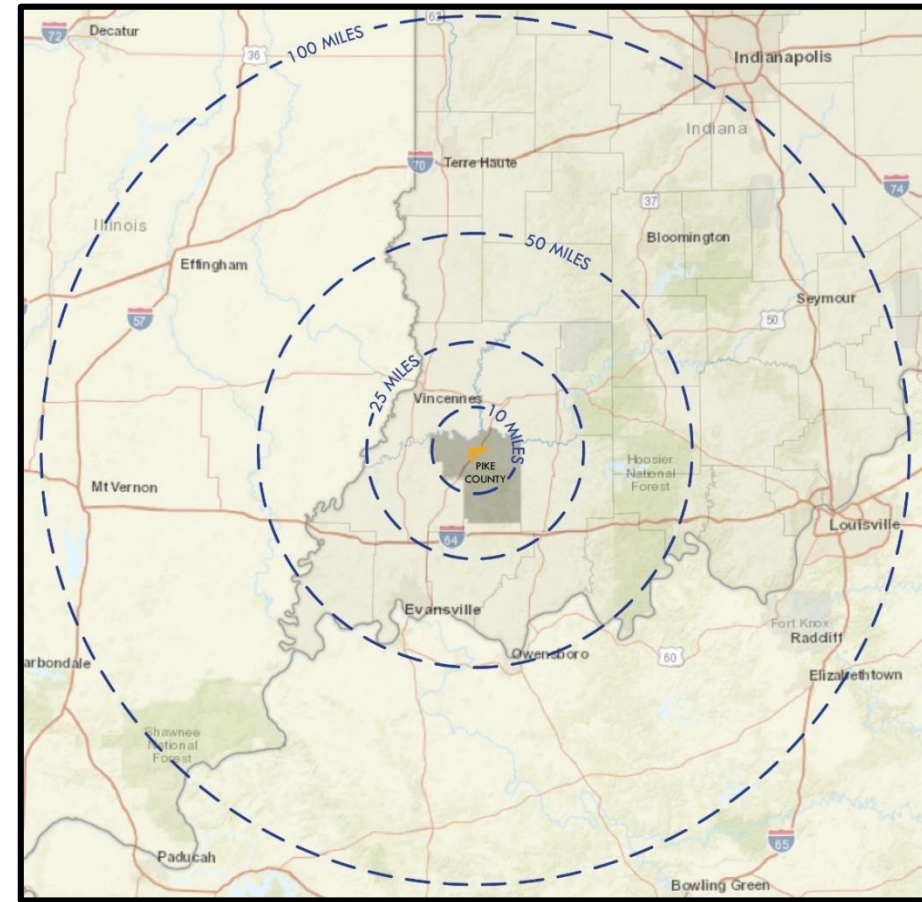




## Generation Springs Site

Shovel-Ready Presentation



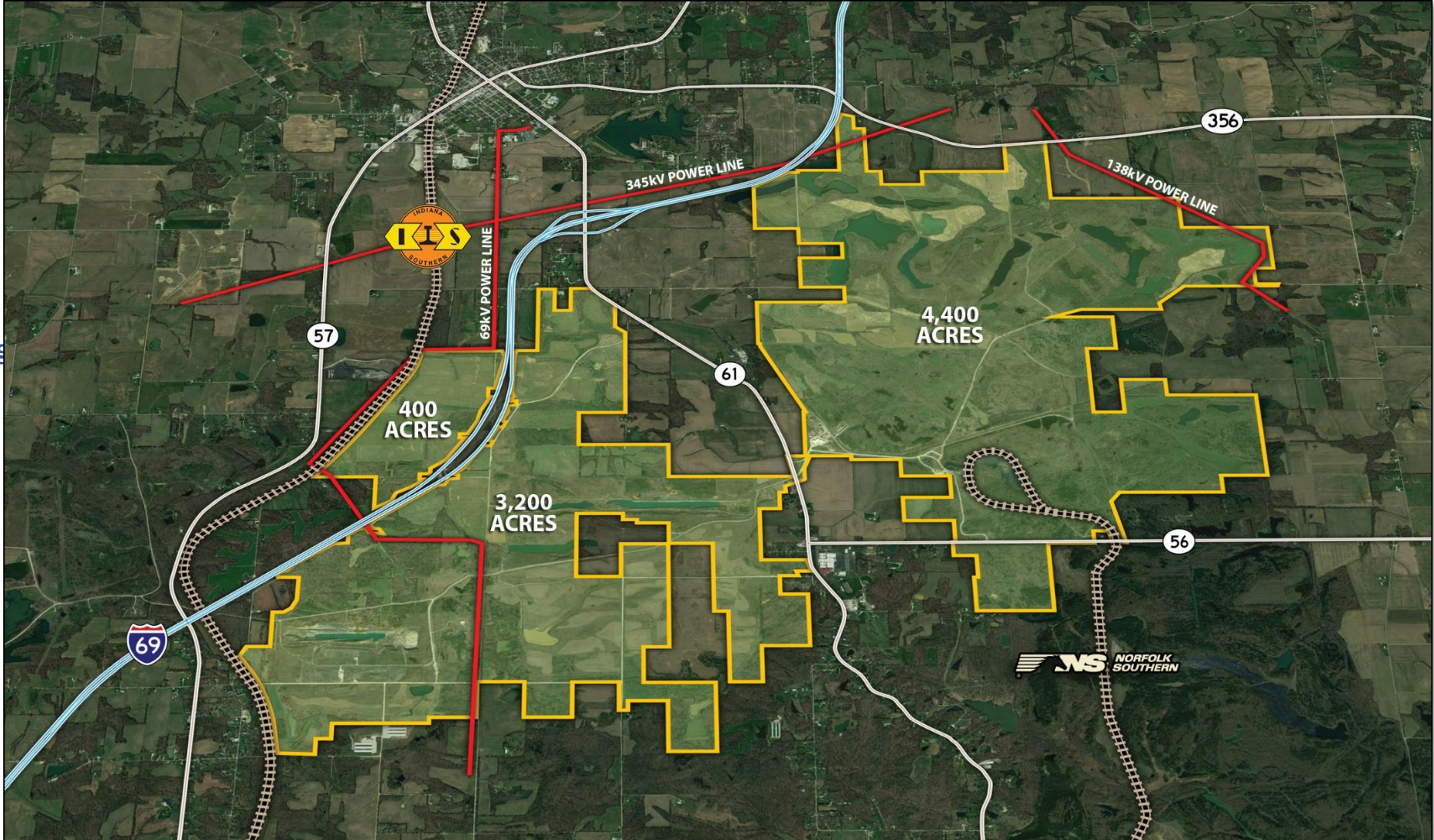


## Pike County has Miles of Opportunity





- **8,000 Acre Megasite**
  - Under common ownership
- **I-69 & Highway Connectivity**
  - Near I-69 Pike County interchange
    - Less than 1/2 mile
    - Direct highway access (IN61)
  - Direct highway access
    - IN61, IN56 & IN57
- **2 Rail Providers:**
  - Norfolk Southern
    - Spur w/ 120 car loop on site
  - Indiana Southern
    - Access over large acreage
- **Abundant Electricity Capacity**
- **Economic Revitalization Area**
- **TIF District**





# Certified Shovel Ready

- Generation Springs
  - 340 acres
  - ½ mile from interchange w/ I-69 visibility
  - Light/heavy industrial
  - Indiana Certified Silver Site (OCRA)
    - Geotech
    - Phase 1 environmental
    - Wetland delineation
    - Utilities on site or adjacent
  - Public / private partnership success





# Generation Springs Site Site Information

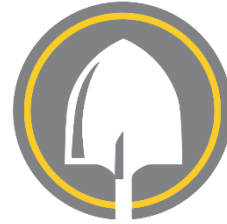


- **340 acre site**
- **Part of Southwest Indiana Megasite**
- **8,000 acres for sale, lease, or investment owned by Bowman Family Holdings**
- **Targeted industry sectors: Light/Heavy Industrial, Food & Beverage**
- **Access to I-69 and immediate access to SR-61**
- **Eligible for TIF and tax abatement incentives**
- **For Sale or Lease: \$30,000 - \$50,000 per acre**





# Indiana Site Certified Shovel Ready Silver



- **Access to state highway**
- **Support from LUG-CE**
- **Clear Title-50 YR Title Search**
- **Completed ALTA Survey**
- **Topo map using LIDAR on file**
- **Aerial Map on file**
- **Completed Phase 1 Environmental Report**
- **Completed Wetland Delineation**
- **Letter from INDOT addressing appropriate use of site**
- **Utility Service capacity and distance defined**





# Generation Springs Utility Information



- **Electric utility service provided by WIN Energy REMC**
  - Heavy power is available with our 69 kV, 138 kV, and 345 kV at the Megaside
- **Natural gas service provided by Ohio Valley Gas or Vectren**
  - Two 4-inch lines servicing site and two 10-inch transmission lines
- **Water service provided by the City of Petersburg**
  - Current excess capacity 250,000 GPD, in the next 12 months will increase to 750,000 GPD of excess capacity
- **Wastewater service provided by the City of Petersburg**
  - Current excess capacity is 200,000 GPD, in next 12 months will increase to 650,000 GPD of excess capacity.
- **Perry Spencer Communications offers broadband and other telecommunications service**

