0.546200	54.16%	11.31%
REF Debt Post 09	0.362900	35.98%	7.51%
School Debt Service Fund 01	0.099400	9.86%	2.06%
Alexandria Monroe Public Library	0.192300		3.98%
Library General Fund 03	0.192300	100.00%	3.98%
Special	0.008000		0.17%

****Corporate Income Tax**

The Corporate Adjusted Gross Income Tax is calculated based on the adjusted gross income, which is a company's federal adjusted gross income with certain adjustments. This method of determination simplifies tax calculations for corporations and does not apply to S corporations and not-for-profit organizations. It is not federal tax deductible and accelerate and bonus depreciation is allowed. Corporate Income Tax Credit programs are available through the State of Indiana.

*****Sales Tax Exemption**

The Indiana sales tax exemptions for manufacturing are available on purchases of manufacturing machinery, tools, and equipment that are "directly used" in production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of tangible personal property. The Indiana sales tax exemptions for manufacturing also include property incorporated as a part of the final product and property consumed that is directly used in the production process.

Indiana offers an exemption from state sales tax on the purchase of electricity, natural gas, and water used in qualifying production activities. Construction materials sales tax exemption is only applicable if the purchase is ultimately for an exempt entity like a non-profit organization or government. For a project that is a for-profit private company, it would not be applicable. If the contractor is buying materials for a client who would be able to purchase those materials as exempt entity themselves (non-profit or government), then the contractor can apply for exemption also.

Single Sales Factor Apportionment

The Indiana portion of a corporation's tax liability is based solely on the portion of the company's sales in the State of Indiana.

Unemployment Insurance Tax

Indiana was ranked 9th in the nation by the Tax Foundation in the 2021 State Business Tax Climate Index Ranking for Unemployment Insurance Tax. Unemployment Insurance Tax ranges from 0.5% to 7.4%. Most new employers are assessed at a rate of 2.5%. Governmental entities, construction companies, and successor employers have different new employer rates. The organization pays the premium rate on the first \$9,500 of wages per employee, per year. If the organization has at least 36 continuous months of liability and wages as of June 30th, it will receive a calculated merit rate for next calendar year.

Workers' Compensation

Indiana ranks # 3 in the nation for lowest Workers' Compensation Premium Rate at \$0.77 per \$100 of payroll.

Payroll Taxes

FICA (Social Security) – 6.2% (6.2% on the first \$132,900 wages paid)

Medicare – 1.45% or 2.35% (1.45% on the first \$200,000 and 2.35% above \$200,000)

State of Indiana Business Overview



BUSINESS COST COMPARISON - MIDWEST					
Taxes & Factors	INDIANA	ILLINOIS	KENTUCKY	MICHIGAN	OHIO
Corporate Income Tax Rate (a)	4.9%	9.5% (7.0% + 2.5% replacement tax)	5.0%	6.0%	None
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	No State Income Tax
Gross Receipts Tax	None	None	None	None	0.26%
Individual Income Tax Rate	3.15%	4.95% *	5.0%	4.25%	0% -3.99%
Local Average Individual Income Tax Rate (b)	1.56%	None	2.08%	1.7%	2.5%
Sales Tax Rate	7.0%	6.25%	6.0%	6.0%	5.75%
Local Average Sales Tax Rate (c)	None	2.83%	None	None	1.42%
2021 Tax Foundation Property Tax Index Rank	2	48	21	35	6
Inventory Tax	No	No	Yes (Offset by tax credit)	Partial	No
Unemployment Insurance Tax - New Employer (d)	\$238	\$473	\$300	\$257	\$243
Workers' Compensation Premium Rate Rank	3	28	14	15	12
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.77	\$1.46	\$1.13	\$1.14	\$1.11
Mean Hourly Wage (e)	\$23.57	\$29.87	\$22.94	\$26.35	\$24.80
Cost of Living Index	95.3	99.9	92.6	90.5	92.3
Right To Work	Yes	No	Yes	Yes	No

(a) The corporate income tax rate decreases are effective July 1 of each year noted.

(b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(d) Highest new employer (non-construction/mining) rate multiplied by highest new employer wage base

(e) QCEW 2019 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

State Rankings	INDIANA	ILLINOIS	KENTUCKY	MICHIGAN	OHIO
CNBC America's Top States for Business 2021 - Infrastructure	3	1	20	18	11
Area Development 2020 Top States for Doing Business - Logistics & Infrastructure	4	8 (tie)	Not Ranked in Top 10	Not Ranked in Top 10	5
Forbes The Best States for Business 2019 - Regulatory Environment	5	39	33	22	26
Chief Executive 2021 Best & Worst States for Business	5	48	23	15	7
Area Development 2020 Top States for Doing Business - Competitive Labor Environment	5	Not Ranked in Top 10	Not Ranked in Top 10	Not Ranked in Top 10	10
Site Selection Prosperity Cup Top 10 - 2021	5 (tie)	Not Ranked in Top 10	5 (tie)	10	4
SBE Council Small Business Policy Index - 2019	6	35	30	14	13
Tax Foundation 2021 State Business Tax Climate Index	9	36	19	14	39
S&P Global State Credit Rating General Obligation or ICR	AAA	BBB	A	AA	AA+

Source: Tax Foundation (1/2021).

Incentives Overview

Local Incentives - Applicable incentives vary based on project location and scope

Industrial Revenue Bonds

- Low-interest tax-exempt bonds; Interests on the bonds is exempt from federal and state income tax

Property Tax Abatement

- Any property owner in an economic revitalization area who makes improvements to real property or installs new or used manufacturing equipment from out of state is eligible for property tax abatement
- Commercial, industrial and equipment tax abatements are based upon project scope
- Time frame varies and may be abated up to ten years

Tax Increment Financing (TIF)

- TIF allows the city to use increased tax revenues stimulated by redevelopment or economic development to pay for the capital improvements, such as roads and utilities, within the boundary of the TIF district

Additional Incentives

Foreign Trade Zone

Companies that import or re-export can realize substantial time and financial savings via the Foreign Trade Zone (FTZ), a federal program designed to support American business and job growth. In just a 30-minute conversation with your CFO or CEO, an FTZ consultant is able to gather the data required to produce a feasibility study/cost-benefit analysis, and it is free to you. [INzone](http://www.INzone.org) (www.INzone.org or 317-487-7200), Central Indiana's FTZ Grantee Administrator, pays for the study and helps connect you to qualified consultants.

In an FTZ, your company could experience these benefits:

- **Duty Savings** - Imports may be admitted and held in an FTZ without paying U.S. Customs duties.
- **Flexibility** - All merchandise, whether domestic or foreign, may be placed in an FTZ. Within an FTZ users can mix, manipulate, test, clean, sample, salvage, process, display, repair, destroy, assemble, and manufacture merchandise and goods.
- **Zone-to-Zone Transfer** - Items can be transferred between zones without being subjected to taxes.
- **Duty Rate Choice** - FTZ users can pay the duty rate applicable to either the raw materials or the finished products manufactured from the raw materials, depending upon which is lower.
- **Shelf-Life** - Items can be stored indefinitely in an FTZ, unlike a bonded warehouse.
- **Labeling** - No country-of-origin labels are required on merchandise admitted to the FTZ.
- **Quota / Supply Chain Efficiency** - Zone users can bring in bulk shipments and store quota goods in a FTZ until the next quota period allows for importation and distribution into the U.S.

Additional Tax Credit Programs may be available through the State of Indiana.



INDIANA Economic Development Rider 2021

Indiana Michigan Power (I&M) customers benefit from some of the lowest industrial energy rates in the country among investor owned utility companies. In an effort to encourage additional development in its service area, I&M offers a billing demand credit to qualified new and expanding businesses. The reduction is referred to as an

The State of Indiana, through the Indiana Economic Development Corporation (IEDC), offers a variety of business incentive programs for companies creating new jobs and investment in Indiana. <https://iedc.in.gov/>



Economic Development for a Growing Economy (EDGE) Tax Credit

The refundable corporate income tax credit calculated as a percentage (not to exceed 100%) of the expected increased tax withholdings generated from new jobs creation. The credit certification is phased in annually for up to 10 years based upon the employment ramp-up outlined by the business.

<https://iedc.in.gov/incentives/economic-development-for-a-growing-economy-tax-credit/home>

Headquarters Relocation Tax Credit (HRTC)

A tax credit to corporations that relocate their headquarters to Indiana. The credit is assessed against the corporation's state tax liability. The Small Headquarters Relocation Tax Credit (S-HQRTC) provides a refundable tax credit to a small, high-growth business that relocates its headquarters or the number of employees that equals 80% of the company's total payroll to Indiana.

<https://iedc.in.gov/incentives/headquarters-relocation-tax-credit>

Hoosier Business Investment (HBI) Tax Credit

The non-refundable corporate income tax credits calculated as a percentage of the eligible capital investment to support the project. The credit may be certified annually, based on the phase-in of eligible capital investment, over a period of two full calendar years from the commencement of the project.

