
COMMUTING PATTERN 5

CONSTRUCTION 13

EMPLOYMENT & LABOR 6

ENERGY & UTILITY SERVICES 11

FINANCING & BUSINESS SERVICES 15

PHYSICAL & DEMOGRAPHIC 2

POPULATION 3

TAXES 16



Bartholomew County

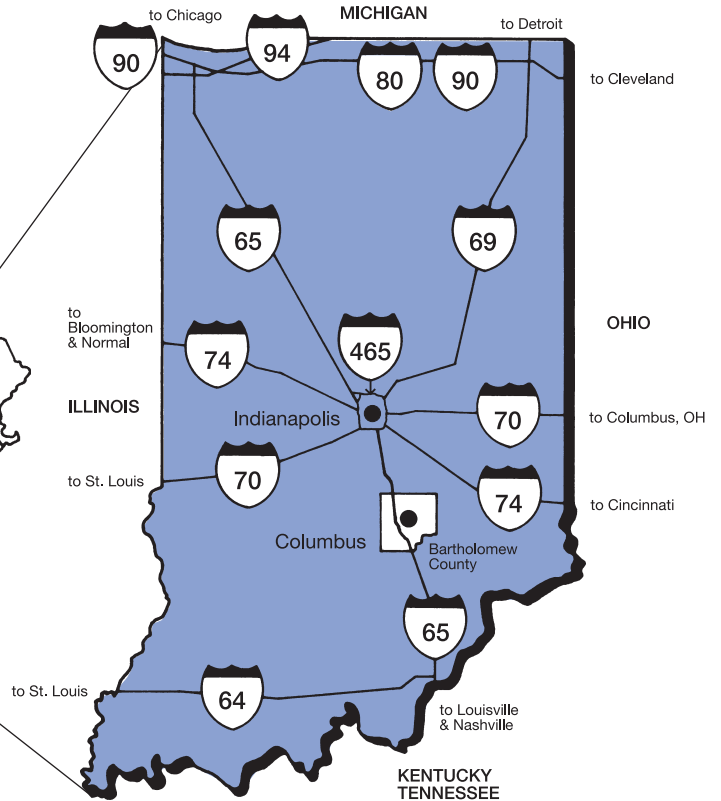
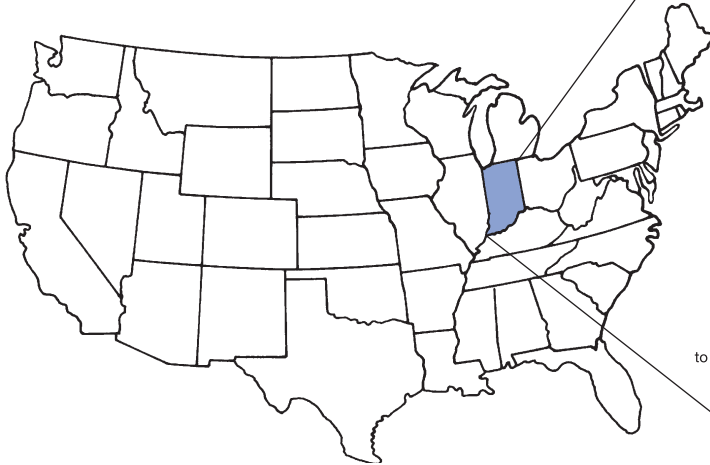
ECONOMIC DEVELOPMENT BOARD
Columbus Area Chamber of Commerce
500 Franklin Street, Columbus, IN 47201
812.379.4457
Toll Free 888.379.4457
FAX 812.372.6756
www.columbusin.org

PHYSICAL AND DEMOGRAPHIC

LOCATION – Bartholomew County

Southern Indiana

South of Indianapolis 45 mi. (72 km)
 North of Louisville 69 mi. (111 km)
 West of Cincinnati 78 mi. (126 km)
 East of Bloomington 36 mi. (58 km)
 Longitude 85°, 53', 35.8", W.
 Latitude 39°, 15', 57.7", N.
 Elevation 656 ft.
 Size 411 sq. mi. (661 km)



Highway Distances

Chicago, IL 231 mi. (372 km)
 Nashville, TN 236 mi. (380 km)
 St. Louis, MO 279 mi. (449 km)
 Detroit, MI 322 mi. (518 km)
 Cleveland, OH 339 mi. (546 km)
 Pittsburgh, PA 354 mi. (570 km)

Memphis, TN 391 mi. (629 km)
 Birmingham, AL 397 mi. (639 km)
 Atlanta, GA 463 mi. (745 km)
 Kansas City, MO 529 mi. (851 km)
 Minneapolis, MN 642 mi. (1,033 km)
 New York City, NY 774 mi. (1,246 km)
 Dallas, TX 902 mi. (1,452 km)

Distance to Interstate Highways

I-65 2 mi. (3.2 km)
 I-74 25 mi. (40 km) east
 I-465 33 mi. (53 km) north
 I-70 43 mi. (69 km) north

I-69 50 mi. (80 km) north
 I-64 69 mi. (111 km) south
 I-71 72 mi. (116 km) south

AVERAGE WEATHER IN COLUMBUS, INDIANA

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average Temperature (°F)	27.9	32.1	41.9	52.5	63.0	72.0	75.9	73.8	66.7	54.7	43.9	33.1
High Temperature (°F)	36.6	41.8	52.6	64.0	74.2	82.6	86.4	84.8	78.6	67.0	53.6	41.6
Low Temperature (°F)	19.1	22.3	31.2	41.0	51.8	61.3	65.3	62.8	54.8	42.4	34.1	24.6
Precipitation (inches)	2.7	2.6	3.7	4.4	4.6	3.5	4.0	3.8	3.1	2.8	3.8	3.2

Source: USAZipinfo

POPULATION GROWTH

Year	City of Columbus	Bartholomew County	Region XI* 5 Counties	Commuting Area** 11 Counties
1950	18,370	36,108	104,022	272,939
1960	20,778	48,198	123,064	331,934
1970	27,141	57,022	141,458	401,562
1980	30,614	65,088	159,696	461,266
1990	31,802	63,657	162,773	488,610
2000	39,059	71,435	179,836	554,458
2006	39,690	74,444	183,545	571,690

* Region XI includes Bartholomew, Brown, Decatur, Jackson and Jennings Counties.