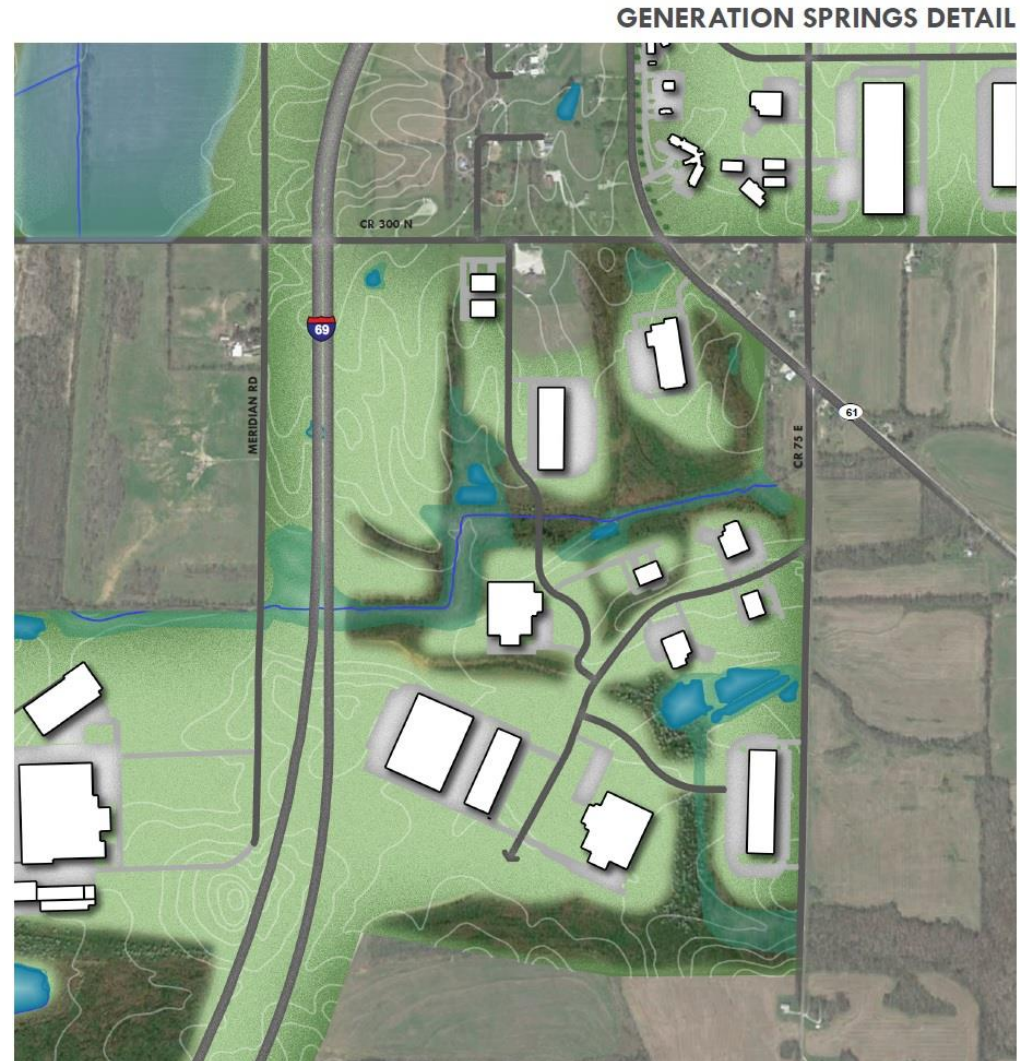
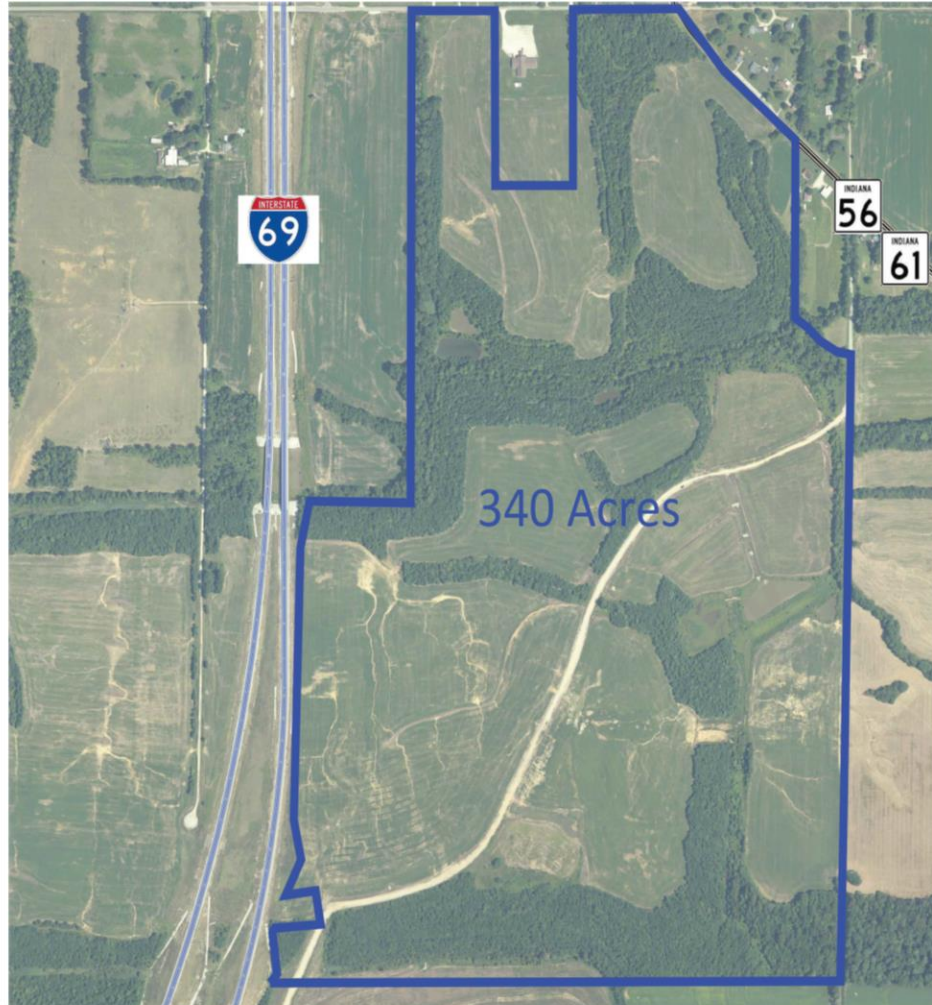
GENERATION SPRINGS DETAIL