<https://iedc.in.gov/incentives/hoosier-business-investment-tax-credit>

Skills Enhancement Fund (SEF)

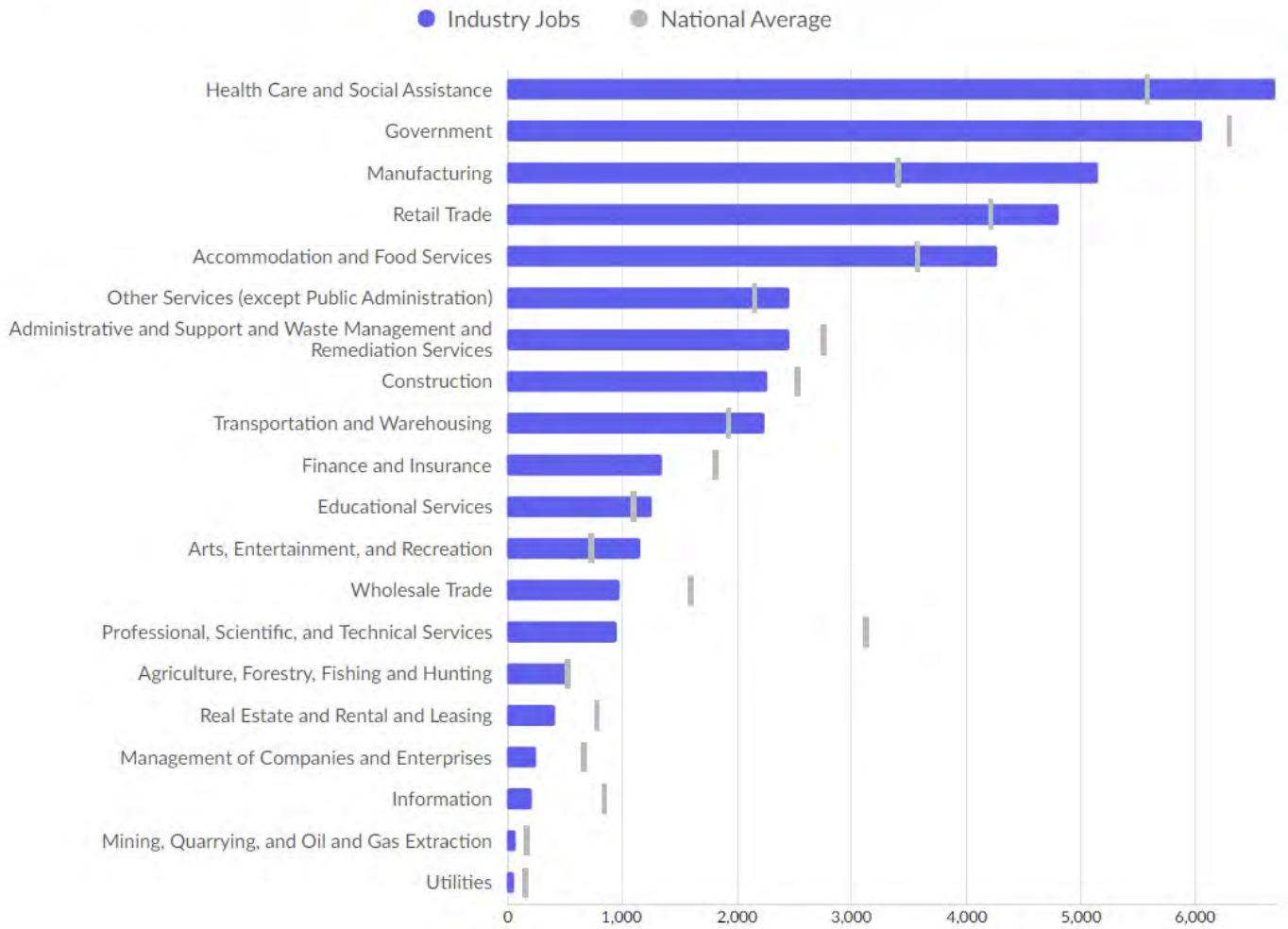
SEF provides assistance to businesses to support training and upgrading skills of employees required to support new capital investment. The grant may be provided to reimburse a portion (typically 50%) of eligible training costs over a period of two full calendar years from the commencement of the project.

<https://iedc.in.gov/incentives/skills-enhancement-fund-sef>

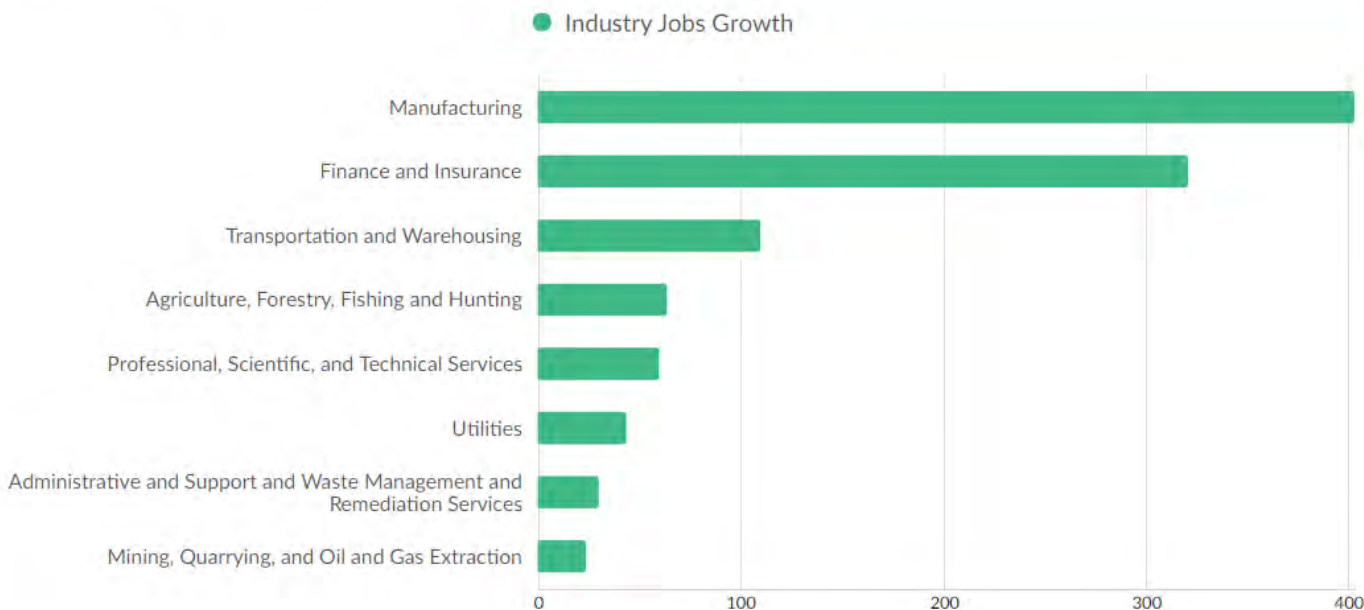
To learn more about other incentives, programs and initiatives offered by the State of Indiana, please go to the Indiana Economic Development Corporation (IEDC) web site <https://iedc.in.gov/incentives>.

Madison County Industries

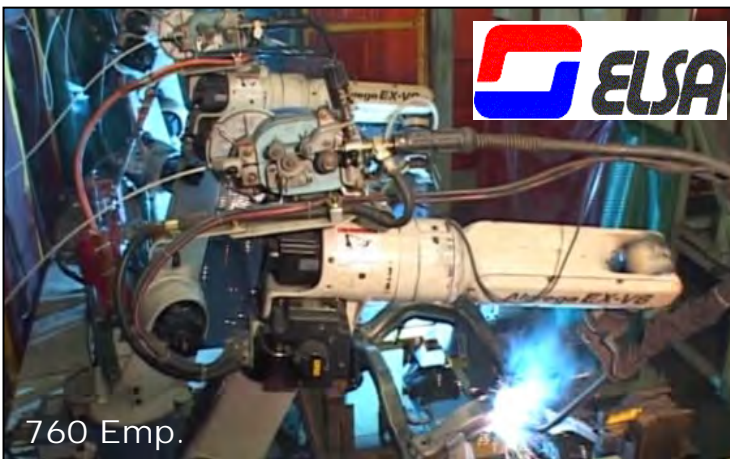
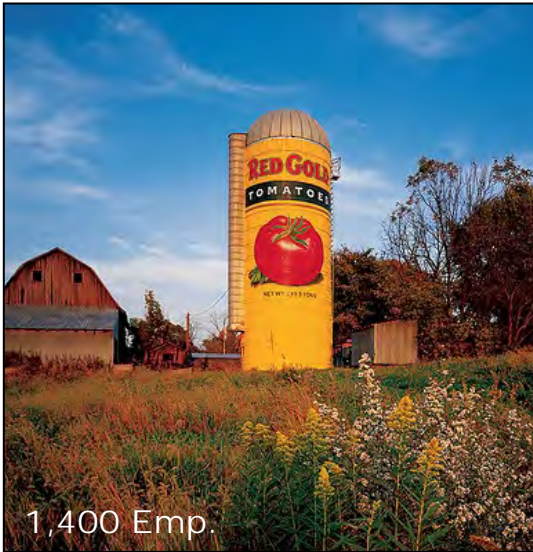
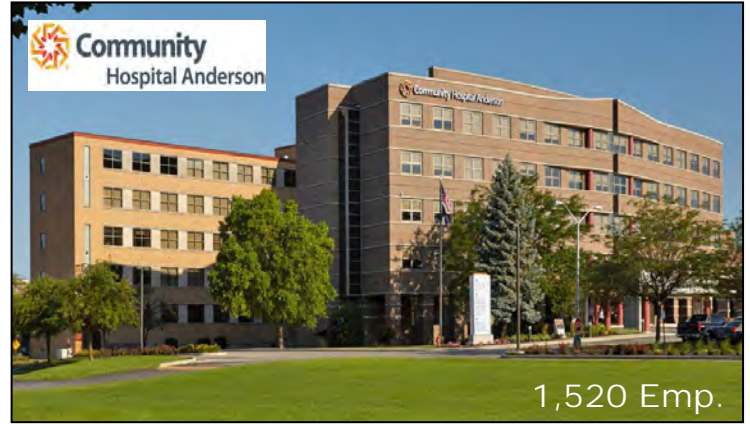
Largest Industries



