



Project Bone Appetit

Brandon Noll

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Why Northeast Indiana

About US

Project Bone Appetit

11 COUNTIES. ONE REGION.

Driving Results for Northeast Indiana



Cover Letter

Cover Letter

Project Bone Appetit



Dear Ted and Team,

On behalf of the Northeast Indiana Regional Partnership and our economic development partners, I would like to thank you for contracting with GSLI and allowing us the opportunity to show you why your company can grow and thrive here in Northeast Indiana. We are directing more than a decade of collaboration among public and private sector leaders to build, market, and sell Northeast Indiana. Based on the search criteria you shared, I worked with our partners to identify 8 buildings (most being brand shell buildings) and 4 sites in our 11-county region.

During your presentation a number of pain points were mentioned, we have attempted to cover those in the cover letter and submission package.

- **Putting your company in the middle of millions:** Northeast Indiana is situated within a 4-hour drive of 12 major metros which totals over 26 million people in those areas. (Chicago, Detroit, Cleveland, Toledo, Dayton, Columbus, Cincinnati, Indianapolis, South Bend, Louisville, Springfield, and St. Louis)
- **Abundance of Cold Storage facilities throughout our region:** such as; Interstate Cold Storage: <https://interstatecoldstorage.com/> and North American Cold Storage: <https://www.northamericancoldstorage.com/>
- **Major Highways running North-South and East-West:** I69 runs from Canada, through Northeast Indiana, down to Mexico and I90 which runs from Boston to Seattle running through Northeast Indiana as well. <https://neindiana.com/doing-business-here/infrastructure>
- **Access to Talent:** Our 11-county region houses 10 colleges and universities, totaling in over 40,000 students. Additionally, we work with [Northeast Indiana Works](#), they are a publicly funded workforce development organization that provides employment and training services for employers and workers in the 11-county region of Northeast Indiana. Funding for these services comes from a variety of State, Federal and private sources. Services offered to employers include customized recruitment/hiring events, applicant screening and assessment activities, development and support of training programs for new hires, and assistance with a variety of new hire processes based upon employer needs. In short, Northeast Indiana Works can act as support to the human resources team. (Letter from the Colleges and Universities Network enclosed)
- **2 out of 5 of our target industries directly correlate to your organization:** Food and Ag and Advanced Manufacturing (Both target industry sheets enclosed)
- **Proximity to meat processing facilities:** Our region is home to a number of beef, chicken, and duck processing facilities. We are closely located to the grain supply chain and have a number of assets, including Purdue University and the second largest animal health company on the planet located here in Indiana (Elanco). The animal health and nutrition industry in Indiana generated \$4.3B in revenue in 2018 and with the recent move by Elanco to acquire Bayer Animal Health, we see the industry continuing to grow. We have an extensive study completed in this area and I would welcome the opportunity to send it to you.
- **We adore our pets!** The closing page of this submission package is a collage of our Northeast Indiana Regional Partnership Pets. Each member of our 18 person team owns one or more pets who would benefit from your product.