# Generation Springs Site

## 340 Acre Site







## Unique Incentive at SWIM



- A strong interest in Partnering To Expand Industrial, Agribusiness, & Land Development Opportunities.
- Will consider: equity investment, joint venture, capital investment, lease, land sale, etc. **We Are Flexible!**
- Emphasis on opportunities that vertically integrate with existing businesses and leverage assets currently available.



# Local Leadership

- Strong public private partnership with unanimous support!
  - Pike County Council & Commissioners
  - Pike County EDC
  - City of Petersburg
  - Hoosier Energy
  - Win Energy
  - Bowman Family Holdings
  - Vectren
  - Ohio Valley Gas



# New Water & Wastewater Infrastructure

- City of Petersburg identified as “Designated Rural Area” by USDA
- Awarded USDA Rural Development’s Wastewater Grant
  - \$7.3M in grant funds for new wastewater treatment facility
  - \$3M in low-interest loan funds
- EDA Water Grant Application
  - Application for new water treatment facility totals \$4M
  - Other \$6M was awarded a low-interest loan through Rural Development
- Spurgeon Wastewater Grant Application to Rural Development recently awarded
  - Putting the residents on town’s sewer total \$4M



# New Road Infrastructure

- CR 350 N - Approved
  - Eastern Gateway to 1300+ acres
    - Retail / commercial sites
    - Light industrial / warehousing sites
    - Residential sites
- CR 300 N – Approved
  - Western Gateway to 2300+ acres
    - Generation Springs - shovel-ready certified site
    - Heavy industrial sites
      - Rail Served
      - Highway Served
    - Connects two state highways 57 & 61
- Economic Development  
Diversification Strategy
  - Job Creation, Investment, Growth



# New Housing Developments

- Ratio Design completed the Pike County Housing Study in August 2017
- Targeting single family and multifamily housing
- Local partner will be submitting application for workforce housing project in City of Petersburg a total of 28 new units.
- Currently, in discussions with developers for a new market rate housing subdivision. This subdivision could total up to 160 new single-family homes.