Top Growing Industries



Madison County Major Employers



Madison County Top Employers List

Madison County, Indiana Largest Employers			
Company	Emp.	Description	Yr. Est.
Ascension St. Vincent Anderson*	2108	Medical & Surgical Hospital	1894
Community Hospital Anderson	1518	Medical & Surgical Hospital	1962
Red Gold*	1400	Food Production - Tomato Based Products	1942
Anderson Community School Corp.	1094	Primary School	
Nestle USA	829	Beverage Production - COFFEE-MATE®, NESQUIK®, BOOST®	2006
Pendleton Correctional Facilities	808	Correctional Institution	1923
ELSA LLC	760	Tier 1 Auto Parts Manufacturing - Fuel Tanks & Exhaust Systems	1987
Healing Hands	727	Home Health Care	2018
Harrah's Hoosier Park Racing & Casino	677	Horse Racing & Casino	1994
Madison County Government	657	County Government	
City of Anderson	639	City Government	
South Madison Community Schools*	575	Primary School	
NTN Driveshaft	541	Tier 1 Auto Parts Manufacturing - CVJs	2015
Carter Logistics Inc	508	General Freight Trucking	1957
Tractor Supply	460	Distribution	1999
Frankton-Lapel Community Schools	439	Primary School	
Kroger-Payless Super Markets	403	Super Market	1947
Wal-Mart Super Center*	365	Retail	
Anderson University	361	University	1917
Elwood Community School Corp.	312	Primary School	
Keter - HDP	304	Plastic Shelving & Consumer Products Manufacturing	1996
Meijer	274	Retail	
Greenville Technology Inc. (GTI)	251	Tier 1 Auto Parts Manufacturing - Interior Plastic Molded Components	2012
Owens Illinois (Brockway Glass)	230	Glass Bottle Manufacturing	1953
Alexandria Community School Corp.	217	Primary School	
Ed Martin*	200	Auto Retail	1978
GetGo - Giant Eagle	199	Convenience	1989
Unified Group Services	182	Insurance	1996
Menards Anderson	175	Retail	
Lowes Anderson	165	Retail	
Hy-Pro Filtration	162	Industrial Filtration Manufacturing	2012
Ivy Tech Community College	147	Community College	
Prairie Farms	146	Dairy Products Manufacturing	1941
Riverview Hospital -Rawlins House	141	Nursing Home Campus	
Speedway*	130	Gas & Convenience	
E & B Paving, Inc.	125	Highway & Street Construction & Materials	1986
BI Monitoring	115	Monitoring	1986
Warner Bodies, Inc.	112	Utility Truck Body Manufacturing	2013
Precision Strip	109	Metal Toll Processing	2000
*Awaiting 2024 employee count			

Updated: March 2024

Recent Business Attractions, Expansions, and Closures



2020 Exp. 140 Jobs \$58M Inv.

The last 15 years Madison County has gained:
9,000 New Jobs and \$3 Billion New Investment



2023 New 104 Jobs \$20M Inv.



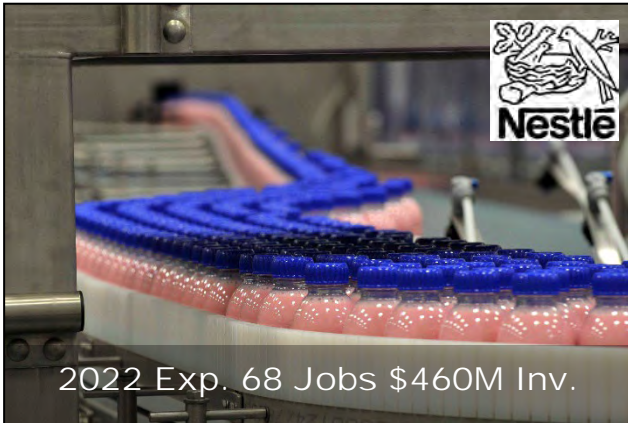
2023 Att. 40 Jobs \$30M Inv.



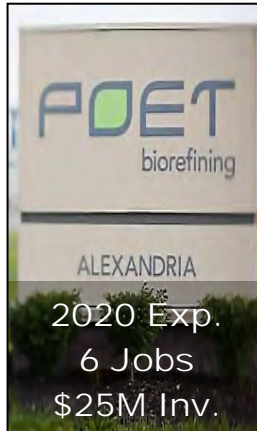
2022 Exp. 20 Jobs \$31.8M Inv.



2018 Expansion 160 Jobs \$10.7M



2022 Exp. 68 Jobs \$460M Inv.



2020 Exp. 6 Jobs \$25M Inv.



2021 Exp. \$19M



2018 Attraction 30 Jobs \$8M

Manufacturing closures in the past 10 years:

- 2020: Keihin N.A. 120 jobs
- 2018: Borg Warner 325 jobs
- 2014: Echo Auto 15 jobs



2022 Exp. \$11M
 2020 Exp. 30 Jobs

Madison County 6 Year Activity - Large Industrial & Quality of Life

<u>Company</u>	<u>Industry</u>	<u>Activity</u>	<u>City/Town</u>	<u>Jobs</u>	<u>Investment</u>	<u>Date</u>
2023						
Superior Insealators	Insulation Mfg.	Expansion	Anderson	8	\$500,000	6/8/2023
FITT USA	Hose, Tube, Pipe Mfg.	Attraction	Anderson	104	\$20,000,000	8/9/2023
Scannell Prop. - Corteva Agriscience	Seed Whse. & Dist.	Attraction	Anderson	41	\$30,000,000	9/18/2023
Total				153	\$50,500,000	
2022						
Harrah's Hoosier Park Racing & Casino	Racing & Casino	Expansion	Anderson	100	\$39,000,000	5/5/2022
Nestle USA	Beverage Mfr.	Expansion	Anderson	0	\$7,900,000	5/21/2022
EnerDel	Lithium-ion Battery	Attraction	Anderson	50	\$0	7/14/2022
Interstate Warehousing Inc.	Cold Storage	Expansion	Anderson	20	\$31,800,000	11/12/2022
Nestle USA	Beverage Mfr.	Expansion	Anderson	68	\$460,500,000	12/6/2022
Red Gold	Food Processing	Expansion	Elwood	0	\$11,000,000	12/7/2022
Total				238	\$550,200,000	
2021						
DEPCO Products	Const. Equip. Supplier	Attraction	Elwood	25	\$1,500,000	4/14/2021
MaxiForce Diesel Engine Parts	Engine Manufacturing	Attraction	Anderson	6	\$500,000	4/30/2021
Owens-Brockway Glass	Glass Manufacturing	Expansion	Lapel	0	\$19,000,000	5/20/2021
Unlimited Motors	Auto Dealership	Attraction	Elwood	20	\$7,000,000	5/21/2021
Interstate Warehousing	Cold Storage Whs.	Expansion	Anderson	20	\$30,000,000	10/18/2021
Total				71	\$58,000,000	
2020						
NTN Driveshaft	Auto Parts Mfg.	Expansion	Anderson	140	\$58,000,000	2/11/2020
Recycled Polymers	Recycled Plastic Mfg.	Expansion	Anderson	8	\$1,520,000	6/15/2020
Poet Biorefinery	Ethanol Mfg.	Expansion	Alexandria	6	\$25,000,000	10/16/2020
Red Gold	Food Processing	Expansion	Elwood	30	\$0	11/19/2020
Total				184	\$84,520,000	
2019						
SER North America	Plastics Mfg.	Expansion	Anderson	38	\$17,600,000	8/10/2019
Forged Alliance - Barnett Bates	Aluminum & Steel Mfg.	Attraction	Anderson	18	\$1,000,000	8/22/2019
Italpollina	Bio-Fertilizer Mfg.	Expansion	Anderson	7	\$6,800,000	9/26/2019
Ertl Enterprises	Combustion Mfg.	Expansion	Anderson	9	\$115,000	10/8/2019
NTK Precision Axle	Auto Parts Mfg.	Expansion	Anderson	100	\$47,000,000	11/1/2019
Nestle USA	Beverage Mfg.	Expansion	Anderson	30	\$200,050,000	12/6/2019
Total				202	\$272,565,000	
2018						
Jackson Street Tower Building	Residential Developme	Attraction	Anderson	1	\$1,970,000	1/11/2018
Belle Tire	Tire Sales	Attraction	Anderson	17	\$3,200,000	2/8/2018
The Mercantile/Horner's Market	Residential & Retail	Attraction	Alexandria	30	\$8,000,000	3/1/2018
Boca Holdings LLC	Healthcare Office	Attraction	Anderson	13	\$25,000	4/20/2018
Dollar General	Retail	Attraction	Alexandria	10	\$900,000	5/15/2018
KMG Homecare	Healthcare	Attraction	Anderson	22	\$774,000	6/14/2018
Tractor Supply Company	Distribution Center	Expansion	Pendleton	158	\$10,700,000	6/14/2018
Hy-Pro Filtration	Filtration Manufacturin	Expansion	Anderson	30	\$1,600,000	6/27/2018
Klipsch-Card Athletic Facility	Recreational Center	Attraction	Pendleton	0	\$14,000,000	7/17/2018
Coal Iron LLC	Ironwork Forging	Expansion	Anderson	10	\$265,000	11/20/2018
LeClanche	Lithium Ion Battery	Expansion	Anderson	11	\$100,000	12/1/2018
GoElectric	R&D -Auto Mfg.	Expansion	Anderson	39	\$500,000	12/1/2018
Hudson House Apartments	Residential	Attraction	Anderson	2	\$1,080,000	12/13/2018
Total				343	\$43,114,000	

Madison County International Companies

MADISON COUNTY INTERNATIONAL

Madison County has robust and growing **Foreign Direct Investment** and a **Diverse International Business** presence. Madison County has 20 International Companies from 10 different Countries. These 19 Companies have brought with them over 4,000 Jobs and over \$1.5 Billion Investment!



