



**Wabash Valley**  
POWER ALLIANCE

# JOIN A GROWING AUTOMOTIVE AND MOTOR VEHICLE MANUFACTURING HUB

PARKE COUNTY, IN

WABASH VALLEY POWER ALLIANCE | 6702 INTECH BLVD, INDIANAPOLIS, IN 46278 | [WVPA.COM](http://WVPA.COM)



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# PARKE COUNTY, IN

The Parke County region, located in West Central Indiana, is a premier location for organizations in the automotive and motor vehicle manufacturing industry. Robust economic development incentives, a surplus of skilled labor, and a location in the heart of the Crossroads of America are just a few reasons to make Parke County the future home of your business.





# VALUE PROPOSITION

Indiana is a top 10 state in the country in which to conduct business. From Economic Development Tax Credits to Industrial Development Grants, Indiana has advantages companies including Subaru of Indiana, International Automotive Components, and Raybestos have already discovered—making the Hoosier state a burgeoning automotive manufacturing hub with a surplus of skilled labor to grow your business.

01

## INCENTIVES

In Indiana, we're defining a new standard of opportunity for businesses to reach their full potential. Take advantage of the wide variety of state and county incentives that will help your business thrive.

02

## INFRASTRUCTURE

Parke County offers easy access to major highways and interstates, rail lines, and airports with the ability to move materials to and from other automotive and motor vehicle manufacturing hubs across the nation.

03

## WORKFORCE ECO-SYSTEM

Tap into the skilled labor of the Parke County region, and take advantage of training programs at high schools and community colleges developing the next generation of talent.

04

## INDUSTRY ECO-SYSTEM

West Central Indiana is home to global leaders in automotive and vehicle manufacturing, including Subaru of Indiana, International Automotive Components, Morris Manufacturing, and Raybestos Powertrain, among others.

05

## QUALITY OF LIFE

Indiana residents enjoy a high quality of life with a low cost of living. The Parke County region is a welcoming community offering beautiful outdoor escapes – home to more than a dozen state parks, Sugar Creek, Raccoon Lake, and The Covered Bridge Gateway Trails Association – and just a short drive from the amenities of greater Indianapolis.



# AVAILABLE INCENTIVES

Indiana's balanced budgets and cash reserves allow the Hoosier State to offer one of the lowest corporate tax rates in the country, with plans to decrease to 4.9% by 2021. Check out some of the competitive tax credits and development grants available to Parke County businesses.

# INCENTIVES FROM THE STATE OF INDIANA AND APPLICABLE FOR AUTOMOTIVE AND MOTOR VEHICLE MANUFACTURING IN THE PARKE COUNTY REGION



## ECONOMIC DEVELOPMENT FOR A GROWING ECONOMY TAX CREDIT (EDGE)

Provides a refundable tax credit to businesses that create new jobs that improve the standard of living for Indiana residents. The credit certification will be received annually for up to 10 years based upon the employment ramp-up outlined by the business.

### To be eligible for the tax credit, the project must:

- Result in net new jobs that were not previously performed by employees of the applicant
- Be economically sound and will benefit the people of Indiana by increasing opportunities for employment and strengthening the state's economy
- Not go forward if the applicant does not receive the tax credit
- Be supported by the political subdivisions or municipalities affected by the project, as shown by significant incentives provided to the business



## RESEARCH AND DEVELOPMENT TAX INCENTIVES

An Indiana qualified research expense is defined as the sum of the following amounts, incurred by the taxpayer during the taxable year:

1. Wages paid to employees
2. Supplies
3. Services for qualified research
4. Supervisions of research activities



## HEADQUARTERS RELOCATION TAX CREDIT (HQRTC)

Provides a nonrefundable tax credit to a business that relocates its headquarters to Indiana. A headquarters is considered to be the principal executive officers of the eligible business, the principal offices of a division or smaller subdivision of an eligible business, or a research and development center of an eligible business.