** The Columbus commuting area includes Region XI, plus Johnson, Lawrence, Monroe, Ripley, Shelby and Scott Counties.
Source: Stats Indiana

POPULATION CHARACTERISTICS

Bartholomew County

ETHNIC MAKE-UP

White	91%
Hispanic	4%
Asian	3%
Black	2%

GENDER MAKE-UP

Male	49%
Female	51%

MEDIAN AGE 38.3 yrs.

AGE DISTRIBUTION

Under 5 years	4,696
5 to 9 years	5,433
10 to 14 years	5,235
15 to 19 years	5,658
20 to 24 years	4,155
25 to 34 years	8,665
35 to 44 years	11,335
45 to 54 years	10,820
55 to 59 years	4,536
60 to 64 years	4,044
65 to 74 years	5,418
75 to 84 years	3,078
85+ years	1,371

Source: Columbus City Planning (sample estimate)

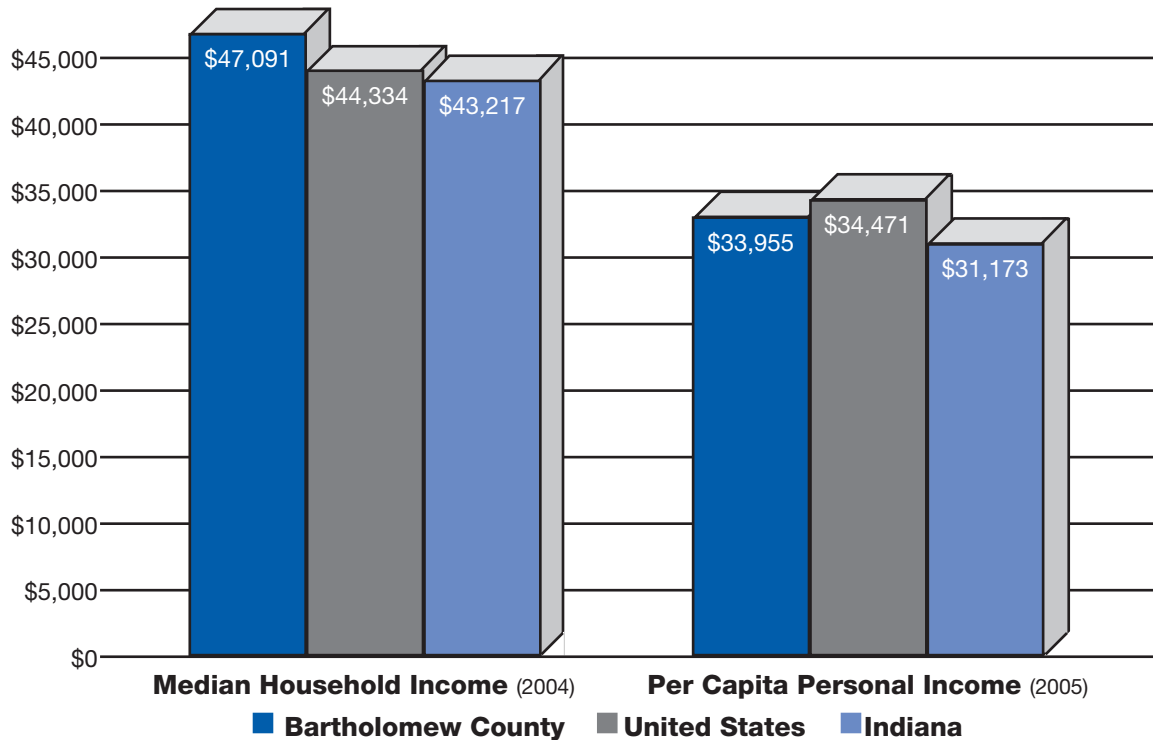
POPULATION

CITIES AND TOWNS IN BARTHOLOMEW COUNTY

	Population	% of County
Clifford . . . . .	.305	0.4%
Columbus	39,690	53.3%
Edinburgh . . . . .	.339	0.4%*
Elizabethtown . . . . .	.408	0.5%
Hartsville . . . . .	.383	0.5%
Hope	2,272	3.0%
Jonesville . . . . .	.232	0.3%
Taylorsville . . . . .	.936	1.0%

*Population in this county is shown, this city or town crosses county lines.