Britain

Keter - Resin Based Products Manufacturing



Canada

Mancor - Precision Metal Manufacturing
WildCat Windfarms - Windfarm



China

Altairnano - Lithium Titanate Battery R&D
Sutong Tire - Tire Import & Distribution



France

Saft - Go Electric - Green



Germany

Muhlen-Sohn - Industrial Fabrics Distribution



Israel

Taditel - Advanced Microelectronics R&D



Italy

Italpollina - Organic Biostimulant Fertilizer Mfg.
FITT - Hose and Pipe Manufacturing
Tecnoplast - Clean Chemical Filtration Mfg.
Sirmax - Plastic Material Manufacturing
SER - Plastic Material Manufacturing



Japan

Hitachi Transport System - Carter - Logistics
Sakamoto Industry - ELSA
- Tier 1 Fuel & Exhaust System Auto Mfg.
Moriroku Technology - Greenville Technology
- Tier 1 Resin Molded Auto Parts Mfg.
NTN Corporation - NTN Driveshaft Anderson
- Tier 1 CVJ, Driveshaft, Hub & I/C Shaft Mfg.



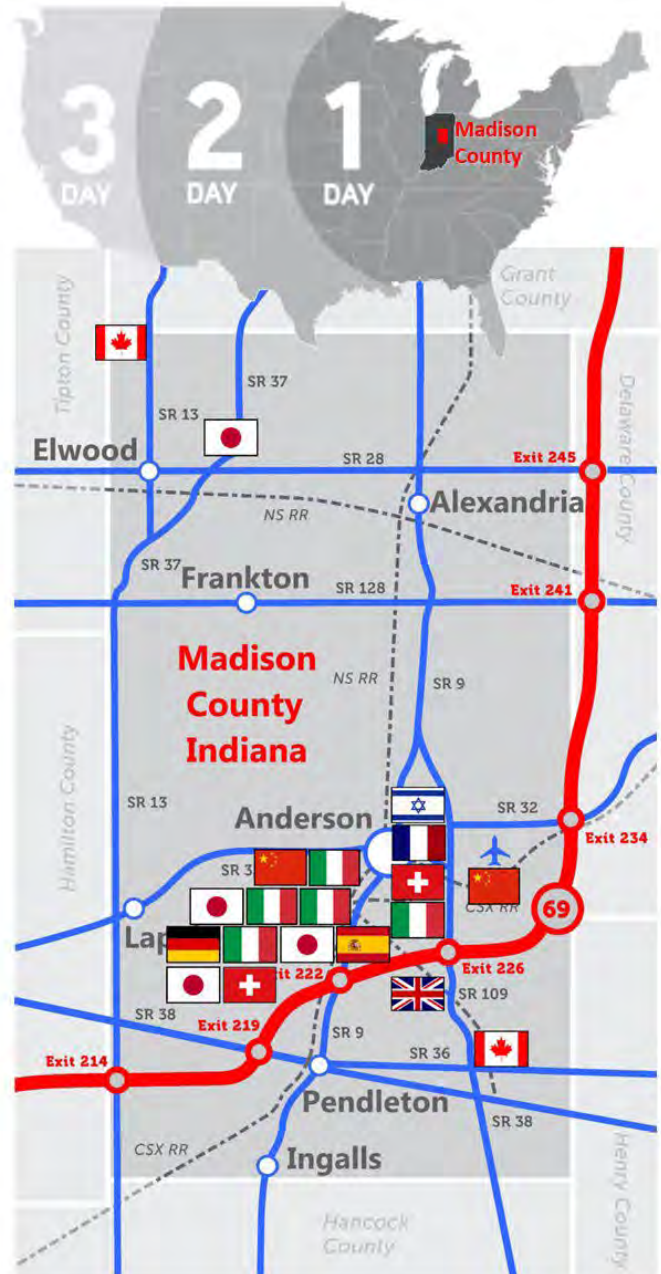
Spain

Saica - Cardboard Manufacturing



Switzerland

Nestlé USA - Food Processing & Distribution
LeClanché N.A. - Energy Storage R&D



Distance to Major Cities:

Indianapolis, IN 40 miles • Cincinnati, OH 120 miles • Louisville, KY 150 miles
Columbus, OH 170 miles • Chicago, IL 200 miles • Detroit, MI 240 miles

Madison County Economic Development

Rob Sparks • robsparks@madisonced.com
765-642-1860 • www.madisonced.com

...We Are the Makers of the Well-Made
and the Dreamers of Big Dreams,
We Are Madison County...

Demographic Information

Population Estimates by Age (2022)

Madison County Age	Number	%
Preschool (0 to 4)	7,130	5.4%
School Age (5 to 17)	20,841	15.8%
College Age (18 to 24)	11,022	8.4%
Young Adult (25 to 44)	33,820	25.7%
Older Adult (45 to 64)	33,954	25.8%
Seniors (65 and older)	24,977	19.0%
Median Age	40.8	



Laborshed/Labor Pool *Age	Number	%
Preschool (0 to 4)	111,229	6.2%
School Age (5 to 17)	310,895	17.4%
College Age (18 to 24)	176,596	9.9%
Young Adult (25 to 44)	499,555	27.9%
Older Adult (45 to 64)	426,166	23.8%
Seniors (65 and older)	267,089	14.9%
Median Age		

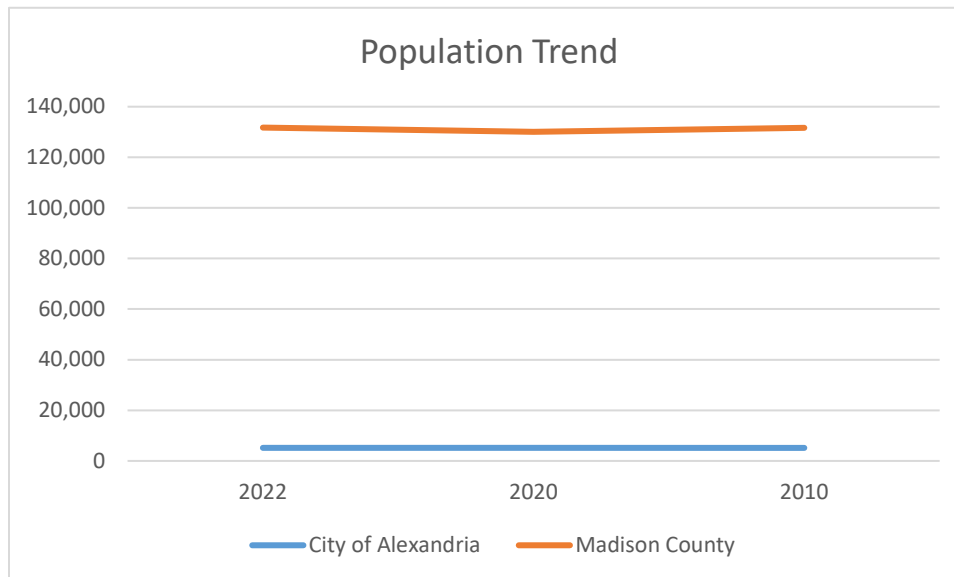
* Laborshed/Labor Pool includes Delaware, Grant, Hamilton, Hancock, Henry, Madison, Marion, and Tipton counties.

Population over Time

	<u>2022</u>	<u>2020</u>	<u>2010</u>
	Population	Population	Population
City of Alexandria	5,165	5,149	5,145
Madison County	131,744	130,065	131,636
Laborshed*	1,791,530	1,779,857	1,632,730

* Laborshed/Labor Pool includes Delaware, Grant, Hamilton, Hancock, Henry, Madison, Marion, and Tipton counties.