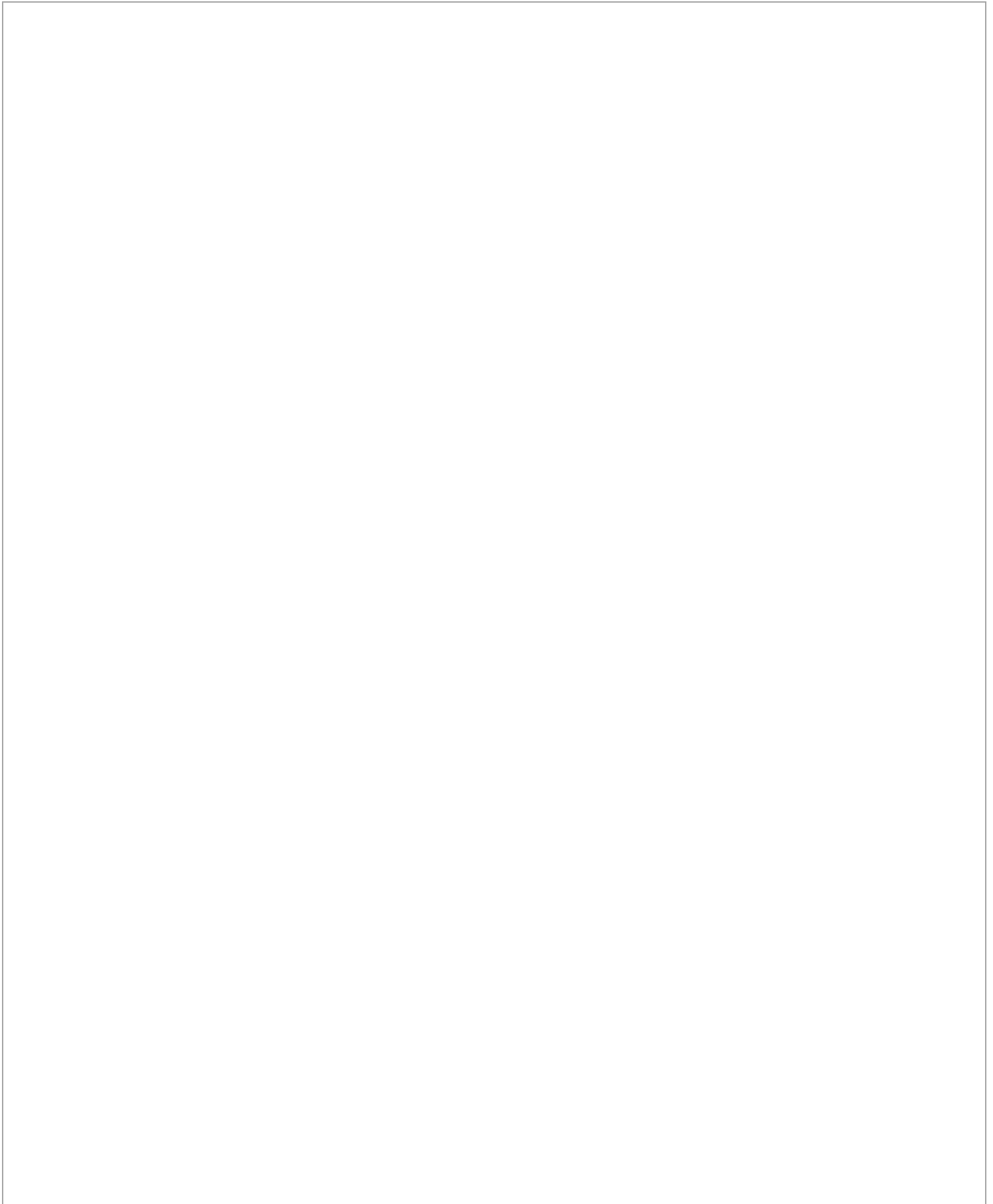
As you discuss the proposed sites and building with your team, we look forward to your feedback and guidance on possible next steps. We'll close by offering that the Northeast Indiana Regional Partnership gladly serves as a point of contact on behalf of our 11 - counties (i.e. to gather additional information about these properties, to support data collection needs, or to schedule visits to any of these properties). Look forward to speaking with you soon!

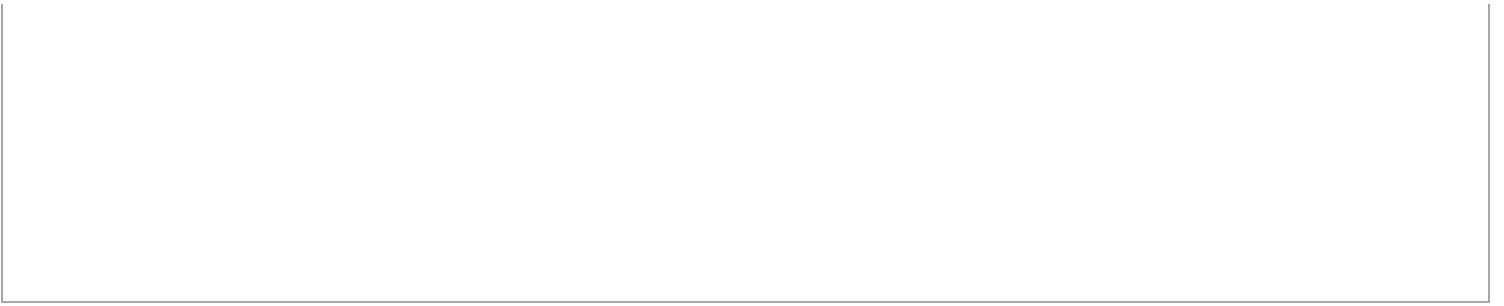
Best regards,

Brandon Noll

Director of Business Development

Northeast Indiana Regional Partnership





Decatur Industrial Park Phase III

[Click for Photos, Full Property Report](#)