### Businesses eligible to receive an HQRTC award must:

- Be engaged in interstate commerce
- Maintain a corporate headquarters at a location outside Indiana
- Have not previously maintained a corporate headquarters in Indiana
- Have annual worldwide revenues of at least \$50 million during the taxable year immediately preceding the business' application for a tax credit
- Relocate its corporate headquarters to Indiana
- Employ at least 75 employees in Indiana after relocating a corporate headquarters to Indiana



### REDEVELOPMENT TAX CREDIT (RTC)

Provides an incentive for investment in the redevelopment of vacant land and buildings, as well as brownfields. The Indiana Economic Development Corporation may not award more than \$50 million in credits each state fiscal year. Any credit over \$7 million must include a requirement that a portion of the credit be repaid by the company or developer. A qualified redevelopment site is considered vacant land, brownfield property over 50 acres, or a vacant building or complex of buildings at least 15 years old.

#### Eligible costs may include:

- Acquisition costs, when necessary for redevelopment or rehabilitation and only if the property is substantially improved
- Architectural and engineering fees
- Environmental remediation costs
- Construction management and demolition costs
- Costs directly associated with the redevelopment or rehabilitation of property
- FF&E, if nonmovable
- Permitting costs directly related to redevelopment or rehabilitation



### INDUSTRIAL DEVELOPMENT GRANT FUND (IDGF)

Provides assistance to municipalities and other eligible entities with offsite infrastructure improvements needed to serve the proposed project site. Upon review and approval of the local recipient's application, project specific milestones are established for completing the improvements. IDGF will reimburse a portion of the actual total cost of the infrastructure improvements. The assistance will be paid as each milestone is achieved, with final payment upon completion of the last milestone of the infrastructure project.

#### Eligible infrastructure expenses include:

- Lease, purchase, construction or repair of real and personal public property
- Preparation of surveys, plans and specifications for construction of publicly owned and operated facilities, utilities and services
- Construction of airport facilities
- Construction of tourist attractions
- Construction, extension or completion of:
  1. Sewer lines and other drainage facilities
  2. Waterlines
  3. Roads and streets
  4. Sidewalks
  5. Rail spurs and sidings
  6. Fiber-optic and other IT infrastructure





# INDUSTRY ECOSYSTEM

When you go to work in the Parke County region, you're not planting a flag on your own. You're joining a thriving automotive and vehicle manufacturing industry featuring global leaders at the cutting edge of production.

## NOTABLE MANUFACTURING ORGANIZATIONS LOCATED IN THE PARKE COUNTY REGION:



Subaru is an international automotive brand. Subaru of Indiana Automotive (SIA) is the home of North American production for the Ascent, Impreza, Legacy, and Outback models. With nearly 6,000 employees, SIA is able to maintain a production volume of 370,000 vehicles per year.



Raybestos Powertrain LLC manufactures premium parts used in transmissions around the globe. The company is part of the Gearbox brand, an international market leader known for innovation, quality, and reliability. Employing 400 people, Raybestos Powertrain LLC is one of the world's largest manufacturers of transmission related products. Their specialty is original equipment and aftermarket wet-friction products for energy absorption and power transfer.



Morris Manufacturing is a global leader of high-precision, close-tolerance machined metal parts for a wide range of industries. The company's 200 employees serve high-volume original equipment manufacturer automotive drivetrain plants by specializing in high-volume machining, turning, and sawing.



Headquartered in Luxembourg, International Automotive Components (IAC) Group is a leading global supplier of automotive components and systems. The components manufactured in Indiana supply a variety of passenger cars and trucks and commercial vehicles. In 2018, IAC's sales revenue was \$4.1 billion.