Flaherty & Collins project completed of 42 new units in 2015 in Petersburg

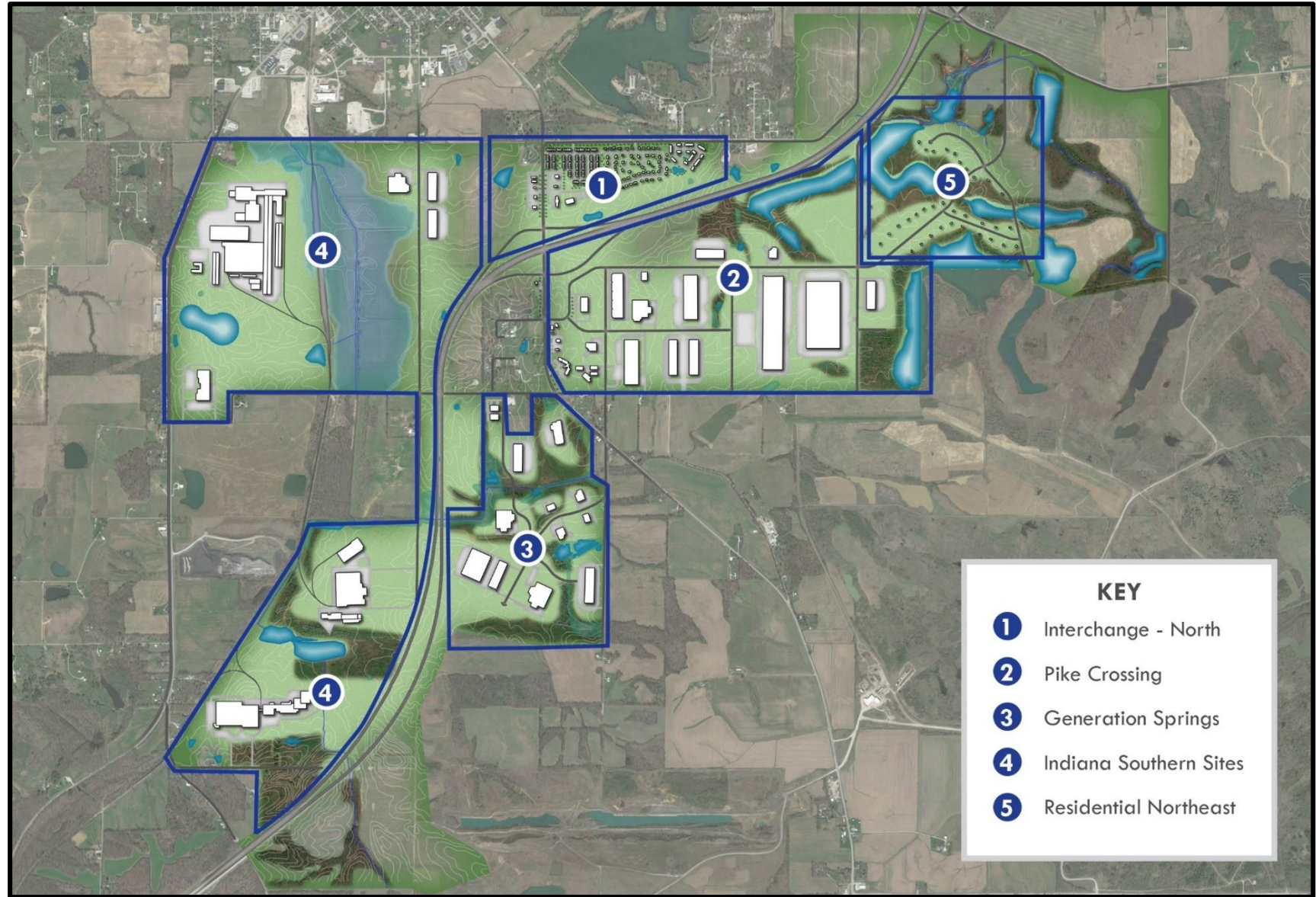
# Master Plan

- 4000 acres
- Engineering partnership
  - Rundell Ernstberger Associates
  - AECOM
  - Midwestern Engineers
- I-69 interchange corridor