Address: County Road 450 North, 1/2 Mile West of

City: Decatur

County: Adams County

Zip Code: 46733

Min Size: 5 acres

Max Size: 48 acres

Company: Adams County Economic Development Corporation

Contact Name: Colton Bickel

Phone: 260-724-2588

Email: cbickel@adamscountyedc.com

Aviation Drive Shell

[Click for Photos, Full Property Report](#)



Address: 8645 Aviation Drive

City: Fort Wayne

County: Allen County

Zip Code: 46809

Min Size: 150,000 square feet

Max Size: 432,000 square feet

Company: Greater Fort Wayne Inc

Contact Name: Adam Welch

Phone:

Email: awelch@greaterfortwayneinc.com

10651 Rose Ave

[Click for Photos, Full Property Report](#)



Address: 10651 Rose Avenue

City: New Haven

County: Allen County

Zip Code: 46774

Min Size: 50,000 square feet

Max Size: 100,000 square feet

Contact Name: John Urbahns

Phone:

Email: jurbahns@greaterfortwayneinc.com

Warren Business Park Section 2

[Click for Photos, Full Property Report](#)



Address: 93 East Wall Road

City: Warren

County: Huntington County

Zip Code: 46792

Min Size: 27.6 acres

Max Size: 27.6 acres

Company: Huntington County United Economic Development Corporation

Contact Name: Lydia Cartwright

Phone: 260-356-5688

Email: lydia@hcued.com

Kendallville East Industrial Park

[Click for Photos, Full Property Report](#)