INCOME



Source: STATS Indiana (stats.indiana.edu)

COMMUTING PATTERN

WORK/RESIDENCE PATTERNS

A STATS Indiana Annual Commuting Trends Profile (Based on Indiana IT-40 Returns for Tax Year 2005)

Bartholomew County, Indiana

Summary of what tax return information tells us about workers and commuters in this county:

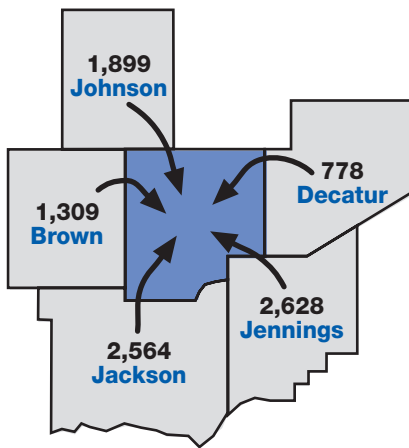
Workers:

Number of persons who live in Bartholomew County and work (implied resident labor force)	49,454
Number of persons who live AND work in Bartholomew County	44,808
Total number of persons who work in Bartholomew County (implied work force)	56,976

Commuters:

Number of persons who live in Bartholomew County but work outside the county.	4,646
Number of persons who live in another county (or state) but work in Bartholomew County	12,168

Commuting Into Bartholomew County

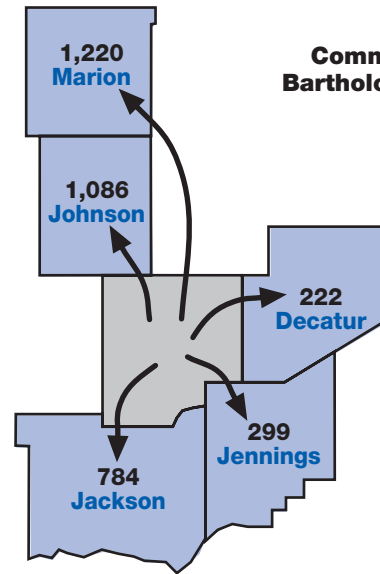


Top five counties sending workers INTO Bartholomew County:

Jennings County	2,628
Jackson County	2,564
Johnson County	1,899
Brown County	1,309
Decatur County	778
Total of above	9,178 workers

(16.1% of Bartholomew County work force)

Commuting Out Of Bartholomew County



Top five counties receiving workers FROM Bartholomew County:

Marion County	1,220
Johnson County	1,086
Jackson County	784
Jennings County	299
Decatur County	222
Total of above	3,611 workers

(7.3% of Bartholomew County labor force)

Source: STATS Indiana

TOP TEN EMPLOYERS IN BARTHOLOMEW COUNTY

Rank	Name	Number of Employees
1	Cummins Inc.	5,130
2	Columbus Regional Hospital	1,829
3	NTN Driveshaft Inc.	1,540
4	Bartholomew Consolidated School Corp.	1,300
5	Dorel Juvenile Group	1,015
6	EMCON Technologies (formerly ArvinMeritor)	988
7	Toyota Industrial Equipment Mfg., Inc.	857
8	Enkei America, Inc.	749
9	Wal-Mart Super Centers	646
10	Interstate Brands	450

EMPLOYMENT AND LABOR

MAJOR EMPLOYERS

Year Established	Company	Number of Employees
1919	Cummins Inc. Products: Diesel engines and components Union: Diesel Worker's Union & Office Committee Union (Both independent)	5,130
1917	Columbus Regional Hospital Service: Healthcare Union: None	1,829
1989	NTN Driveshaft, Inc. Products: CVJs, Wheel Hub Units Union: None	1,540
1965	Bartholomew Consolidated School Corporation Service: Education Union: Columbus Educators Association (CEA)	1,300
1935	Dorel Juvenile Group (formerly Cosco, Inc.) Products: Furniture, housewares and juvenile products Union: United Brotherhood of Carpenters and Joiners of America, Local #1155	1,015
1919	EMCON Technologies (Formerly ArvinMeritor) Products: Automotive & truck exhaust systems Union: IBEW, Local #1331	988
1988	Toyota Industrial Equipment Manufacturing, Inc. Products: Forklift Trucks Union: None	857
1985	Enkei America, Inc. Products: Aluminum wheels Union: None	749
1989	Wal-Mart Supercenters Products: Retail shopping Union: None	646
1980	Interstate Brands Corp.–Dolly Madison Cakes/Sap's Foods Products: Wholesale and retail bakery products Union: Bakery, Confectionery and Tobacco Workers International Union of America, Local #132	450
1821	City of Columbus Service: City Government Union: None	423
1821	Bartholomew County Service: County Government Union: None	408
2004	Columbus Components Group Products: Metal stampings & assembly for auto industry Union: IBEW, Local #1331	405
1986	Impact Forge, Inc. Products: Small Forging Union: None	339
1971	Columbus Container, Inc. Products: Corrugated Cardboard Union: None	286
1987	PMG Indiana (Formerly Diamet) Products: Transmission Parts, Fuel System Parts, Via Powder Metal Union: None	249
1995	Rightway Fasteners, Inc. Products: Fastener Manufacturer Union: None	231
1961	Baldor Dodge Reliance (Formerly Rockwell Automation) Products: Gears, bearings, mechanical adjustable speed drives and clutch brakes Union: IAM and Aerospace Workers, Local #1074	184
1979	Caltherm Corp. Products: Diesel Thermostats Union: None	160
1872	The Republic Products: Newspaper Union: None	143

Source: Economic Development Board

EMPLOYMENT AND LABOR

NEW COMPANIES

New Companies Locating in Columbus, Indiana—1995 - 2007

Over 700 jobs were created and \$64 million invested by the following new companies

Year Established	Company	Product
1995	Right Way Fasteners, Inc.	Fastener manufacture
1995	Kamic Corporation	Piston pins, shafts, transmission parts
1997	Toyota Industrial Equipment	Sales, service and marketing for T.I.E.M.
1998	Crescent Manufacturing	Medical biopsy blades
1998	MACtac, Inc.	Adhesive labels
1998	Sterling Industries	Mfg. of engine & other component parts
1998	Maumee Industries, Inc.	Distributor of fasteners & other small parts
1999	Tata Consultancy Services	Software development and research
2000	TST Products, Inc.	Design & mfg. eng. enhancements
2001	CAPCO, LLC	Automotive parts
2002	OSR LLC	Mfg. screws and bolts for auto applications
2002	CoCo Consulting	Information technology consulting
2002	Sunright America	Mfg. nuts for auto applications
2002	TWB	Laser-weld steel for auto industry
2002	Georg Utz	Plastic Industrial Containers
2003	Key Essentials	Nutritional foods, drink mixes
2004	DKK of America	Heat treating equipment
2006	Enkei America Molding, Inc.	Mfg. car wheel molds
2007	LHP YinChang	Sourcing, engineering, mgt. consulting

Source: Economic Development Board

EMPLOYMENT AND LABOR

INDUSTRY EXPANSION

From 1995 - 2007 the following companies expanded their operations in Columbus totaling over \$1.6 billion in new investment and creating over 4,000 new jobs.