Source: Hoosiers by the Numbers/Indiana Department of Workforce Development



Income (2022)

	Madison County	Indiana
Median Family Income	\$73,998	\$84,657
Median Household Income	\$60,060	\$67,173
Per Capita Personal Income –PCPI	\$46,466	\$58,323
Average Wage Per Job	\$ 48,441	\$61,944
Poverty Rate	14.1%	12.3%
Poverty Rate –Children under 18	21.1%	16.1%

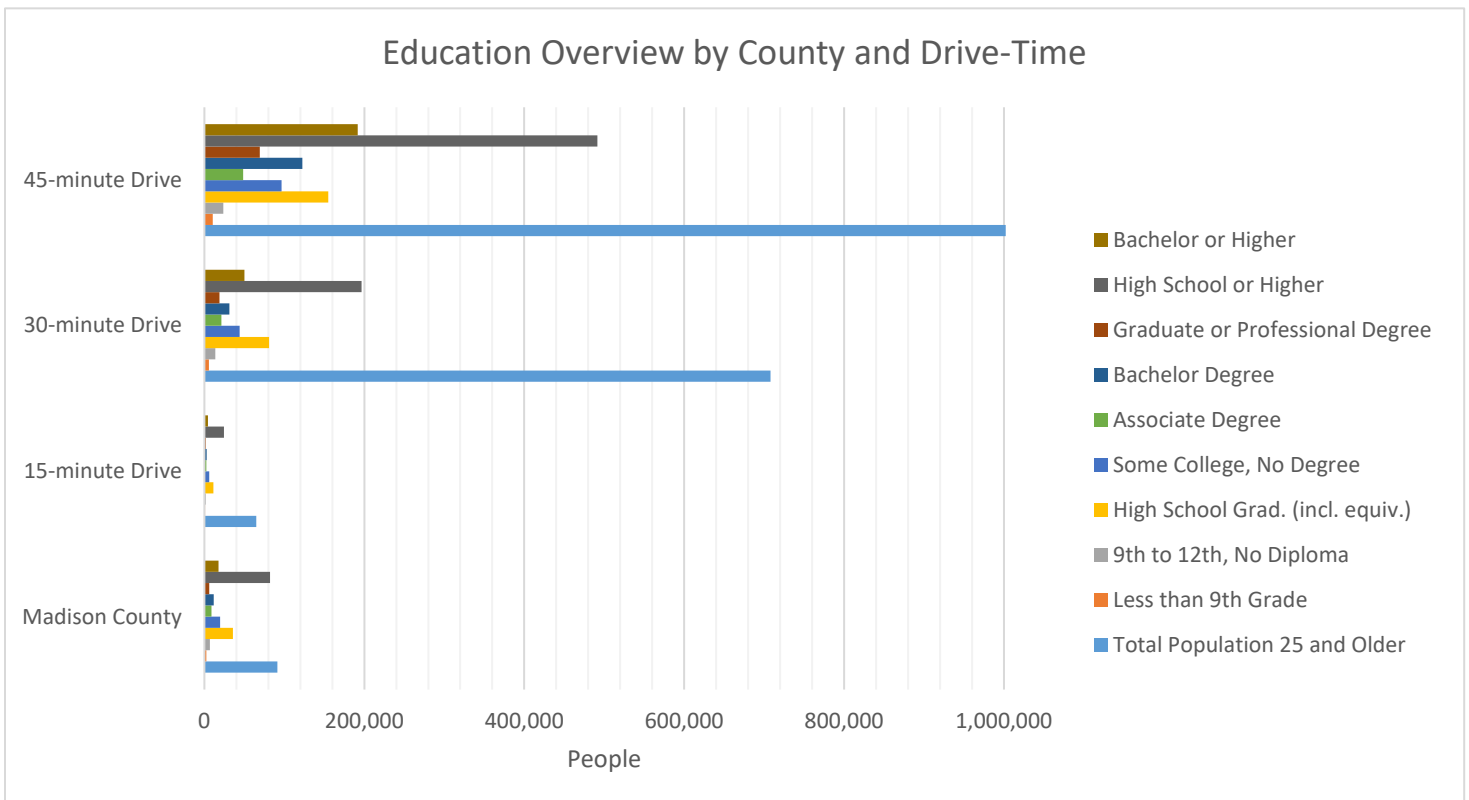
Source: US Census Bureau, ACS 5 Year Estimates

Education Attainment (2022)

Within 15-, 30- and 45-minute drive of Alexandria Park, Anderson (Madison County), Indiana

	Madison County		15-minute Drive		30-minute Drive		45-minute Drive	
				%		%		%
Total Population 25 and Older	91,235	-----	65,000	-----	708,073	-----	1,392,044	-----
Less than 9th Grade	2,439	2.67%	658	2.48%	5,639	2.61%	10,306	1.96%
9th to 12th, No Diploma	6,764	7.41%	1,539	5.81%	13,729	6.36%	23,477	4.47%
High School Grad. (incl. equiv.)	35,710	39.14%	11,452	43.24%	81,064	37.53%	154,742	29.45%
Some College, No Degree	19,587	21.47%	6,077	2.94%	44,206	20.46%	96,686	18.40%
Associate Degree	9,005	9.87%	2,423	9.15%	21,138	9.79%	48,469	9.22%
Bachelor's Degree	11,740	12.87%	2,877	10.86%	31,182	14.44%	122,631	23.34%
Graduate or Professional Degree	5,990	6.57%	1,460	5.51%	19,052	8.82%	69,161	13.16%
High School or Higher	82,032	89.91%	24,289	37.37%	196,642	27.77%	491,689	35.32%
Bachelor or Higher	17,730	19.43%	4,337	6.67%	50,234	7.09%	191,792	13.78%

Source: US Census Bureau, ACS 5 Year Estimates and Applied Geographic Solutions



Workforce Training



The Anderson Advanced Manufacturing Program (AAMP) is a job training program that works with both our educational and corporate partners to fill vacant positions with graduates who show the proper work ethic and basic skill levels required by our area manufacturers.

- AAMP training slots are paid positions: \$1,440 for the entire 120 hour program (3 wks @ 40 hrs per wk)
- AAMP works in partnership with Ivy Tech Community College, Purdue Polytechnic, the Center for Employee Development (C4ED), Vincennes University and local employers to prepare Anderson residents for employment
- The three-week intensive program includes hands-on training in LEAN manufacturing techniques, basic operation of tools used by area advanced manufacturers, fork lift operation OSHA 10 safety and other skills required by employers in the area
- AAMP graduate will earn college credit from Ivy Tech, a fork lift certification, an Advanced manufacturing Certificate issued by Purdue University, the ACT National Career Readiness Certificate and the OSHA 10 certification
- Each student has private interviews with the HR teams of the participating employers at the end of the training program for prospective employment
- AAMP is modeled after the Lafayette RAMP program created by Subaru & Conexus which has successfully reduced new employee turnover by 60% while reducing costs
- AAMP is recognized by the Indiana Department of Workforce Development as an approved training provider on the state's INTraining Program

Please visit AAMP at <https://www.andersonecondev.com/565/AAMP-Work-Readiness-Initiative>.



JobSource is a partner in the WorkOne Anderson office, operates the Workforce Innovation and Opportunity Act (WIOA) providing with programs including among others, job training, certification assistance and short-term tuition assistance.

Please visit JobSource at <http://jobsourcecap.org/>.



WorkOne, a division of the Indiana Workforce Development Department (DWD), assists both individuals seeking employment and businesses seeking employees. WorkOne has resources for job postings and referrals, training information, placement assistance, community connections, employee recruitment, labor market information, and more. Their computerized job matching system can evaluate your job positions to develop a profile of essential skills required to do that job well. Using the WorkKeys test, WorkOne can assess applicants for those skills.

Please visit WorkOne at <http://www.workonecentral.org/employers.html>.



The Employer Training Grant reimburses employers who train, hire, and retain new or incumbent workers to fill in-demand positions within recognized job fields. The grant will reimburse employers up to \$5,000 per employee who is trained, hired, and retained for six months, up to \$50,000 per employer. It's easy to learn more and submit a grant request.

Please visit Next Level Jobs at <https://www.nextleveljobs.org/Job-Seeker/Available-Job-Training>.

Training, Education, and Incubation

The Flagship Enterprise Center (FEC) is an innovative center for education, business incubation, technology transfer, and training which supports economic development in Anderson. It serves as a specialized small business incubator and early business accelerator with an emphasis on providing education opportunities as well as fostering emerging manufacturing and electronic technology.



Supported by the City of Anderson, Anderson University, Purdue University, the U.S. Small Business Administration (SBA), the U.S. Department of Commerce Economic Development Administration (EDA), and many others, the FEC is an EDA designated Center of Excellence and the Flagship Park is a State of Indiana Certified Technology Park.



Flagship Purdue Polytechnic Institute is a 90,000 SF LEED certified state-of-the-art building consisting of Purdue University Polytechnic Institute, 2 makerspaces, and 6 computer and applied engineering labs, offering hands-on learning environment. It also has business-incubation, light industrial space, prototyping, and woodworking. P3 Makerspace is the place its members bring creations to life with a state-of-the-art workspace.

Higher Education

Within Madison County, Indiana there are several higher learning institutions including:

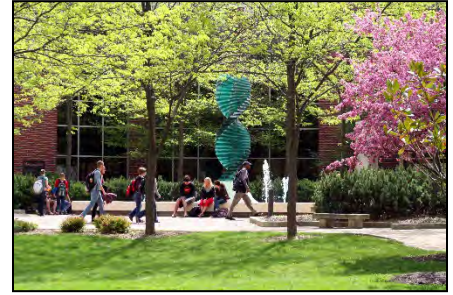


Anderson University

www.anderson.edu/

1,300 students

Accounting, Computer Engineering (and Cyber Security), Criminal Justice, Economics, Electrical Engineering, Engineering Physics, Entertainment & Music Business, Entrepreneurship, Finance, Global Business, Management, Information Systems, Marketing, MBA & DBA, Mechanical Engineering, and Mechatronics Engineering to name a few.