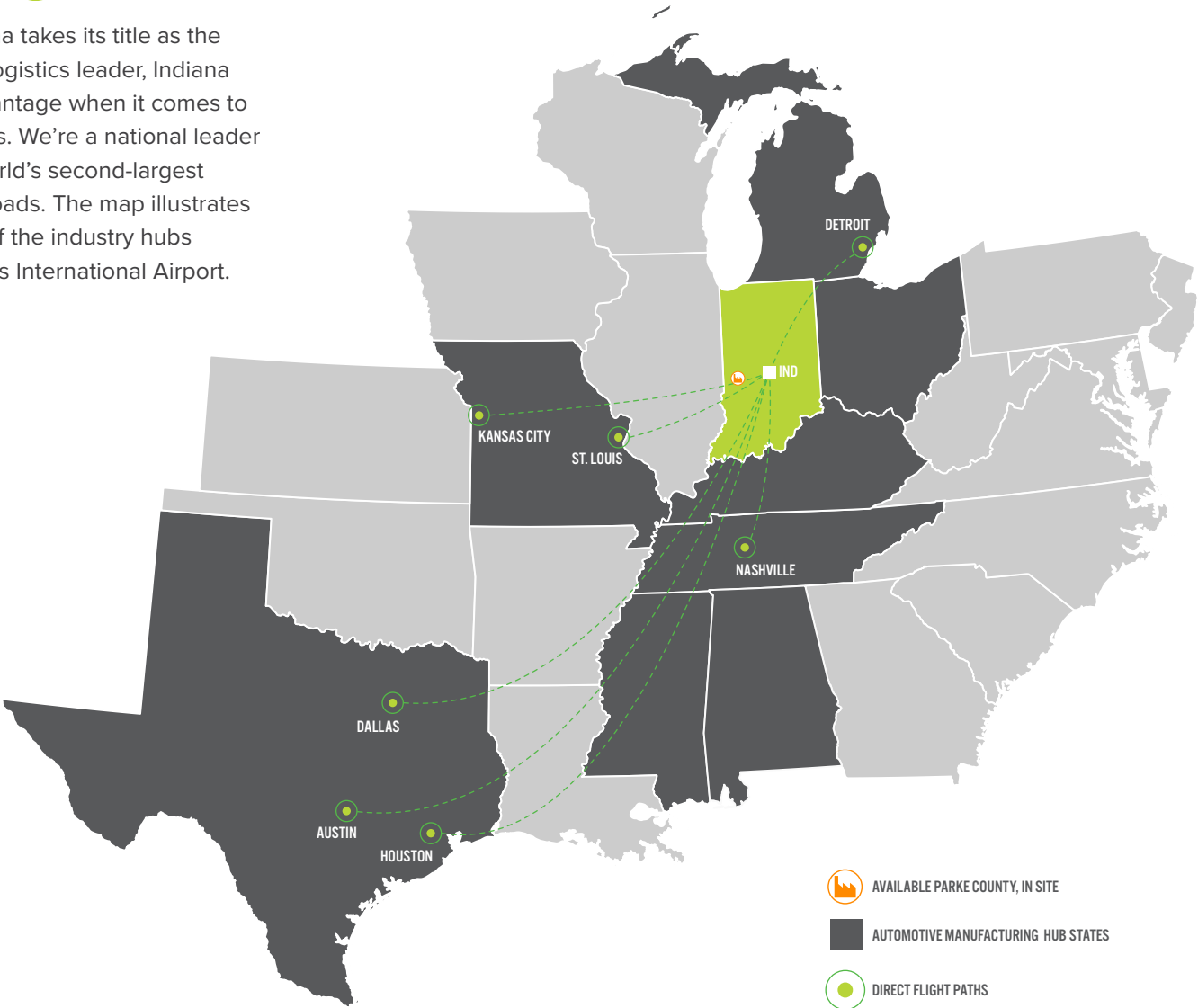
## NOTABLE EMPLOYERS IN THE MANUFACTURING INDUSTRY WITHIN THE PARKE COUNTY REGION:

ORGANIZATION NAME	EMPLOYEE COUNT	COMMUNITY
Subaru Automotive	5,700	Lafayette
Dana Inc.	2,000	Lafayette
Great Dane Trailers	1,500	Brazil
International Automotive Components	800	Greencastle
Hendrickson Trailer Commercial Vehicle Systems	450	Lebanon
Raybestos Powertrain LLC	400	Sullivan
Jet Star Inc.	250	Zionsville
Morris Manufacturing	145	Brazil
Tru-Flex Metal Hose LLC	90	West Lebanon
AccuBurn Inc.	60	Williamsport