Address: Certified Site Ready - Lester Drive

City: Kendallville

County: Noble County

Zip Code: 46755

Min Size: 36.4 acres

Max Size: 36.4 acres

Company: Noble County Economic Development Corporation

Contact Name: Melanie Kellogg

Phone: 260-636-3800

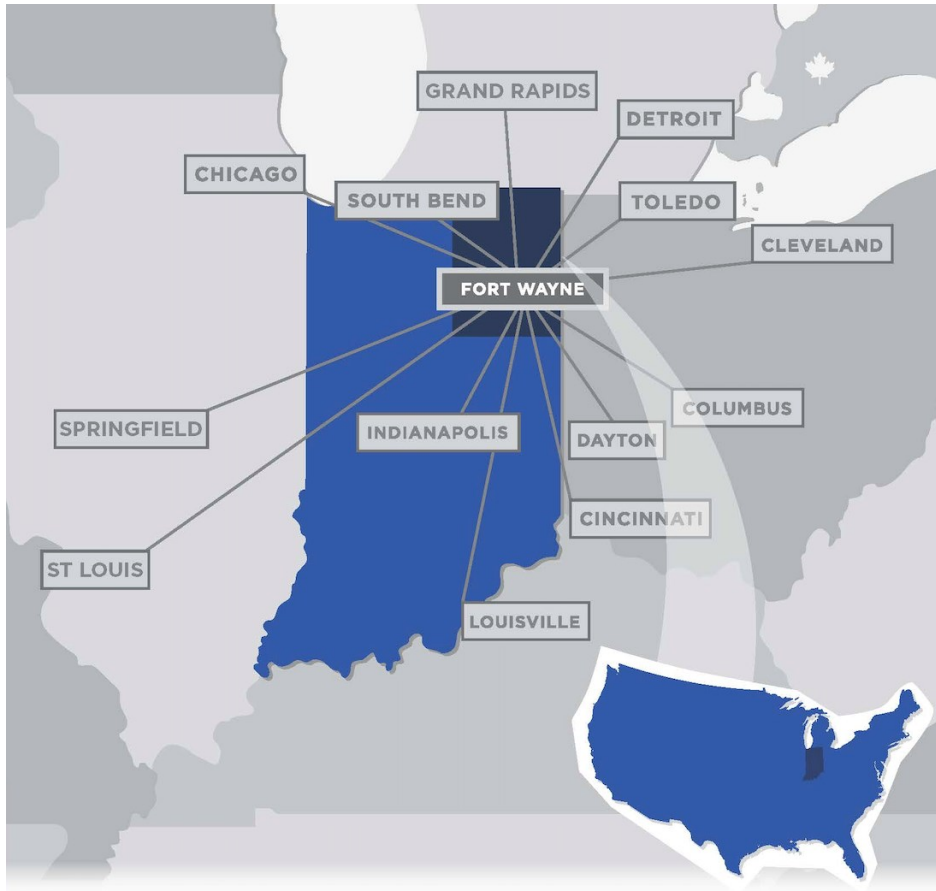
Email: exec@noblecountyedc.com

**Address:** E County Road 550 N**City:** Fremont**County:** Steuben County**Zip Code:** 46737**Min Size:** 30 acres**Max Size:** 75 acres**Company:** Steuben County Economic Development Corporation**Contact Name:** Isaac Lee**Phone:** 260-665-6889**Email:** isaac@steubenedc.com**North Manchester Industrial Complex**[Click for Photos, Full Property Report](#)**Address:** Taylor St. & CR 1100 N**City:** North Manchester**County:** Wabash County**Zip Code:** 46962**Min Size:** 0.7 acres**Max Size:** 95 acres**Company:** Grow Wabash County**Contact Name:** Chelsea Parson**Phone:** 2605635258**Email:** chelsea@growwabashcounty.com**Wabash Business Complex**[Click for Photos, Full Property Report](#)**Address:** Ringel Ave - US 24 & IN 13**City:** Wabash**County:** Wabash County**Zip Code:** 46992**Min Size:** 4.1 acres**Max Size:** 242 acres**Company:** Grow Wabash County**Contact Name:** Chelsea Parson**Phone:** 2605635258**Email:** chelsea@growwabashcounty.com**Rogers**[Click for Photos, Full Property Report](#)**Address:** 2600 E 100 S**City:** Columbia City**County:** Whitley County**Zip Code:** 46725**Min Size:** 5 acres**Max Size:** 26 acres**Company:** Whitley County Economic Development Corporation**Contact Name:** Dale Buuck**Phone:** 260-244-5506**Email:** dbuuck@whitleyedc.com

Middle Of Millions

Access 85 percent of the U.S. market within a 1-day drive.

Project Bone Appetit



2020 MSA & GRP		
Indiana		
MSA	Total GRP	Total 2020 Population
Fort Wayne	\$25,326,253,865	416,106
Indianapolis	\$132,617,982,218	2,096,349
South Bend	\$14,446,965,789	324,739
Illinois		
MSA	GRP	Total 2020 Population
Chicago	\$688,696,387,653	9,462,058
Peoria	\$20,860,617,125	399,062
Springfield	\$15,501,997,641	206,692

Kentucky		
MSA	GRP	Total 2020 Population
Louisville	\$80,174,390,913	1,272,729
Michigan		
MSA	GRP	Total 2020 Population
Detroit	\$259,669,960,137	4,326,654
Grand Rapids	\$63,273,596,251	1,086,987
Kalamazoo	\$26,467,460,681	267,017
Lansing	\$26,467,460,681	553,229
Missouri		
MSA	GRP	Total 2020 Population
St. Louis	\$172,357,737,135	2,808,637

Ohio		
MSA	GRP	Total 2020 Population
Cincinnati	\$144,420,294,239	2,233,391
Cleveland	\$133,734,576,188	2,048,101
Columbus	\$137,506,277,572	2,148,287
Dayton	\$44,636,889,943	809,506
Toledo	\$39,213,208,743	641,667
Youngstown	\$20,393,904,601	533,515

Source: Emsi data based primarily on data from the Bureau of Economic Analysis (BEA) and the Quarterly Census of Employment and Wages (QCEW) from the Bureau of Labor Statistics (BLS).

Food And Beverage.



Food and Beverage.

Project Bone Appetit



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Advanced Materials.



Advanced Materials.