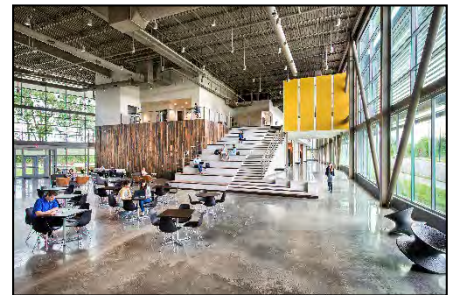


Purdue University Polytechnic Institute (Anderson)

www.polytechnic.purdue.edu/anderson

85 students

Computer and Information Technology, Engineering Technology, Industrial Engineering Technology, Mechanical Engineering Technology, Multidisciplinary Technology



IVY Tech Community College (Anderson)

www.ivytech.edu/anderson

4,020 students Anderson

Advanced Automation and Robotics, Automotive Technology, Design Technology, Electrical Engineering Technology, Electronics and Computer Technology, Energy Technology, Engineering Technology, Industrial Technology, Manufacturing Production and Operations, Welding, Network Infrastructure, Server Administration, Information Technology Support (nearly 40 programs available in East Central region)



The Indiana Federation for Advanced Manufacturing Education (INFAME) <https://www.indianafame.com/> is a partnership of regional manufacturers whose purpose is to implement career pathway, apprenticeship-style educational programs that will create a pipeline of highly skilled workers. INFAME offers the Advanced Manufacturing Technician (AMT) Program, a standardized and structured approach to preparing a student for a career. This five-semester technical program integrates both on-the-job training and classroom education, offering the student the opportunity to earn wages and college credit while concurrently earning their diploma. INFAME can also assist companies in other work-based learning and training opportunities including registered apprenticeships, work-based learning, internships and on-the-job training. In Madison County, INFAME partners with Red Gold and Nestlé USA through Vincennes University.



There are at least 5 other Major Universities with 75,000 students within 50 miles of Madison County, Indiana.

Higher Education

Madison County, Indiana is home to several higher learning institutions such as **Anderson University, Purdue University Polytechnic, IVY Tech Community College**, plus a new program with **Vincennes University**. There are several other Universities and Colleges nearby in our labor force pool as well.

Four-Year College & Universities 2022-2023 Data								
University	Enrollment					Graduation	Location	
Institution	Total	Under Grad Full-Time	Under Grad Part-Time	Under Grad	Graduate	2022 Graduates	City	County
Anderson University	1,290	91%	9%	1,129	161	374	Anderson	Madison
Purdue University Polytechnic - Anderson	82	-	-	-	-	17	Anderson	Madison
Ball State University	19,777	88%	12%	14,416	5,361	6,248	Muncie	Delaware
Indiana University-Purdue University Indianapolis (IUPUI)	25,979	84%	16%	17,727	8,252	8,141	Indianapolis, Columbus, Ft. Wayne	Marion, Bartholomew, Allen
Butler University	5,525	96%	4%	4,427	1,098	1,528	Indianapolis	Marion
Indiana Wesleyan University	2,603	93%	7%	2,236	367	791	Marion	Grant
Taylor University	2,221	79%	21%	2,188	33	439	Upland	Grant

Source: <https://nces.ed.gov/collegenavigator/>

Community and Technical College 2022-2023 Data								
School	Enrollment					Graduation	Location	
Institution	Total	Full-Time	Part-Time	Under Grad	Graduate	2023 Graduates	City	County
Ivy Tech Community College -Anderson	4,020	-	-	2,193	-	830	Anderson	Madison
Ivy Tech Community College -Muncie	5,052	-	-	1,767	-	1,143	Muncie	Delaware

There are at least 5 other Major Universities with 75,000 students within 50 miles of Madison County, Indiana.

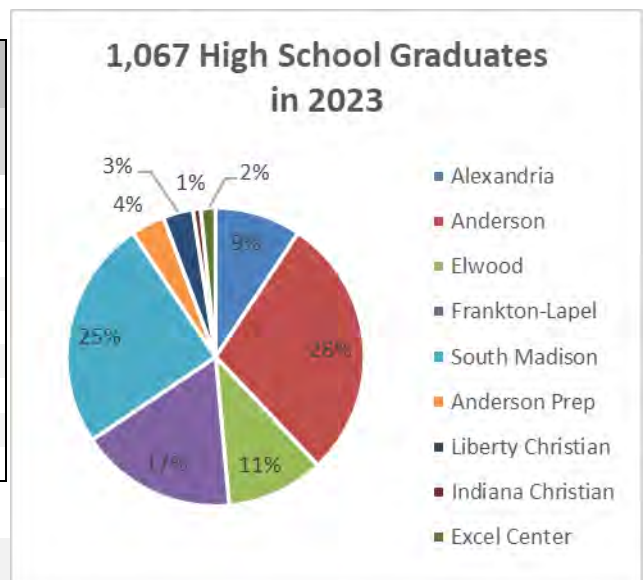
Other Higher Education Institutions in the Indianapolis Area include: Marian College, Martin University, University of Indianapolis, Lincoln College of Technology, ITT Technical Institute, TechSkills, DeVry University, International Business College, National College, University of Phoenix

Primary and Secondary (K-12) Education

Madison County is home to 5 Public School Corporations, 2 Private Schools, and 1 Prep School. The largest school corporation in Madison County, **Anderson Community School Corporation (ACSC)**, currently provides public education to the residents of Anderson through a preschool center, six elementary schools, an intermediate school, a middle school and a high school. Some residents in Anderson attend schools in adjacent communities including **South Madison Community Schools** in Pendleton, **Alexandria Community Schools** in Alexandria, **Elwood Community Schools** in Elwood, as well as **Frankton-Lapel Community Schools** in Frankton and Lapel.

Anderson is also home to **Anderson Preparatory Academy**, a public military-style charter focusing on college preparatory curriculum of liberal arts and sciences. As a public charter school, APA is tuition-free and enrollment is open to any student grades K-12 in the state of Indiana.

2022-2023 School Year Stats Madison County Schools			
School Corporation	Enroll.	Grads	Grad. Rate
Alexandria Community	1,522	100	82.64%
Anderson Community	6,196	305	85.92%
Elwood Community	1,494	113	82.48%
Frankton-Lapel Community	3,090	182	82.73%
South Madison Community	4,456	267	85.58%
Anderson Preparatory Academy	864	39	78.00%
Liberty Christian School	425	35	97.22%
Indiana Christian Academy	275	9	90.00%
Excel Center -Anderson	272	17	18.28%



Less than 30 minutes from Madison County, nearby Delaware County, Hamilton County, and Henry County are also home to many employees of Anderson-based companies. These top 3 counties sending workers to Anderson-Madison County also offers a variety of quality educational opportunities. Hamilton Southeastern Schools in Fishers (Hamilton County) and Carmel Clay Schools in Carmel (Hamilton County) for example, are ranked among the top schools state-wide and nationally.

2022-2023 School Year Stats – Nearby Communities				
School Corporation	Enrollment	Graduates	Grad. Rate	City
Daleville Community	1,018	63	92.54%	Daleville
Yorktown Community	2,719	157	95.15%	Yorktown
Muncie Community	5,080	273	79.59%	Muncie
Hamilton Southeastern	21,612	1,721	96.58%	Fishers
Noblesville School	10,578	651	87.38%	Noblesville
Carmel Clay	16,072	1,251	96.30%	Carmel
Shenandoah School	1,332	98	98.99%	Middletown
New Castle Community	2,939	156	79.19%	New Castle

Secondary Career Center Education

Madison County is home to 2 Career Centers and 1 Career Clusters Program that serve our 6 neighboring Counties in Central Indiana.



D26 AHS Career Center (Anderson) www.careercenter.acsc.net/

The Anderson Career Center is an area career center that serves students from eight schools in Madison, Delaware, Henry, Hancock, and Hamilton Counties. Students attending the Anderson Career Center attend half of the school day at their home high school and half of their day at the Career Center involved in one of 21 career/technical education programs including but not limited to:

- Advanced Manufacturing (with apprenticeship programs)
- Computer Tech Support
- Facilities Maintenance
- Construction Trades (with apprenticeship programs)
- Entrepreneurship
- Welding (with apprenticeship programs)

Programs are designed to serve students who choose to go directly into the workforce and those students who may choose to go on to a two or four year college program. Many of programs offer industry certifications and most offer dual college credits with Ivy Tech. D26 leads the area in the percentage and number of students earning dual credits, industry-recognized certifications, and work-based learning experiences as reported by core indicator data from the Commission for Higher Education.



In 2022 – 2023 AHS D26 had 630 students enrolled. Some of these numbers are included in the Anderson Community School Corporation numbers above.