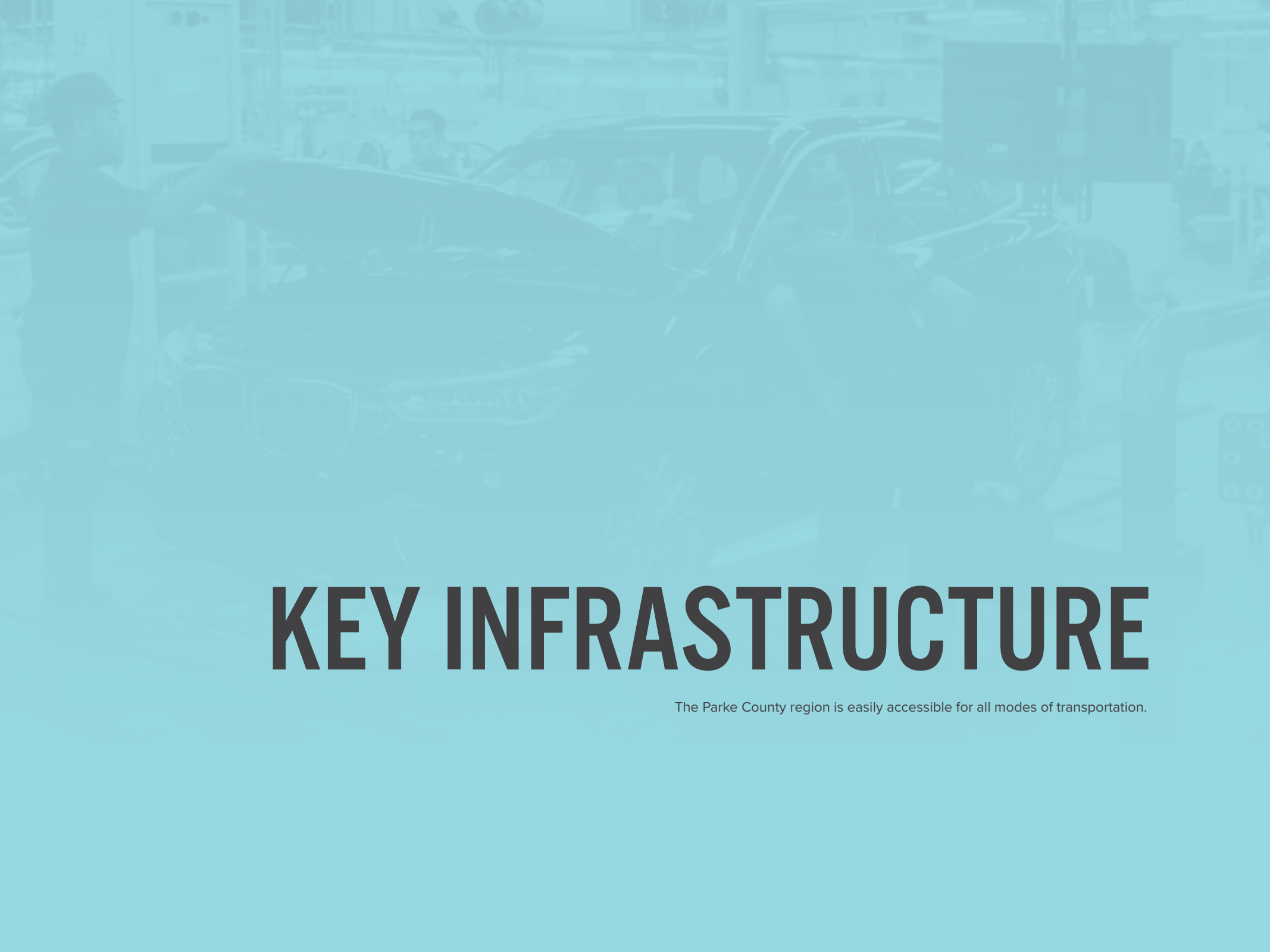
# CROSSROADS OF AMERICA

Located in the heart of the heartland, Indiana takes its title as the Crossroads of America seriously. A global logistics leader, Indiana offers companies a strong competitive advantage when it comes to reaching North American and world markets. We're a national leader in pass-through interstates, home to the world's second-largest FedEx air hub, and third in total freight railroads. The map illustrates connectivity via direct flight paths to each of the industry hubs (states shown in dark gray) from Indianapolis International Airport.