**AECOM**



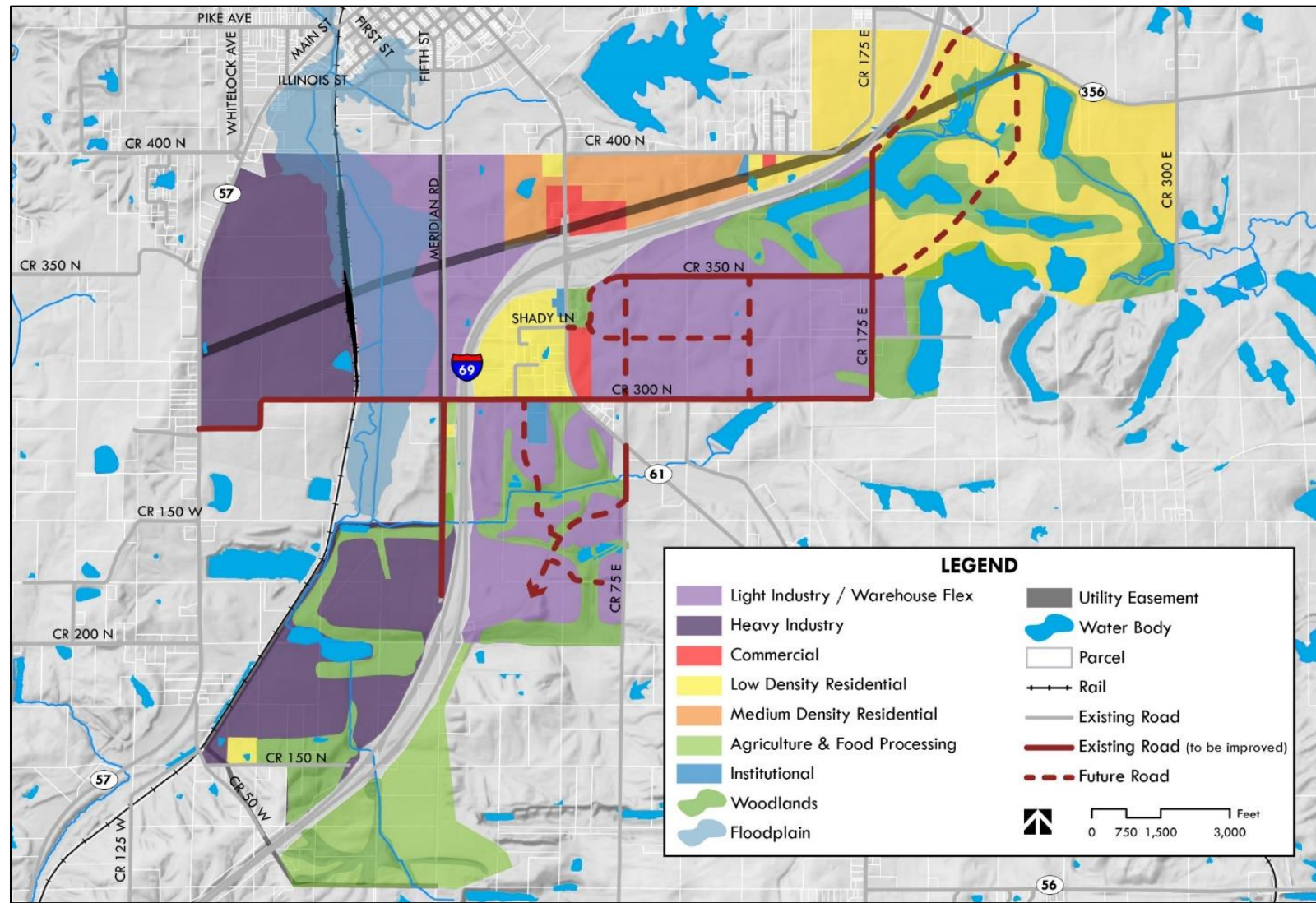
**Midwestern Engineers, Inc.**



# Master Plan

## Key outcomes:

- Strategic land use recommendations
- Targeted development types
- Road infrastructure, utility, and stormwater management recommendations
- Potential mechanisms by which to ensure plan adherence
- Design guideline recommendations
- Potential funding sources
- A plan for future review and updates
- Coordination between City and County leaders