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Incentives

Local Incentives

Property Tax Phase-ins (aka Tax Abatements)

Tax phase-ins give local government the option of allowing certain businesses to phase in those new taxes that would otherwise be assessed to their property because of new building construction or the purchase of equipment used for manufacturing, research and development, logistical distribution, and information technology.

Eligible Vacant Building Deductions

If a commercial or industrial building that has sat 100 percent vacant for a year or longer becomes occupied, the owner/occupant can apply for the eligible vacant building property tax deduction. Documentation must be provided proving that the building has been unoccupied, but actively marketed for sale or lease, for at least a year. The deduction is 100 percent of existing real property taxes for year one and a 50-percent deduction in year two.

Tax Increment Financing

TIF districts are established through redevelopment commissions. New taxes generated as a result of development in the TIF may be used as debt service on bonds issued for the purpose of developments and improvements in the area. Proceeds from the bonds may be used to construct public improvements on roads, sewers, etc.

Northeast Indiana Works

[Northeast Indiana Works](#) connects with various state and federal agencies offer grants and incentives to businesses to help train workers. Northeast Indiana Works can also assist with hiring a skilled workforce for companies that are expanding operations.

Façade Grants

Businesses located within the Downtown Improvement District or within an Economic Development Target Area can apply for façade grants from the City of Fort Wayne. They are matching grants worth up to \$20,000. Property owners must work with city planning staff to make sure façade improvements meet certain guidelines.

Low-Interest Loans

The Community Development Corporation of Northeast Indiana facilitates five loan programs for new and existing businesses interrelated with job creation. These programs can fund a variety of business expenses including building purchase, renovation or construction, equipment, and working capital, ranging in size from a few thousand dollars up to \$5.5 million on the CDC portion of the project.

Summit City Entrepreneur and Enterprise District (SEED)

Administered by Fort Wayne's Urban Enterprise Association, SEED focuses on programs that support entrepreneurship, innovation, technology development, and small business development. To support these initiatives, grant money up to \$1 million is available annually for five years and is funded by the Indiana Economic Development Corporation. SEED also offers tax incentives (Investment Deduction of 100 percent up to 10 years, Abatement Deductions for Vacant Buildings, and Personal Property Assessed Value Floor Exemption) to businesses locating in the SEED boundaries. The boundaries of the district are in the heart of the community, along the railroad corridor that runs from east to west just south of downtown. The district also includes several urban corridors.

Foreign Trade Zone #182

The Foreign Trade Zone (FTZ) program operates in a 12-county region in northeast Indiana. Any company within this area can apply to be a FTZ Operator, allowing it to defer or even void payment of import duties, and often enjoy a lower tariff rate. Restrictions, limitations and regulations regarding how much merchandise can be brought into the country are eased or eliminated as long as the merchandise remains in the FTZ. Visit BizFTZ.com for more information.

State Incentives

Economic Development for a Growing Economy (EDGE) Tax Credits

The Economic Development for a Growing Economy (EDGE) is a refundable tax credit program that rewards companies creating jobs and contributing to the growth of Indiana's economy. EDGE credits are calculated as a percentage of payroll tax withholding for net new Indiana jobs. EDGE credits may be awarded for a period of up to 10 years.

Hoosier Business Investment (HBI) Tax Credits

This program encourages capital investment in Indiana by providing a credit against a company's Indiana tax liability. The credit amount is based on a company's qualified capital investment with the final credit amount determined by the Indiana Economic Development Corporation, based on an analysis of the economic benefits of the proposed investment.

Skills Enhancement Fund (SEF)

The Skills Enhancement Fund (SEF) provides financial assistance to businesses committed to training their workforce. Trainees must be Indiana residents. SEF reimburses eligible training expenses over a two-year term. Companies may reapply for additional SEF funds after their initial two-year term. IEDC typically does not provide reimbursement for training that is required by law.

Community Revitalization Enhancement District (CReED) Tax Credits

Community Revitalization Enhancement District (CReED) Tax Credits are available to taxpayers that make qualified investments for the redevelopment or rehabilitation of property located within a revitalization district. Only those projects that the IEDC expects to have a positive return on investment will be considered. Eligible costs include acquisition, rehabilitation, architectural and engineering services, environmental remediation, construction management and demolition.