AIR SERVICE CARGO
Air Canada Cargo
American Airlines Cargo
Cargolux Airlines International S.A.
Continental Cargo
Delta Airlines Cargo
Frontier/Midwest Connect Airline Cargo
FedEx Express
Southwest Cargo
United Airlines Cargo







# KEY INFRASTRUCTURE

The Parke County region is easily accessible for all modes of transportation.

## CONNECTIVITY AT THE CROSSROADS

Enjoy access to interstates, rail connectivity, and airports from the Parke County region. Indiana is within a single-day's drive of most of the country. The cities referenced here were identified as major Midwest cities located within states that serve as manufacturing hubs, all within a short drive of the available site.

The drive times and miles indicated reference the distance from your potential headquarters in Parke County.

CITY	DRIVE TIME	MILES
Detroit	5.5 hours	355 miles
Columbus	4 hours	235 miles
St. Louis	3 hours	193 miles
Louisville	3 hours	174 miles

\*Click [here](#) to view the full interactive map





# LABOR ANALYSIS

Indiana is a state that works. That's why we're #1 for total state share of manufacturing employment, and we're the only state in the U.S. with assembly plants for Honda, Subaru, and Toyota. Discover what these titans of industry already know: Indiana is the future of automotive manufacturing.

## YOUR WORKFORCE, PARKE COUNTY'S TALENT

OCCUPATION	PARKE COUNTY REGION	CHICAGO, IL REGION*	DETROIT, MI REGION*	COLUMBUS, OH REGION*
General and Operations Managers	116	147	506	162
Industrial Production Managers	139	256	1,720	410
Industrial Engineers	278	322	5,463	923
Mechanical Engineers	259	419	4,940	682
Industrial Machinery Mechanics	165	200	2,053	548
First-Line Supervisors of Production and Operating Workers	567	492	3,602	1,204
Inspectors, Testers, Sorters, Samplers, and Weighers	417	539	3,472	1,128
Shipping, Receiving, and Traffic Clerks	162	167	976	480
Machinists	593	929	2,950	819
Welders, Cutters, Solderers, and Brazers	212	158	1,516	902
Assemblers and Fabricators, All Other, Including Team Assemblers	5,396	4,482	28,202	8,651
Production Workers, All Other	142	402	536	326

\*Data represents the county in which each city resides. For Chicago, the data is representative of Cook County. For Detroit, the data representative of Cook County. For Columbus, the data is representative of Union County.



## LOWER LABOR COSTS THAN COMPETITIVE COUNTIES

Median annual wages for the selected occupations within the automotive and motor vehicle manufacturing industry.

OCCUPATION	PARKE COUNTY REGION	CHICAGO, IL REGION*	DETROIT, MI REGION*	COLUMBUS, OH REGION*
General and Operations Managers	\$79,744	\$110,147	\$109,961	\$96,205
Industrial Production Managers	\$90,951	\$99,914	\$115,176	\$99,700
Industrial Engineers	\$74,379	\$85,715	\$91,243	\$77,639
Mechanical Engineers	\$76,755	\$87,368	\$91,355	\$77,772
Industrial Machinery Mechanics	\$49,336	\$56,140	\$52,710	\$50,628
First-Line Supervisors of Production and Operating Workers	\$59,063	\$60,670	\$65,842	\$59,893
Inspectors, Testers, Sorters, Samplers, and Weighers	\$36,767	\$38,255	\$35,430	\$37,794
Shipping, Receiving, and Traffic Clerks	\$30,824	\$33,950	\$33,517	\$32,480
Machinists	\$43,333	\$38,494	\$41,772	\$42,469
Welders, Cutters, Solderers, and Brazers	\$39,938	\$42,574	\$39,352	\$40,283
Assemblers and Fabricators, All Other, Including Team Assemblers	\$33,768	\$28,870	\$36,653	\$34,549
Production Workers, All Other	\$40,217	\$31,603	\$32,530	\$33,449

\*Data represents the county in which each city resides. For Chicago, the data is representative of Cook County. For Detroit, the data representative of Cook County. For Columbus, the data is representative of Union County.

The background of the entire page is a blurred photograph of an automotive workshop. It shows various car parts, tools, and equipment. A person in a white lab coat is visible on the right side. The entire image is overlaid with a solid orange color.