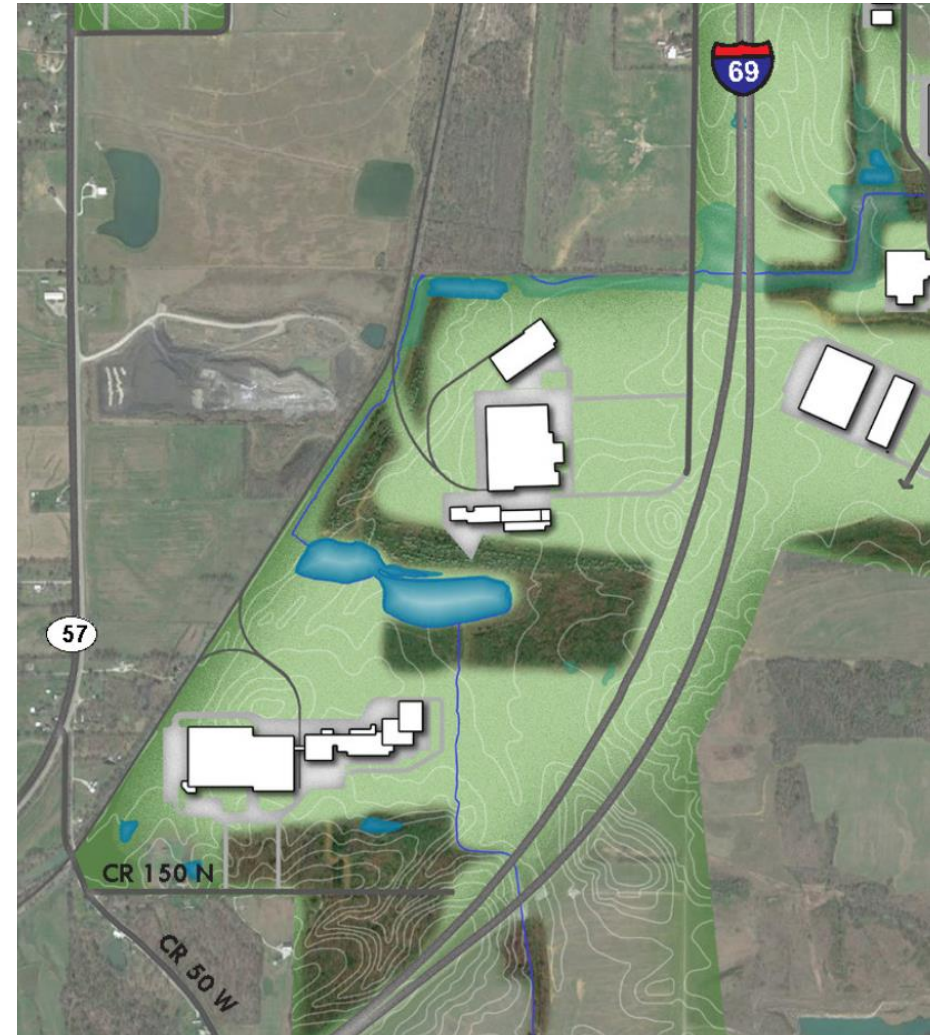


# 12 Target Industries - Southwest Indiana

Industry	Discussion	
Mining & Related Support Services	Potential for expansion of mining operations, linked with support services	} Manufacturing, Processing & Production
Food Processing	Industry consolidation, new companies emerging, production closer to geographic end markets.	
Agricultural Production	Green houses / vertical farms for higher value produce	
Plastics & Rubber Products Manufacturing	Tier 1-2-3 automotive suppliers	
Fabricated Metal Product Manufacturing	Tier 1-2-3 automotive suppliers	
Transportation Equipment Manufacturing	Expansion of Toyota Highlander; New electric vehicles	
Furniture & Related Product Manufacturing	Concentrated in Indiana, with growth in employment	
Data Processing & Hosting	Opportunity for server farms connected to considerable electrical capacity	
Truck Transportation / Warehouse	Growth of 3 <sup>rd</sup> Party Logistics providers, and connected to on-going strength of Indiana for manufacturing	} Warehousing
Non-store Retailers / Order Fulfillment	Strategic location of Indiana in context with the Midwest "mega-region" for warehousing to support internet retail	
Hospital / Outpatient facilities	Emergence of "micro hospitals" and continued growth of outpatient centers	} Healthcare
Nursing & Residential Care Facilities	Alignment with boomer generation pivot into retirement	

# Indiana Southern Rail Site & Infrastructure

- 400 acres, under control with Bowman Family Holdings
- Starting the Shovel-Ready process and have Geotech completed.
- Utilities:
  - Electric on-site
  - Water: ¼ mile extension
  - Wastewater: 1-mile extension
  - Fiber: ½ mile extension
  - Rail Served: Indiana Southern Railroad, 15-mile connection to Norfolk Southern, CSX, and INRD. Transportation access coast-to-coast and from Canada to Mexico.
  - Road Improvements are scheduled and will be complete in 24 months through INDOT Grant

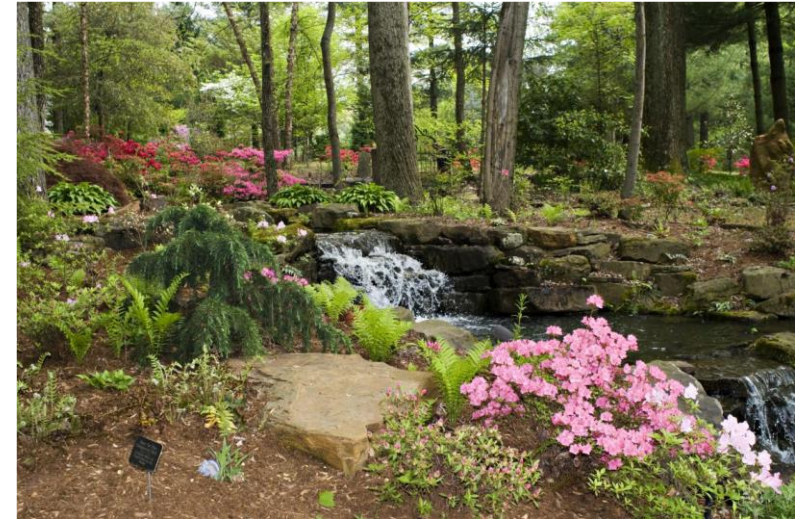




# Pike County



- **Total Population: 12,624**
- **County Seat: Petersburg**
- **Logistics: 35 miles from Evansville, 100 miles from Louisville, KY and 120 miles from Indianapolis**
- **Median Center of the U.S. Population**
- **Close proximity to Toyota Motor Manufacturing Indiana in Princeton, Kimball Industries in Jasper, and Futaba in Vincennes**
- **Unemployment Rate: 9.8% (May 2020)**