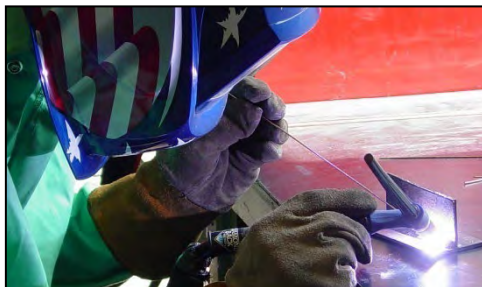
Hinds Career Center (Elwood) www.hindscareercenter.org/

Hinds Career Center is a regional school for high school students in grades 10-12 that is focused on developing the technical and communication skills and work ethics essential for successful transition to the world after high school, whether that be by continuing their education or entry into the workforce. Hinds serves students from nine area high schools in Madison, Grant, Hamilton, Howard, and Tipton counties, as well as, on-line and home schools.

There are 17 program offerings including but not limited to:

- Industrial Automation and Robotics
- Business Technology
- Construction Trades
- Precision Machining
- Welding

All programs include the ability to earn dual college credit, state and/or nationally recognized technical credentials, or both.



In 2022 – 2023 Hinds had 375 students enrolled. Some of these numbers are included in the Elwood Community School Corporation numbers above.



Alexandria Monroe TRE3 Academy (Alexandria)

<https://amhs.alexandriacsc.alex.k12.in.us/>

Alexandria High School partners with area businesses and universities to respond to local workforce needs. TRE3 (Tigers Ready to Enroll, Employ, or Enlist) Academy.

- Medical Services – Health Sciences / CNA Academy
-partnered with Essential Senior Health and Living
- Education Services – Tomorrow’s Teacher Academy
-partnered with Indiana University Kokomo
- Industrial Services – Advanced Manufacturing Academy
-partnered with Perfecto Engineering and D1 Tool

University Partnerships include:

- Ivy Tech - Business, Health & Human Services, Technology, IT, Tourism
- Purdue Polytechnic Anderson - Engineering Technology
- Indiana University Kokomo - Education

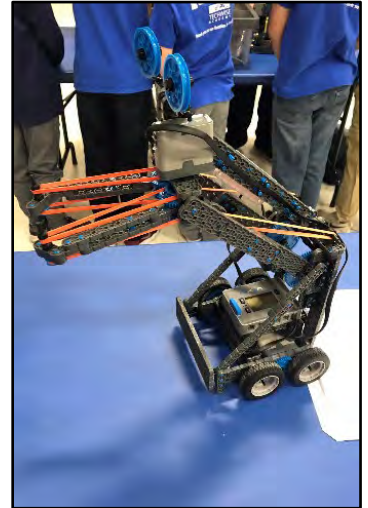
Alexandria Monroe High School Work Ethic Certificate -

<https://www.in.gov/dwd/workethic.htm>

Sponsored by the governor, the work ethic certificate is critical to developing a pipeline of skilled workers to address the local workforce needs. Alexandria Community Schools works closely with 15-20 local business partners to identify the necessary employability skill sets and promote them throughout the school day.

Alexandria Community Schools has teamed up with Purdue University Polytechnic Anderson to offer a class that focuses solely on work ethic and soft skills. A Purdue Polytech Faculty Member will teach a 1 semester class about the importance of soft skills and the skills necessary to be a successful employee. Purdue partners with manufactures around Madison County to provide job opportunities for those that pass the course.

This new 2022 TRE3 program has 32 students enrolled and 58 more in prep courses for 2023.



Health Care

Madison County has three hospitals:

Ascension St. Vincent Anderson Regional Hospital



(www.healthcare.ascension.org/Locations/Indiana/INEVA/Anderson-Ascension-St-Vincent-Anderson)

Ascension St. Vincent Anderson hospital services include a Level III Trauma Center, mental health and addictions unit, state-of-the-art cancer center, women's center, and outpatient rehabilitation center. Our primary care and multi-specialty doctors provide a network of community health partners for Madison County residents. We serve patients and families from throughout central Indiana for acute and advanced healthcare needs.

Community Hospital Anderson (www.communityanderson.com)

Community Hospital Anderson is a verified Level III trauma center designated by the state of Indiana, meaning that we are equipped to handle serious traumatic injuries. State law mandates that people who are seriously injured be taken to a hospital that has been designated as a trauma center. Community Anderson is the only hospital in the county with all board-certified emergency physicians. The emergency department also provides Joint Commission recognized stroke care, neurosurgical and cardiac care to those in emergent situations.



Ascension St. Vincent Mercy Hospital Elwood

(www.healthcare.ascension.org/Locations/Indiana/INEVA/Elwood-Ascension-St-Vincent-Mercy) Ascension St.



Vincent Mercy is a critical access hospital with adult and pediatric beds. Our swing bed program has designated skilled nursing beds. We offer an emergency room 24 hours a day, seven days a week. The Surgery Center provides the latest technology and the technical skill of board-certified surgeons doing general surgery and laparoscopic procedures.

In addition, there are three urgent care centers (walk-in health clinics) in Madison County, including **Med One**, **MedCheck** and **MedExpress**. **Meridian Health Services Madison County** (formerly known as Madison County Community Health Center) also provides a full medical and health service including dental care for the uninsured, underinsured, Medicaid, and Medicare populations.



Less than 30 minutes outside of Madison County major hospitals include: IU Health Ball Memorial in Muncie, Ascension St. Vincent in Fishers, IU Health Saxony in Fishers, and Community North in Castleton.

Less than 45 minutes away and located in Indianapolis hospitals include: Riley Hospital for Children, Peyton Manning Children's Hospital, VA Hospital Indianapolis, and IU Health University multi-campus hospital.

Madison County Social Services Resources



MADISON COUNTY QUICK RESOURCE GUIDE

This is a list of frequently requested community resources. It is not a comprehensive list but those non-profits United Way funds and/or is a partner with in the community.

24/7 RESOURCE & REFERRAL HOTLINE

Find Help (of any kind) Fast..... Dial 211
Online referral database www.connect2help211.org

Heart of Indiana United Way
765-288-5586 or 765-643-7493

FINANCIAL RESOURCES & ASSISTANCE

- Pete's Pantry** Food assistance765-724-7566
Alternatives Inc
Abuse Shelter (Women & Children).....866-593-9999
Anderson Housing Authority
Public and Section 8 Housing & supports765-641-2620
Anderson Township Trustee
Financial Assistance.....765-644-1267
Aspire
Medical, mental health & insurance assistance .765-649-8161
Carrie Mae Hyatt Westside Food Pantry Food...765-649-1892
Community Hospital Anderson
Insurance and Medical assistance765-298-3300
Covering Kids & Families Insurance assistance 765-608-3062
Dove Harbor/Madison Park Church of God
Personalized coaching, resources, and support
to obtain self-sufficiency765-642-2000
Elwood Trustee Financial assistance.....765-552-0871
First United Methodist Church (Anderson)
Food & utility assistance765-643-6977
FSSA (Family and Social Services)
Medicaid, HIP, SNAP, TANF, Disability,
Aging & Job Training..... 1-800-403-0864
Interlocal Community Action Program
Utility assistance765-298-8086
Jane Pauley Community Health Center
Insurance and Medical assistance844-695-7242
Lafayette Township Trustee
Financial and Utility Assistance765-640-0977
LifeStream Services
Senior meals, caregiver support, in-home care management,
transportation, aging/disability information and assistance
..... (800) 589-1121
Meridian Health Services
Medical and Insurance assistance765-641-7499
Nurse Family Partnership
Pregnancy support (medical), coaching for
first-time mothers844-637-6667
Open Door Health Services
Medical and Insurance assistance765-286-7000

Operation Love

- Food, medicine, housing, clothing and
financial assistance765-644-2121
Park Place Food Pantry Food.....765-374-4662
St.Vincent Anderson Regional Hospital (RUAH)
Insurance and Medical assistance765-646-8240
St.Vincent DePaul Society
Clothing, housing items & financial assistance ..765-642-5401
Stepping Stones Veterans Services765-648-1101
The Christian Center Food and shelter (Men).765-649-4264
The George Morrisett Center
Food and financial assistance.....765-552-5570
The Salvation Army
Food, shelter, medicine & financial assistance ..765-644-2538

FINANCIAL LITERACY

PathStone

Skill-building in personal finances, IDA
accounts and buying a home.....765-286-2162

FINANCIAL STABILITY

THRIVE Network

A partnership led by United Way that provides personalized
coaching, resources and supports for those
facing poverty despite working hard765-608-3060

DISASTER ASSISTANCE

Communities Active in Disaster (COAD)765-608-3067

CHILDHOOD EDUCATION & FAMILY RESOURCES

Children's Bureau

Crisis Intervention for children & family
skill-building.....765-643-8022

Hopewell Center

Education services for those with
developmental issues765-642-0201

Chances and Services for Youth (CASY)

Childcare information 800-886-3952 option 2

Pendleton Library

Library and mobile food pantry.....765-778-7527

CASA

Advocates for children in the courts....765-649-7215

TRC Head Start

Early childhood education services765-649-9905

Alexandria Community Center

Youth Services & Sports765-724-7728

EMPLOYMENT & JOB TRAINING

Hinds Career Center765-552-9881

VOLUNTEERING

Heart of Indiana United Way765-608-3067

RSVP (Volunteer Program for 55+).....765-648-2172

ADDICTION SERVICES

Aspire317-574-1254
House of Hope765-644-7086

Living

	Anderson IN	Madison County, IN	Indianapolis IN	Columbus OH	Detroit MI	Louisville KY	Chicago IL
Cost of Living Index***	78.9	78.9	85.7	91.4	91.8	89.8	105.7

***The average for participating places equals 100 and each index is read as a percentage of the average for all places.
Source: Sperling's Best Places 2023