Patent Income Exemptions

Patent Tax Exemptions allow certain income derived from qualified patents to be exempt from taxation. The Tax Exemption for Patent-Derived Income defines qualified patents to include only utility patents and plant patents. The total amount of exemptions claimed by a taxpayer in a taxable year may not exceed \$5 million.

Research and Development (R&D) Tax Credits

Research & Development credits provide a credit against state tax liability for qualified company research expenses.

Elevate Ventures

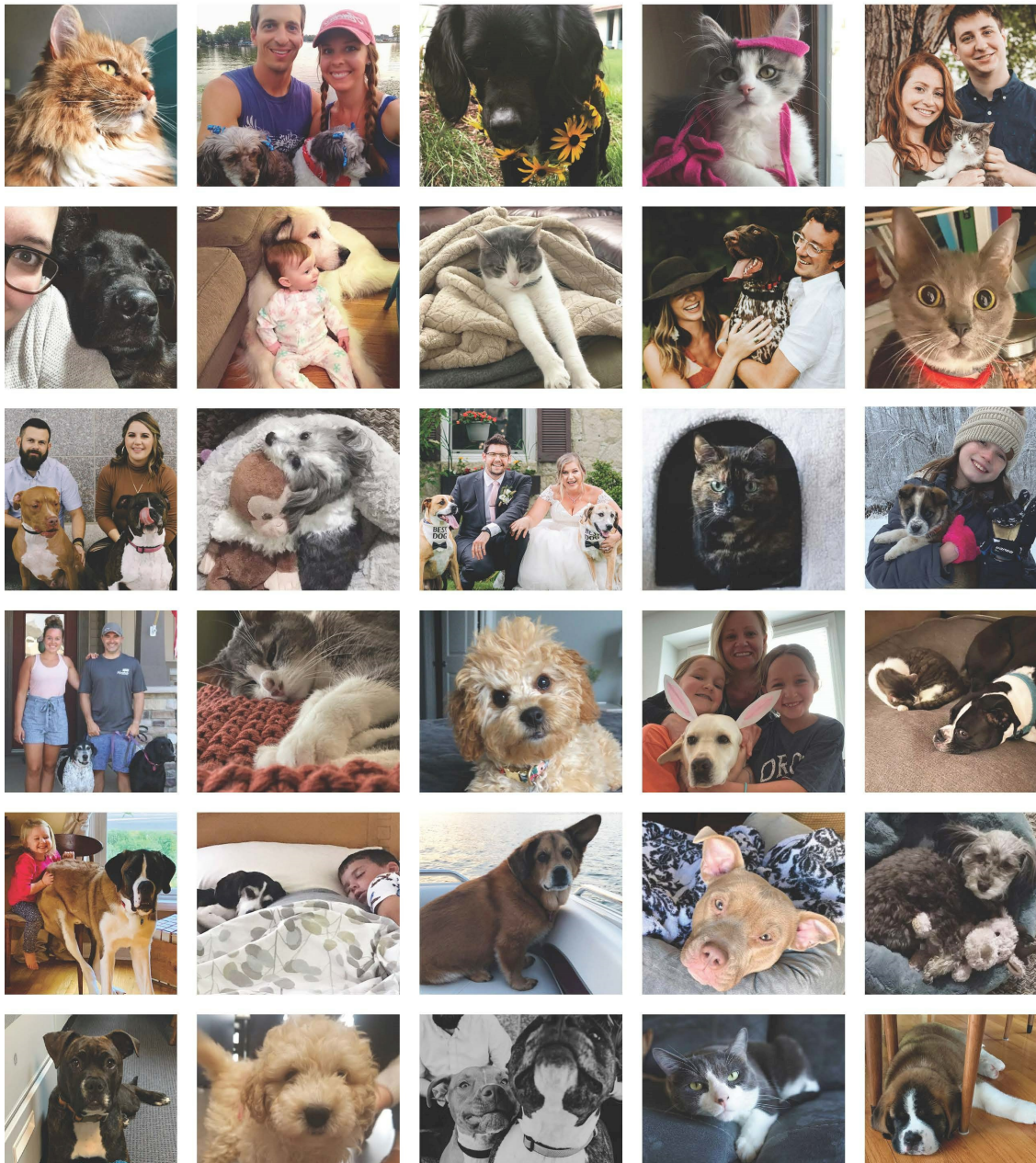
[Elevate Ventures](#) is a private venture development organization that nurtures and develops emerging and existing high-potential businesses into high-performing, Indiana-based companies. Elevate Ventures accomplishes this by providing access to capital, rigorous business analysis, and robust advisory services that connect companies with the right mix of resources businesses need to succeed long term.