# TALENT PIPELINE

Take your business to the next level in a state that works. The Parke County region is home to a variety of community colleges and technical schools committed to training talented Hoosiers for the automotive careers of the future. In 2018 alone, the Parke County region trained more than 3,000 graduates for careers in the automotive and motor vehicle manufacturing industry.



### IVY TECH COMMUNITY COLLEGE - AUTOMOTIVE TECHNOLOGY PROGRAM

Earning experience on equipment used in the automotive industry today with training from ASE master certified instructors, students learn how to diagnose and repair today's high-tech vehicles. This program prepares students for entry level employment with companies that require training in areas such as electrical systems, engine performance, transmissions, brakes, steering and suspension systems, air conditioning systems, and engine repair. Students are prepared to take industry standard certification exams from ASE.



### DANVILLE COMMUNITY COLLEGE – AUTOMOTIVE ANALYSIS AND REPAIR

The Automotive Analysis and Repair program includes theoretical and practical experiences in engine overhaul, engine tune-up, emission control servicing, automatic transmission service, power train servicing, front-end alignment, computerized fuel systems, electrical system diagnosis, and maintenance. Diagnosis for problems with the ability to correct the specific problem located is emphasized.



### WABASH RIVER CAREER & TECHNICAL EDUCATION – AUTOMOTIVE TECHNOLOGIES

The Wabash River Career & Technical Education (WRCTE) Automotive Technologies Program is offered to juniors and seniors at high schools located within the Parke County region. Students in the program learn how to assess and diagnose mechanical and technical vehicle problems, and evaluate and logically perform necessary repairs.

The number of graduates in each region for occupations employed by the automotive and motor vehicle manufacturing industry.

REGION	2018 GRADUATES
Parke County	3,115
Chicago Region*	4,498
Detroit Region*	5,014
Columbus Region*	2,859

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# QUALITY OF LIFE

Are you looking for small-town charm with access to the amenities of a major U.S. city? The Parke County region offers the best of both worlds. Enjoy the outdoors while remaining just a short drive from the world-class sports, dining, and culture that defines life in Central Indiana.





## PARKS & RECREATION

The Parke County region is home to some of the most beautiful and diverse natural amenities in the State of Indiana, featuring more than a dozen state parks, each offering different experiences and scenery to visitors and residents alike.



## HOUSING

The Parke County region is an affordable housing market. It is less expensive to own a home in the Parke County region than in both the Cook and Wayne County regions, and only slightly more expensive than the Union County region.

REGION	MEDIAN HOME VALUE	MEDIAN RENT
Parke County, IN	\$155,640	\$1,095
Chicago, IL*	\$202,675	\$1,595
Detroit, MI*	\$173,277	\$1,266
Columbus, OH*	\$150,374	\$1,177

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## COMMUTE TIMES

An important aspect of accessibility to members of the workforce is the average commute time to and from work. The Parke County region has the shortest average commute time of the four regions analyzed.