Advance Mold & Engineering	Liberty Advance Machine
Analytical Engineering	Machinery Mounting
Applied/Blairex Laboratories	MACtac
Baldor Dodge Reliance (Formerly Rockwell Automation)	Mariah Foods
Big Train	Maumee Industries
Boyer Machine	MC Aluminum
Bradford Soap	Nagakura Engineering
Caltherm	Net Forge
CAPCO Inc.	NTN Driveshaft
Christopher Stephen	OSR Inc.
Columbus Container	P & M Fabrications
Columbus Components	Permawick
Cummins Inc.	PMG Indiana
Cunningham Patterns	Precise Mold
Dorel (Cosco)	Quality Machine
Dyno One	Rightway Fasteners, Inc.
Engelking	Rohbi
Enkei America	Sacoma International
Flambeau	Screen Tech
Hardigg Battery Products	Smurfit Stone Container
Hartup Tool	Sterling Industries, Inc.
Home News Enterprises	Sunright America
Hoosier Tool & Die	TIEM
Impact Forge	Tobar
Kamic Corporation	Top-Seal
Kroot Corporation	Toyota Tsusho
LED Mechanical, Inc.	TWB
LNP Corporation	George Utz
LHP Software	

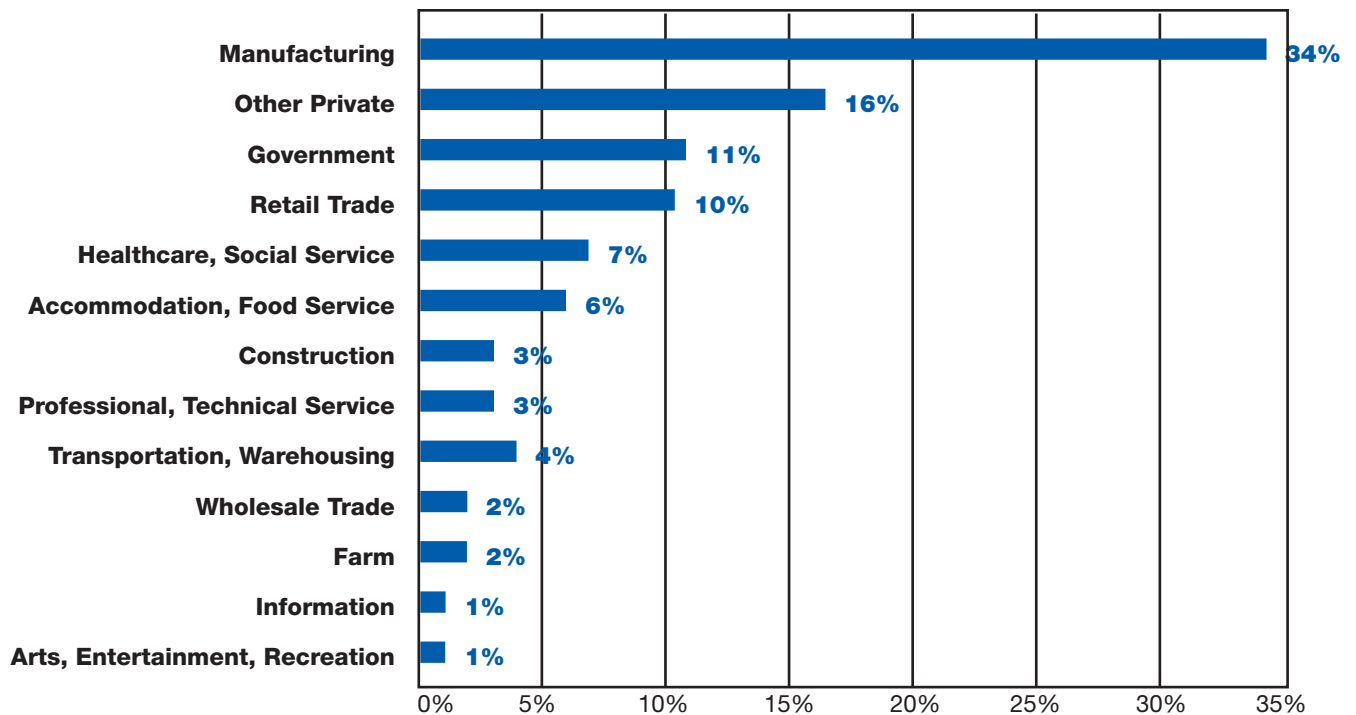
Source: Economic Development Board

EMPLOYMENT AND LABOR

WORK FORCE

Bartholomew County

BARTHOLOMEW COUNTY EMPLOYMENT BASE



Source: STATS Indiana

11 COUNTY COMMUTING AREA

Labor Force Estimates, October 2007

County	Labor Force	Unemployed	Unemployment Rate
Bartholomew	38,490	1,213	3.2%
Brown	8,014	262	3.3%
Decatur	12,383	502	4.1%
Jackson	22,202	776	3.5%
Jennings	13,585	811	4.5%
Johnson	71,057	2,261	3.2%
Lawrence	22,866	1,219	5.3%
Monroe	67,167	2,136	3.2%
Ripley	13,910	584	4.2%
Scott	11,122	515	4.6%
Shelby	23,924	829	3.5%
Totals	304,720	11,108	N/A

NOTE: Commuting patterns to Columbus from the 10 surrounding counties are well established.