Next Level Jobs

[Next Level Jobs](#) is a campaign that targets working-age Hoosiers and Indiana employers with the goal of skilling up our workforce to fill the high-wage jobs available right now in every part of the state. The Employer Training Grant can provide training reimbursement up to \$5,000 for each new employee that is trained, hired, and retained for six months. The Workforce Ready Grant provides free training for Hoosiers in the state's highest demand jobs.

PARTNERSHIP PETS

The Pets of the Northeast Indiana Regional Partnership



Colleges & Universities



In Northeast Indiana, you have access to more than 40,000 students.

Project Bone Appetit



February 25, 2021

Mr. Brandon Noll
Northeast Indiana Regional Partnership
200 East Main Street, Suite 910
Fort Wayne, IN 46802

Brandon,

The Northeast Indiana Colleges and Universities Network is pleased to learn that Project Bone Appetite is considering an expansion into Northeast Indiana.

We understand that this project would ultimately create roughly 225 new jobs with highly competitive wages for our region. The Northeast Indiana Colleges and Universities Network is excited to partner with you to help Project Bone Appetite meet its talent needs.

The Northeast Indiana Colleges and Universities Network represents a student population of more than 40,000 within a one-hour drive of any county in our region.

The Network includes:

- Grace College – Winona Lake, IN
- Huntington University – Huntington, IN
- Indiana Tech – Fort Wayne, IN
- Indiana Wesleyan University-National and Global – Fort Wayne, IN
- Ivy Tech Fort Wayne – Fort Wayne, IN
- Manchester University – North Manchester, IN
- Purdue Fort Wayne – Fort Wayne, IN
- Trine University – Angola, IN
- University of Saint Francis – Fort Wayne, IN

Our institutions collectively have dozens of students currently enrolled in Ag-related programming, with new Ag degree and certificate programs coming in the Fall. We also have more than 2,500 students currently enrolled in certificate, associate, bachelor's and master's programs in technical programming related to manufacturing, including machining and engineering, and nearly 6,000 students enrolled in business programs.

Additionally, a majority of our members have both the experience and the capacity to build employer-specific, credit or non-credit bearing modules, boot camps and training programs to support new or existing employees. These may include pre-employment training, short-term certification training, or extensive post-employment training that could be customized for Project Bone Appetite.

Our region boasts a robust Regional Internship Program for Employers, as well as other work-based learning programs, that help employers create and sustain high-quality internships, and connects them to our universities for a ready-made pipeline of entry-level employees.

Finally, we are extremely proud of the connection we have with regional K-12 systems including the very impressive career and technical education programs. Our region is working very hard to help students understand what they are good at and how they can get paid for it in ways that align with the needs of regional employers. We are pleased to be a part of that education and training system.

We are confident that given the breadth, depth, and scope of our programming and experiences, our collective university presence can meet the workforce needs of Project Bone Appetite.

Our 10 member institutions are excited to work with you and Project Bone Appetite to ensure that Northeast Indiana offers the necessary and most beneficial incentives, support and training to make this the right place for Project Bone Appetite and its employees.