Anderson - Madison County - Cost of Construction - RS Means: 89.0



2022 Local Housing Data Comparison				
	ANDERSON	MADISON CO.	LABORSHED	INDIANA
TOTAL HOUSING UNITS	27,439	59,276	788,308	2,977,176
VACANT HOUSING UNITS #	4,160	5,944	63,367	250,687
VACANT HOUSING UNITS %	15.16%	10.03%	8.04%	8.42%
OCCUPIED HOUSING UNITS #	23,279	53,332	724,941	2,726,489
OCCUPIED HOUSING UNITS %	84.84%	89.97%	91.96%	91.58%
OWNER OCCUPIED #	13,076	38,610	471,416	1,929,865
OWNER OCCUPIED %	56.17%	72.40%	65.03%	70.78%
MEDIAN VALUE	\$101,700	\$156,900	SEE CHART	\$208,700
RENTER OCCUPIED #	10,203	14,722	253,525	796,624
RENTER OCCUPIED %	43.83%	27.60%	34.97%	29.22%
MEDIAN RENT 1 BED	\$630	\$636	SEE CHART	\$823
MEDIAN RENT 2 BED	\$908	\$828	SEE CHART	\$979
MEDIAN RENT 3 BED	\$1,045	\$915	SEE CHART	\$1,137

Source: American Census Bureau, American Community Survey, 2022 1-year and 5-year estimates

UNITS SOLD	113	200	2,241	8,990
NEW LISTINGS	157	238	2,447	9,752
AVG. DAYS ON MARKET	27	33	22	N/A
INVENTORY	176	288	4,035	11,709
MEDIAN SALES PRICE	\$143,500	\$173,950	\$272,000	\$240,000
DIFFERENCE IN 1 YEAR	-1.0%	9.7%	8.8%	9.6%
% OF ASK RECEIVED	96.3%	97.0%	100.0%	98.2%
DATE OF DATA	Sep-22	Sep-22	Sep-22	Aug-22

** Single Family Only

Source: MIBOR REALTOR® Association and Indiana Association of Realtors®
LABORSHED: Delaware, Grant, Hamilton, Hancock, Henry, Madison, Marion, Tipton

Labor Shed Counties	Total Housing	Occupied Units	Owner Occupied	Median Value	Rent Occupied	Median Rent 1 Bed	Median Rent 3 Bed
DELAWARE	51,632	47,478	66.21%	\$135,800	33.79%	\$589	\$896
GRANT	29,870	26,560	77.23%	\$115,400	22.77%	\$640	\$792
HAMILTON	144,227	135,783	75.03%	\$388,100	24.97%	\$1,211	\$1,745
HANCOCK	34,520	32,810	83.40%	\$273,900	16.60%	\$1,002	\$1,554
HENRY	20,978	18,549	75.30%	\$124,900	24.70%	\$618	\$908
MADISON	59,276	53,332	72.40%	\$156,900	27.60%	\$636	\$915
MARION	440,988	404,259	57.55%	\$216,800	42.45%	\$920	\$1,234
TIPTON	6,817	6,170	80.81%	\$150,700	19.19%	\$514	\$881
TOTAL	788,308	724,941	65.03%		34.97%		



Climate

Climate Annual Average

- Temperature Annual Average High: 61.2° F
- Temp. Summer Avg. July High: 84.2° F
- Number of Days Above 90°F/32°C: 13.1 days
- Humidity in July: 63.7%
- UV Index: 3.8
- Temperature Annual Average Low: 41.6° F
- Temperature Winter Average Low: 18.5° F
- Number of Days Below 32°F/0°C: 118.3 days
- Summer High is in July
- Winter Low is in January
- Days below 0 degrees 5.8
- Number of Sunny Days: 187 days
- Number of Days with Precipitation: 118.3 days
- Precipitation: 41.4 inches
- Snowfall: 18.9 inches
- Number of Days with Snow: 7.4 days
- Average Elevation 866 ft.



Source: *Sperling's Best Places 2020*

The Anderson-Madison County area is not known for natural disasters such as hurricanes, wildfire, or earthquakes. Tornadoes are possible just as in any part of the Midwest United States. According to National Center for Environmental Information (NOAA), in the last 10 years Madison County has experienced 3 reported disasters:

- 2018 -Moonsville -EF1 Tornado
- 2019 -Pendleton -EF2 Tornado
- 2022 -Summitville -EF0 Tornado

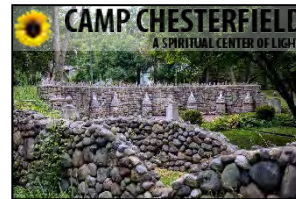
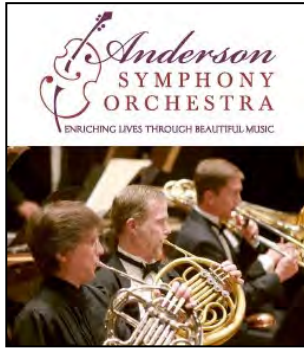
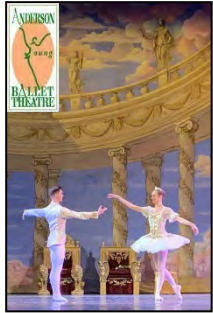
Source: [ncdc.noaa.gov/stormevents](https://www.ncdc.noaa.gov/stormevents)



Photo by Dale Pickett Photography

Arts and Cultural

The arts and culture scene of Madison County is continually growing. With must-see theater experiences like the Paramount Theatre, Alley Theatre, Mainstage Theatre, and The Commons Theatre all provide various opportunities for the citizens of Madison County. A Town Center provides free studio space for artists and provides a number of community engagement opportunities.



Distilleries, Wineries, and Local Cuisine

Madison County has no shortage of local dining options. The county's dining options are spread throughout the county and provide various cuisines for the citizens. The Lemon Drop has been a staple of the Anderson Community for over 60 years! In addition to these dining options, distilleries and wineries provide unique tastings of local crafts. Anderson alone boasts three unique breweries or distilleries in Oakley Brothers, Kettle Top, and Creatures of Habit.



Recreational Opportunities

Madison County holds many opportunities for recreation for its citizens. Mounds State Park, Pendleton Park, Callaway Park, and Shadyside Memorial Park highlight the many parks within Madison County that provide outdoor recreation for the citizens of Madison County. Hoosier Park Racing and Casino, Anderson Speedway, Roll Arena, and SoarIndy provide citizens with a diverse set of opportunities for entertainment and fun.



Special and Featured Events and Festivals

Madison County has its fair share of community events and festivals that provide citizens with opportunities to experience each other's heritages and history. Andersontown PowWow, Elwood Glass Festival, Frankton Heritage Days, Lapel Village Fair, and Pendleton Fall Festival are all examples of the various ways for Madison County citizens can connect with one another. The Little 500 Festival and Race occurs at the Anderson Motor Speedway and is consistently one of the biggest annual events in Madison County.



Alexandria Emergency Services

Ambulance/EMT

Closest ambulance/EMT	Alexandria Fire Department
Distance to the property	1 mile
Response time to the property	2 minutes
Number of personnel	13 full time EMTs, 10 reserve EMTs



Fire

Closest fire station	Alexandria Fire Department
Distance to the property	1 mile
Response time to the property	2 minutes
Number of personnel	13 full time Firefighters 10 reserve Firefighter
Percentage of paid personnel vs. voluntary personnel	100% Paid
Current fire insurance rating	ISO -5

Resources available include:

2-Engines; 1-3000 gal Tanker; 3 ALS Ambulances;
1-ALS Squad; 1- grass truck; 1- specialized rescue trailer
1- Command Vehicle; 1- Personnel Truck

Police

Closest police/sheriff station to the property	Alexandria Police Department
Distance to the property	1 Mile
Response time to the property	1 Minute or less
Number of personnel	15 full time Officers 1 reserve Officer

Resources available include:

2 K-9, 15 police cars, police instructors for safety, Sheriff SWAT, hostage negotiators, drug detection equipment, 4x4 for inclement weather, active shooter trained officers, detective, recorded interview facilities, training facility.



	City of Alexandria Police	Madison County Sheriff
2020 Crime Statistics		
Population	4,956	130,129
Homicide	0	0
Rape	1	7
Robbery	1	1
Aggravated Assault	0	16
All Violent Crime	2	24
Violent Crime per 100,000	40.4	18.4
Arson	1	0
Burglary	16	37
Larceny-Theft	58	113
Motor Vehicle Theft	4	19
All Property Crime	79	169
Property Crime per 100,000	1594	129.9
Source: FBI https://crime-data-explorer.app.cloud.gov/pages/explorer/crime/crime-trend		

Quality of Life – City of Alexandria (Madison County), Indiana

The City of Alexandria is known for its hospitality and its rich history. That atmosphere influenced our nation to designate Alexandria as “Small Town U.S.A.” in 1943 by the United States War Department during World War II – an honor we are proud to carry on into the future as we continue to grow our beautiful city.



Alexandria Total
Local Investment
\$125 Million



GAITHER
music group



POET
Energy inspired.



KLEENCO
construct | preserve | maintain

RED GOLD
QUALITY



KETER

Community
Investment
\$23 Million

Utility
Upgrades
\$92 Million

Floatograph
TECHNOLOGIES, LLC

Street
Improvements
\$10 Million