Source: Indiana Department of Workforce Development

EMPLOYMENT AND LABOR

WAGE RATES/HOURLY AS OF NOVEMBER 2007

Job Category	SERVICE		MANUFACTURING			
	Avg. Entry Wage Per Hour (\$)	Avg./All Workers Per Hour (\$)	Firms With Less Than 500 Employees		Firms With Over 500 Employees	
			Avg. Entry Wage Per Hour (\$)	Avg./All Workers Per Hour (\$)	Avg. Entry Wage Per Hour (\$)	Avg./All Workers Per Hour (\$)
Controller	28.84	38.48	29.71	36.51	48.56	57.13
Chief Information Officer	35.41	45.15	35.50	35.50	60.10	60.10
Information Technology Director	39.09	49.97	27.63	33.14	44.18	49.11
Database Administrator	19.89	30.48	-	-	26.48	30.21
Network Administrator	23.24	36.61	15.73	20.74	22.26	26.54
Project Manager/Leader	25.03	36.88	23.93	28.48	30.12	44.11
Systems Analyst	19.06	25.30	22.60	28.25	27.10	31.15
Programmer	21.58	27.82	14.00	16.75	20.08	25.65
End User Support Technician	14.90	19.91	10.00	17.00	14.53	18.52
Computer Operator	8.65	12.13	-	-	14.05	17.56
Office Manager	24.48	28.85	-	-	28.13	28.13
Administration - Professional	16.39	25.21	15.22	18.88	20.04	27.90
Administrative Assistant	15.86	18.78	9.58	12.08	15.93	20.32
Accounting Clerk	15.24	16.41	9.95	13.90	12.17	15.44
Clerk Typist	11.28	11.28	-	-	10.46	14.95
Receptionist	10.71	12.53	9.69	11.45	11.49	13.90
Secretary	10.59	12.95	11.00	14.70	13.47	16.44
Senior Secretary	15.25	17.32	14.39	16.41	14.43	18.76
Customer Service Coordinator	17.86	19.50	13.33	15.90	16.49	17.56
Teller/Cashier	11.06	13.64	-	-	-	-
Assembler	-	-	8.75	9.93	12.62	14.52
Drafter	17.09	20.19	-	-	19.75	21.48
CAD Designer	-	-	17.32	22.97	16.47	22.11
Electrician	-	-	12.16	16.60	16.38	18.90
Electronic Technician	-	-	15.00	19.75	18.72	20.40
Engineering Technician	-	-	15.30	20.50	16.79	21.58
Quality Control Tech/Coordinator	-	-	14.80	17.10	20.51	24.95
Engineer - Electrical	27.10	31.81	27.41	33.18	23.66	31.68
Engineer - Industrial	-	-	23.21	28.02	27.26	32.83
Engineer - Mechanical	-	-	23.97	29.27	24.57	33.24
Fork Truck Op/Mat. Handler	-	-	9.82	11.63	12.69	14.34
Foreman/Supervisor	-	-	14.75	19.87	20.36	26.41
General Maintenance Mechanic	16.11	18.85	12.09	15.86	15.54	19.06
Machinist - Skilled	-	-	11.80	15.70	12.30	15.30
Production Worker - Unskilled	-	-	9.64	11.05	12.08	12.81
Production Worker - Semi-skilled	-	-	9.98	12.43	11.81	13.55
Production Worker - Skilled	-	-	11.64	14.72	12.53	16.21
Production Lead Person/ Team Leader/Group Leader	-	-	11.87	14.64	13.68	15.78
Production/Material Scheduler	-	-	12.53	16.19	20.77	26.29
Production Control Specialist	-	-	11.33	14.37	16.53	21.83
Tool & Die Maker	-	-	13.21	16.22	19.05	19.61
Welder	-	-	10.60	12.00	13.08	14.51
Quality Control Inspector	-	-	10.30	12.22	13.93	15.87

ENERGY AND UTILITY SERVICES

ELECTRICAL SERVICE

Two sources in Bartholomew County:

1. Duke Energy (investor owned) serves Columbus urban areas.
2. Bartholomew County Rural Electric Membership Corporation (REMC) is a co-op serving urban and rural areas.

DUKE ENERGY

Service area: 69 counties in Indiana, 22,000 sq. mi. (35,405 sq. km.), 718,000 customers.

Capacity & Demand:

Current Cinergy capacity. 11,288 MW
Current Cinergy Load 11,088 MW (peak)
Current Cinergy/PSI Capacity 6,333 MW
Current Cinergy/PSI Load 6,013 MW

Average Homeowner Use:

Monthly use. 1,000 KWH
Monthly bill \$75.20

Commercial and industrial rates vary, please access Cinergy's web page to determine which rate best applies:
<http://www.cinergy.com>

BARTHOLOMEW COUNTY R.E.M.C.

Service area: Urban and rural areas of Bartholomew County, portions of adjoining counties.

Power source: Purchased from Hoosier Energy Co., inter-connected with 9 power sources.

Power Generation

Coal, 125,000 KW Petersburg Unit No. 1
Coal, 125,000 KW Petersburg Unit No. 2
Coal, 525,000 KW Merom Unit No. 1
Coal, 525,000 KW Merom Unit No. 2
Gas, 174,000 KW Worthington Station
Gas, 172,000 KW Lawrence Station
Renewable 2,000 KW Clark Station

Customer Use:

11,000 customers, 58% commercial/industrial load.