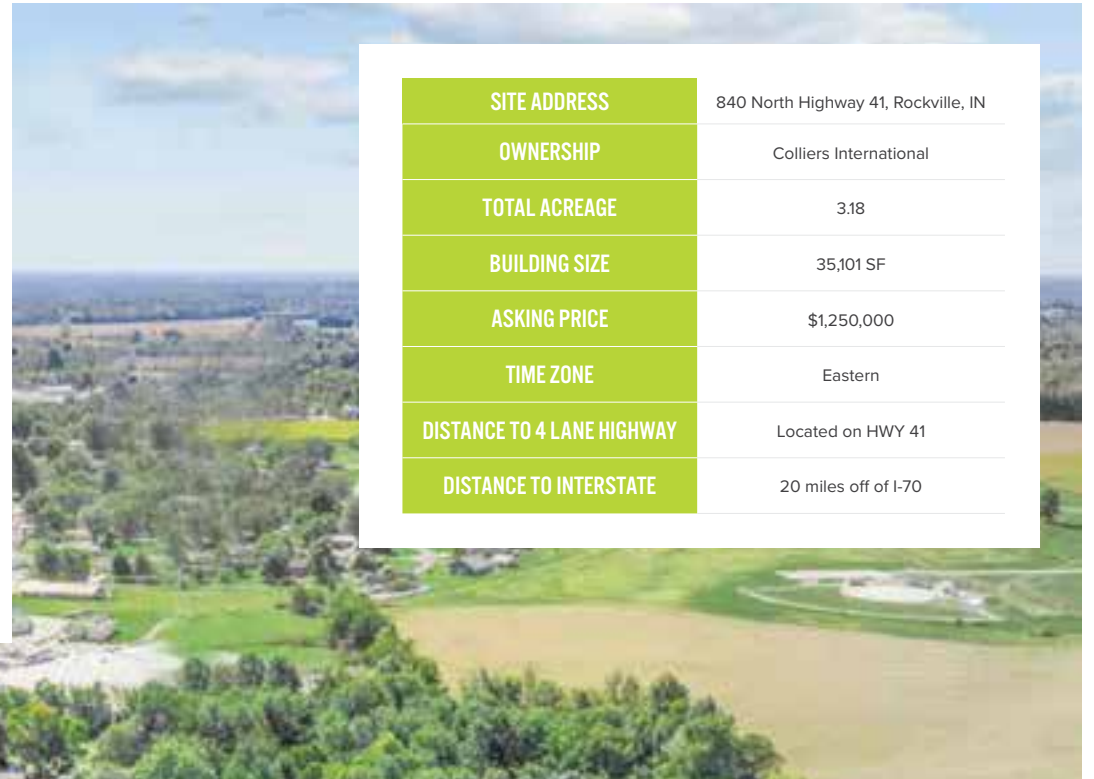
REGION	AVERAGE DAILY COMMUTE
Parke County, IN	22 minutes
Chicago, IL*	48 minutes
Detroit, MI*	24 minutes
Columbus, OH*	27 minutes

\*Data represents the county in which each city resides. For Chicago, the data is representative of Cook County. For Detroit, the data representative of Cook County. For Columbus, the data is representative of Union County.



# AVAILABLE SITE

The property is located on the north side of Rockville, Indiana, the county seat of Parke County – just 27 miles north on US 41 from Terre Haute. This former retail location could be easily retrofitted for manufacturing use.



SITE ADDRESS	840 North Highway 41, Rockville, IN
OWNERSHIP	Colliers International
TOTAL ACREAGE	3.18
BUILDING SIZE	35,101 SF
ASKING PRICE	\$1,250,000
TIME ZONE	Eastern
DISTANCE TO 4 LANE HIGHWAY	Located on HWY 41
DISTANCE TO INTERSTATE	20 miles off of I-70



# YOUR FUTURE HOME

The Parke County region is the ideal location for the future of your business. The high quality of life, talented manufacturing workforce, and significant economic development incentives combine to make this a flourishing center of the automotive and motor vehicle manufacturing industry. Join international manufacturing leaders that already call West Central Indiana home.

01

Utilize multiple incentives by the State of Indiana that make this state one of the best in the country to do business.

03

The low cost of living makes Parke County an affordable market for workers, leading to a higher quality of life than in competitive regions.

02

Enjoy a lower cost of labor than competitive regions.

04

Available site in a prime location at the Crossroads of America.



**PARKE  
COUNTY**



**#10**

Indiana is ranked by the Tax Foundation as the “#10 Best State to do Business in” because of the welcoming business climate throughout the state. The Parke County region serves as a shining example of the best Indiana has to offer.



# PARTNERSHIP

Wabash Valley Power Alliance is the generation and transmission cooperative for 23 member distribution electric co-ops serving homes, farms, schools, and businesses across Indiana, Illinois, and Missouri. We're deeply engaged with economic development in the communities we serve, working with our local electric co-ops and local and regional economic development organizations to provide great options, information, and resources for businesses looking to locate or expand in our region. Together, we're a force for helping you make the right decision about your business location.



**Parke County REMC**

Your Touchstone Energy® Cooperative 

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READY TO LEARN MORE? WE'RE  
HERE TO HELP. TO FIND OUT ALL  
THE DETAILS, CONTACT JENNIFER.