# Workforce Development: Behind the numbers

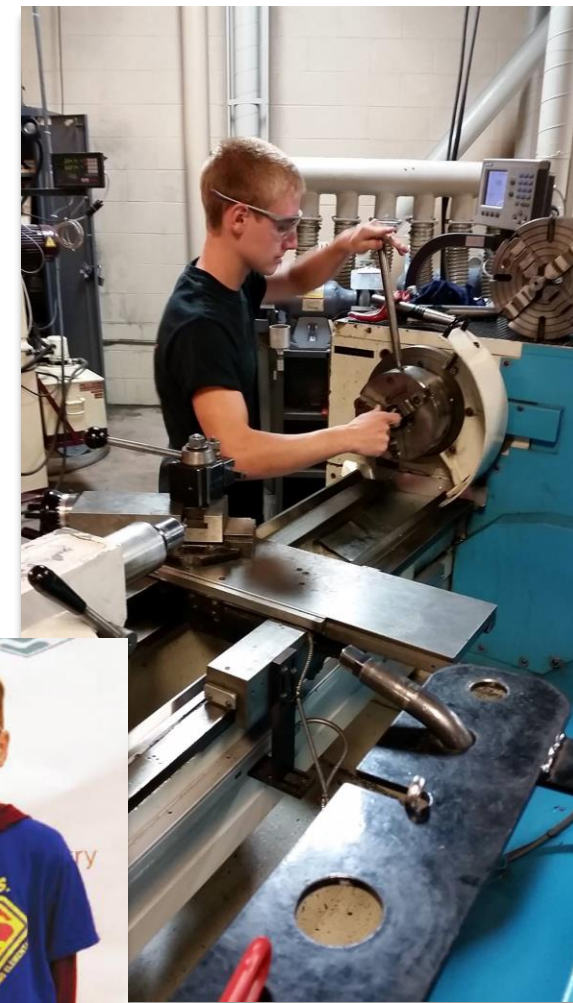
- Regional Workforce, 50-mile radius of 350,000+ employees
- Local Unemployment Rate: 9.8% (May 2020 from Stats Indiana)
- Over 40% of our labor force is working outside the county.
- Pike County has 428 skilled workers available! The job loss is due to the instability of the coal industry and push for sustainable energy.
  - Peabody laid off 121 employees on October 4, 2019 and is scheduled to lay off another 4 employees on April 3, 2020.
  - Gibson County Coal laid off 184 employees on the January 15, 2020.
  - Indianapolis Power & Light (IP&L) Pike County's largest employer will be following suit and is scheduled to lay off 119 employees between 2021 and 2024. Unit 1 will close in 2021, and 34 employees will lose their jobs and in 2024 Unit 2 will shut down and an additional 85 dislocated workers. Units 3 and 4 are anticipated to shut down by 2039.
- With the layoffs in total of 428 workers, these workers are highly skilled, go to work on time, dependable, experienced, and want to work!
- Before these recent announcements, Pike had three coal mines shut down, one power plant, one smelter house, and another power plant that had several lay-offs. **This totals 1,291 dislocated workers.** These dislocated workers took jobs with a one-hour commute and pay cuts. They'd much prefer to work in the county they live.



# Pike County Workforce Training

## Workforce and Training

- High School Students in Pike County are served by regional vocational/technical centers that annually train thousands of students. High School has diverse coursework available that is dual credit or part of a CTE program.
- Pike County is a national leader in K-12 per capita enrollments in “Project Lead The Way” pre-engineering, biomedical, and STEM-education coursework.
- State winners for welding, precision machining championship
- Robotics courses starting in Elementary School
- Vincennes University and Ivy Tech assists with developing skilled labor and can offer customized training programs.



SOUTHWEST INDIANA  
**MEGASITE**

# Elmer Buchta Technology Center

- EDA grant awarded \$2M with local match of \$515,000
- 8,600 square feet
- Co-work space
- Business incubator for any entrepreneur
- Business and workforce training
- At I-69 interchange area
- Currently under Construction, completion date is December 8, 2020



# Thank you for your support of Pike County.



Ashley Polen Willis  
[pikegrowth@pikeco.org](mailto:pikegrowth@pikeco.org)  
(812) 354 – 2271