Average Homeowner Use:

Monthly use. 1,292 KWH
Monthly bill \$120.60

Commercial and industrial rates vary, please access R.E.M.C.'s web page to determine which rate best applies:
<http://www.bcremc.com>

See Tariffs at www.bcremc.com

NATURAL GAS SERVICE

VECTREN, CORP.

Source: Vectren, Corp. purchases natural gas from several natural gas production fields in the gulf and plains states. Gas is delivered to Vectren's purchase point at Columbus by Texas Gas Transmission Company.

Availability: Natural gas is available throughout the Columbus community. Several options are available for industrial and commercial users. Commercial and industrial customers may, in many circumstances, elect to purchase their gas supply independently, and pay Vectren for transportation services only.

Delivered BTU: Nominally 1,000/BTU per cubic foot.

Other Assistance: Vectren, Corp. has staff and other resources available to assist in the development and evaluation of natural gas uses or technologies. Vectren's website offers useful tools to residential and commercial customers to analyze their gas usage, and incentives to purchase energy-saving equipment.

PROPANE SERVICE

FOUR AREA DEALERS

Major Sources: Texas Eastern Transmission Co., Warren Petroleum and Phillips Petroleum.

Availability: For sale in 20-100 lb. bottles, or in bulk quantities for 114-36,000 gal. tanks.

ENERGY AND UTILITY SERVICES

WATER AND SEWER SERVICE

COLUMBUS UTILITIES (CITY-OWNED)

Water source: 18 area wells, 2 water plants:
 Plant No. 18 MGD average capacity
 Plant No. 220 MGD average capacity

Current daily pumping capacity 28 MGD average

Current daily use:

Average demand 8.3 MGD

Storage capacity: 9,200,000 gallons (3.7 million gallons elevated, plus 5.5 million gallons in-ground).

Average delivered temperature55°F

Average pressure in system60 lbs.

Type of treatment: Chlorination, fluoridation, filtration, removal of iron and manganese.

Residential use: 5,000 gallons per month average; \$25.02 average monthly bill (water and sewer charge).

RATE SCHEDULE FOR WATER ONLY

A Monthly Usage	Rate Per 1,000 Gallons
First 10,000 gals.	\$ 1.61
Next 40,000 gals.	1.34
Next 250,000 gals.	1.11
Next 700,000 gals.	1.03
Over 1,000,000 gals. ....	.88

B Monthly Charge Per Bill \$.74

C Monthly Meter Charge		Rate Per 1,000 Gallons	Rate Per 1,000 Gallons
5/8" to 3/4"	\$ 2.64	4"	\$ 36.76
1"	3.68	6"	55.87
1 1/2"	4.41	8"	77.93
2"	7.35	10"	107.33
3"	29.41		

D Annual Hydrant Charge \$289.65

E Monthly Wholesale Per 1,000 Gallons \$.843

F Annual Sprinkler Charge		Rate Per 1,000 Gallons	Rate Per 1,000 Gallons
2"	\$ 29.41	6"	\$289.65
3"	72.04	8"	516.08
4"	130.86	10"	802.78
5"	199.96		

Sewer: Currently meets all state and federal discharge requirements. One of the largest single installations of its type in the U.S.

Current daily capacity: 12.4 MGD average; 18.0 MGD peak demand.

Current daily use: 9 MGD average.

Percent of city served: 95%.

Type of system: Rotating Biological Contactors. Periodic phosphate removal plus nitrification and chlorination.

RATE SCHEDULE FOR WASTEWATER UTILITY

A Monthly Usage	Rate Per 1,000 Gallons
First 10,000 gals.	\$ 4.30
Next 40,000 gals.	3.85
Next 250,000 gals.	3.08
Next 700,000 gals.	2.34
Over 1,000,000 gals.	1.81

B Monthly Charge Per Bill \$ 2.85

C Monthly Sewer Only Charge \$ 22.82

D Extra Strength Surcharges	
Suspended Solids Greater Than 248 mg/liter	\$0.080 per pound
Biochemical Oxygen Demand Greater Than 344 mg/liter	\$0.187 per pound
Phosphorus Greater Than 11 mg/liter	\$0.933 per pound
Ammonia Nitrogen Greater Than 27 mg/liter	\$1.450 per pound

LOCAL FIRMS

Industrial building types and techniques: A wide variety of basic styles are used in this area, including concrete block, tilt-up, pre-engineered metal buildings, precast concrete and engineered timber.

Local metal building dealers: Armco Steelox, Butler, Inland, Nucor, Varco-Pruden.