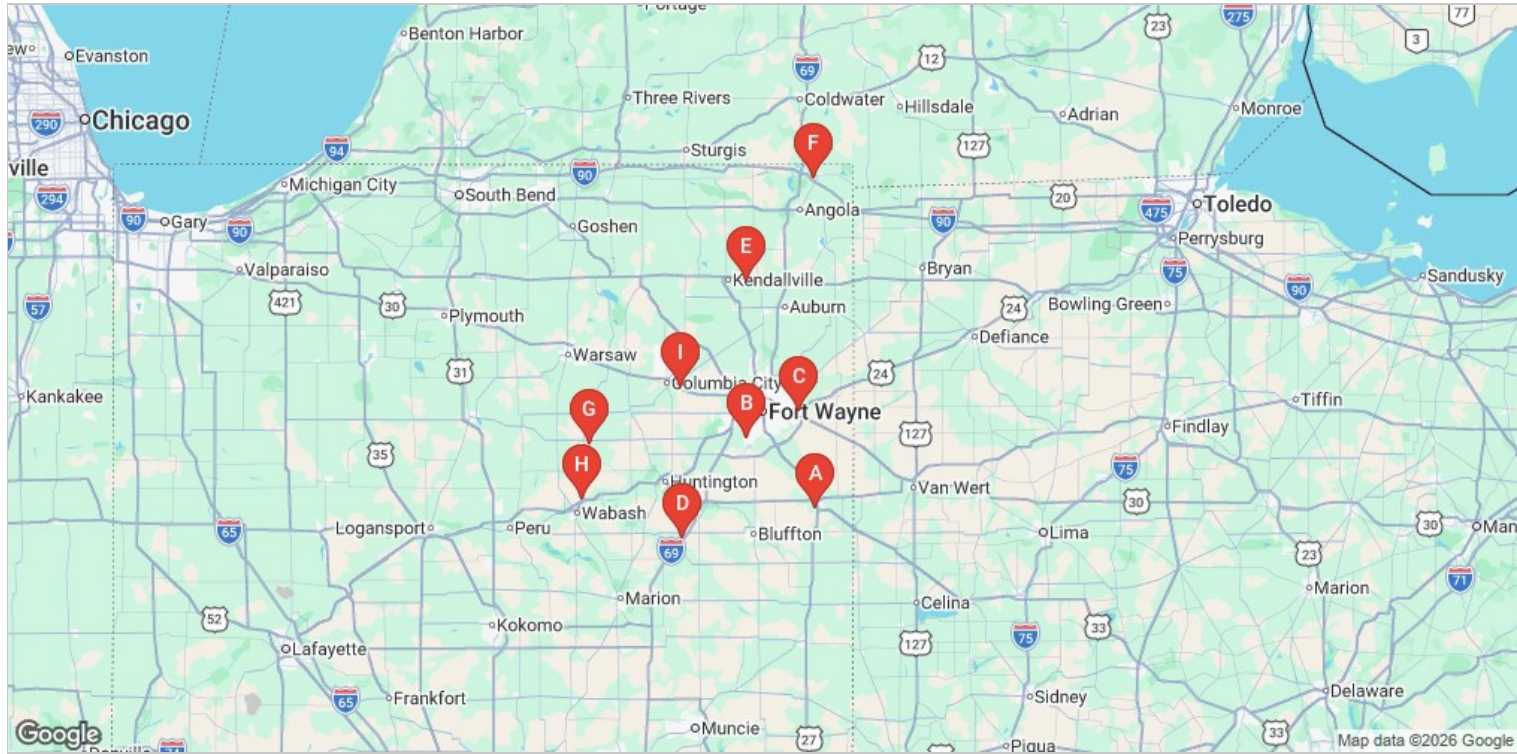
If you or a representative of Project Bone Appetite have any additional questions or requests for information, please do not hesitate to contact me via email at ryan@neindiana.com or on my cell phone at (260) 438-6327.

Thank you,

Ryan Twiss
Facilitator
Northeast Indiana Colleges and Universities Network
Vice President of Talent Initiatives
Northeast Indiana Regional Partnership

Property Map Locations

Project Bone Appetit



- A** Decatur Industrial Park Phase III, County Road 450 North, 1/2 Mile West of , Decatur, Adams County [Site]
- C** 10651 Rose Ave, 10651 Rose Avenue, New Haven, Allen County [Building]
- E** Kendallville East Industrial Park, Certified Site Ready - Lester Drive, Kendallville, Noble County [Site]
- G** North Manchester Industrial Complex, Taylor St. & CR 1100 N , North Manchester, Wabash County [Site]
- I** Rogers, 2600 E 100 S, Columbia City, Whitley County [Site]

- B** Aviation Drive Shell, 8645 Aviation Drive, Fort Wayne, Allen County [Building]
- D** Warren Business Park Section 2, 93 East Wall Road, Warren, Huntington County [Site]
- F** Miklosko, E County Road 550 N, Fremont, Steuben County [Site]
- H** Wabash Business Complex, Ringel Ave - US 24 & IN 13, Wabash, Wabash County [Site]