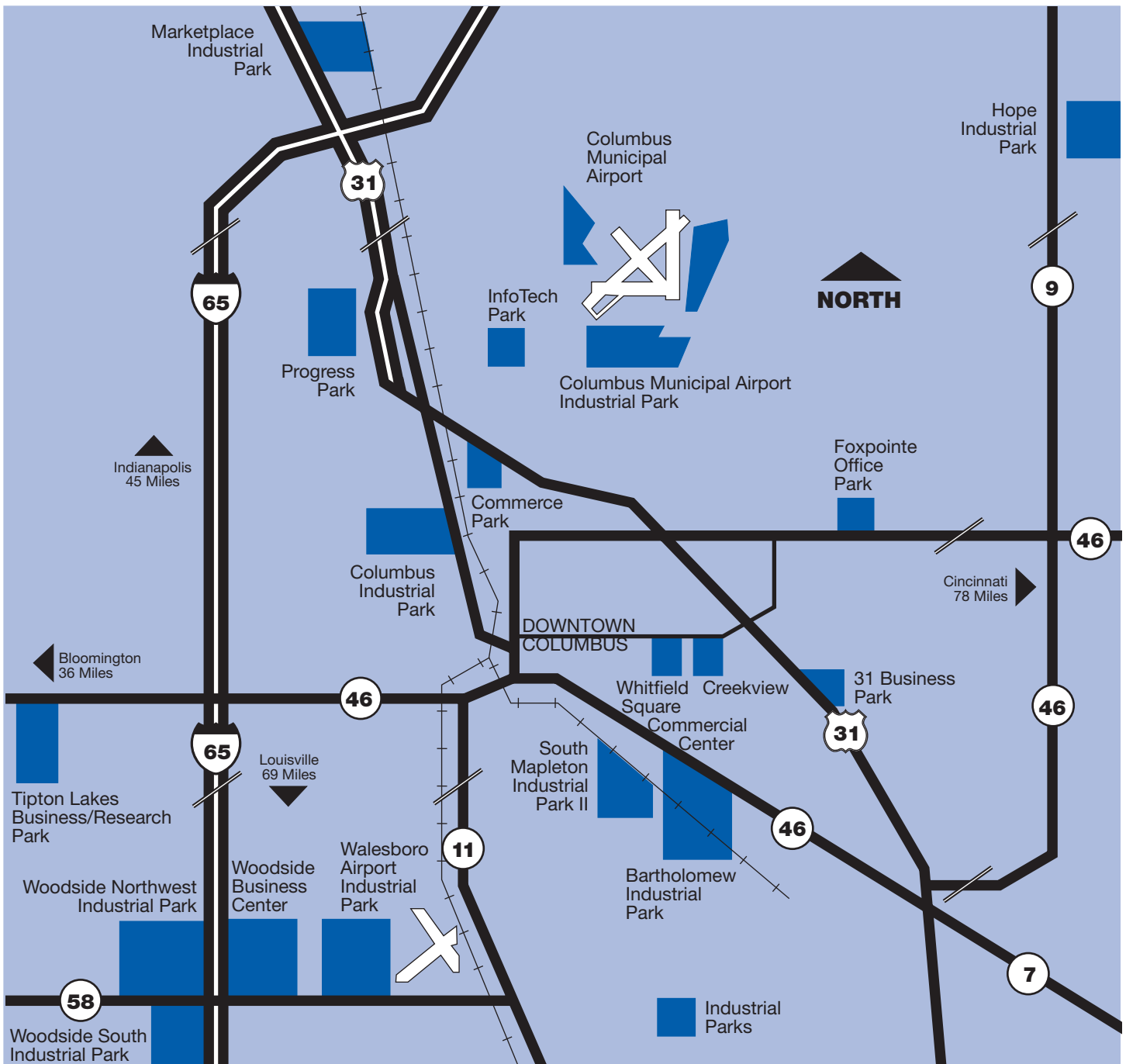
Local building codes: Uniform Building Code, National Electric Code, BOCA Mechanical Code, Uniform Fire Code.

Review of industrial/commercial building plans:

Local: Bartholomew County Building and Zoning Administration, Columbus.

State: Department of Fire and Building Services, Indianapolis.

INDUSTRIAL & OFFICE PARK LOCATIONS



CONSTRUCTION

INDUSTRIAL & OFFICE PARK PROFILES

COLUMBUS INDUSTRIAL PARK

Located 2 miles from downtown and half mile from Highway 31. Total size: 92 acres, zero acres available. All utilities. Annexed to City. Restrictive covenants designed to maintain a quality environment. Retention pond. Two manufacturing firms, one computer service center. Privately owned.

COLUMBUS MUNICIPAL AIRPORT INDUSTRIAL PARK

Located at the municipal airport on the north edge of the city, five (5) miles from downtown. Acreage available for professional/commercial and light industrial on long-term lease. All utilities are available including natural gas. Currently houses approximately 50 tenants including IUPUColumbus, Indiana Vocational Technical College and Indiana Business College. Operated by the Columbus Board of Aviation Commissioners. Public owned.

COMMERCE PARK

North of city at U.S. 31 and State Road 11. Total size: 35 acres. Rail service to some lots. All utilities. 20 tenants: 3 manufacturing, 17 service operations. Privately owned.

CREEKVIEW

Located in the east central section of the city at the southeast corner of 10th Street and Marr Road. Total size: 75 acres. Approximately 30 acres available. Park developed for business, office, commercial and retail uses. All utilities including natural gas. Restrictive covenants apply. Build/lease available for qualified tenant. Privately owned.

FOXPOINTE OFFICE PARK

Located on Foxpointe Drive close to State Road 46 East. Three buildings, 2,916 sq. ft. each currently occupied. One building, 5,206 sq. ft. currently occupied. Total office space of 13,954 sq. ft., all occupied.

HOPE INDUSTRIAL PARK

Located 10 miles from Columbus on South Street in Hope, Indiana. The privately owned industrial park has a total of 58 acres which can be subdivided into 5, 10, 15 or 20 acre lots. Utilities provided include electricity, gas and Hope city water. Primary businesses located there are Paden Engineering (structural steel fabricator), FLW Plastics (plastic injection molding), J. E. Ross Company and P&M Fabrications.

InfoTech Park

The InfoTech Park is a 67-acre high technology office park with all the necessary infrastructure required by technology firms. This park, in a campus-like setting, has been designed to attract technology companies from throughout the world. The InfoTech Park is located at the Columbus Municipal Airport and is adjacent to Indiana University-Purdue University Columbus, Ivy Tech State College and the planned Columbus Learning Center. The first inhabitant to the park is ArvinMeritor's IT Data Center.

MARKETPLACE INDUSTRIAL PARK

150 acres located at the intersection of I-65 and U.S. 31. Zoned heavy industrial. All city utilities available. Rail service by Conrail. Lots available from 3 acres to 25 acres.

PROGRESS PARK

Located at U.S. 31 and Lowell Road. Total size: 40 acres (3 acres available). Lots from 1/2 acre to 7 acres. Zoned I-2 (medium industrial). All city utilities.

TIPTON LAKES BUSINESS/RESEARCH PARK

70-acre (zoned I-1 and annexed) undeveloped site 2 miles west of I-65 on State Highway 46 in rolling, wooded area. Part of 1,200-acre Tipton Lakes master-planned community with shopping, housing, recreation, athletic club, marina and 3 connected lakes.

WALESBORO INDUSTRIAL PARK

Located four (4) miles south of Columbus on State Road 58. Acreage available to industry on long-term lease. Available in any lot size. Great access to I-65. Operated by the Columbus Board of Aviation Commissioners. Public owned.

WHITFIELD SQUARE COMMERCIAL CENTER

Located in the east central section of the city at the southwest corner of 10th Street and Marr Road. Total size: 22 acres. Approximately 1.5 acres available. Park developed for business, office, commercial and retail uses. Current tenants include medical office buildings, credit union and computer data processing operations. All utilities including natural gas. Restrictive covenants apply. Build/lease available for qualified tenant. Privately owned.

WOODSIDE BUSINESS CENTER

Located in the northeast, northwest and southwest quadrants of I-65 and State Road 58 (Exit 64), 5 miles south of Columbus. Total size: 700 acres. Has interstate highway access and visibility. All utilities, including natural gas. Underground electric service. Paved and lighted streets. Annexed to city. Protective covenants designed to maintain quality environment. Privately owned.

FINANCING & BUSINESS SERVICES

INDUSTRIAL INCENTIVES

TAX ABATEMENT

Tax abatement may be permitted for from one to ten years according to the following schedules for real estate and personal property taxes. Annual reporting to the city is required during the abatement period.

Benefits: As an incentive to investment, the Indiana Tax Abatement Act permits local government to waive a portion of the increased real and/or personal property taxes resulting from the construction, expansion, or improvement of facilities, or installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment.

Abatement may be permitted for periods of up to ten years as determined by the city, with the percentage of deduction reduced each year according to the following schedules (and subject to additional limitations imposed by the city).

REAL ESTATE TAX ABATEMENT

Year of Deduction	1	2	3	4	5	6	7	8	9	10
1 Year Deduction	100%									
2 Year Deduction	100%	50%								
3 Year Deduction	100%	66%	33%							
4 Year Deduction	100%	75%	50%	25%						
5 Year Deduction	100%	80%	60%	40%	20%					
6 Year Deduction	100%	85%	66%	50%	34%	17%				
7 Year Deduction	100%	85%	71%	57%	43%	29%	14%			
8 Year Deduction	100%	88%	75%	63%	50%	38%	25%	13%		
9 Year Deduction	100%	88%	77%	66%	55%	44%	33%	22%	11%	
10 Year Deduction	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%

PERSONAL PROPERTY TAX ABATEMENT

Year of Deduction	1	2	3	4	5	6	7	8	9	10
1 Year Deduction	100%									
2 Year Deduction	100%	50%								
3 Year Deduction	100%	66%	33%							
4 Year Deduction	100%	75%	50%	25%						
5 Year Deduction	100%	80%	60%	40%	20%					
6 Year Deduction	100%	85%	66%	50%	34%	25%				
7 Year Deduction	100%	85%	71%	57%	43%	29%	14%			
8 Year Deduction	100%	88%	75%	63%	50%	38%	25%	13%		
9 Year Deduction	100%	88%	77%	66%	55%	44%	33%	22%	11%	
10 Year Deduction	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%

Source: Administrative Resources Association (ARA)

COLUMBUS ENTERPRISE DEVELOPMENT CORPORATION (CEDC)

A not-for-profit corporation organized to promote the development of new and growing small businesses. CEDC programs include: The Business Incubator, which provides leased space and services to new firms and the Small Business Development Center, which provides in-depth business planning and management assistance. CEDC is located at 4920 North Warren Drive in the Columbus Municipal Airport Industrial Park.

TAXES

LOCAL TAXES

Tax Rates for the City of Columbus from 2000/2001 to 2005/2006*

Year	Total	City	County	Township	School	Library	State	SWMA
2005/2006	2.792	0.909	0.4203	0.0244	1.3766	0.0473	0.002	0.0121
2004/2005	2.944	0.962	0.4317	0.0257	1.4562	0.0503	0.002	0.0166
2002/2003**	2.647	0.841	0.4105	0.0243	1.3088	0.0436	0.003	0.0150
2001/2002*	3.124	0.884	0.5164	0.0303	1.6130	0.0563	0.003	0.0215
2000/2001	9.267	2.651	1.4404	0.0697	4.8707	0.1603	0.010	0.0655

*Note: These are gross not net tax rates.

**This was the year True Tax Value was used in place of Assessed (1/3 True Tax).

Property Tax Abatement: See "Tax Abatement" in BUSINESS AND FINANCING SERVICES section.

Property Tax Relief: Indiana exercises property tax relief in the form of a "Property Tax Replacement Credit" (PTRC). Through PTRC the State rebates back to every property tax payer a percentage of their property taxes. For corporate tax payers this includes both real and personal property. In Bartholomew County the average 2007 (pay 2006) Property Tax Replacement Credit for real property was 24.4825% and for personal property was 13.6899%.

Assessment Method: State Uniform System, Market Value In Use. Professional appraisers used. Next reassessment begins 3/1/2009 for 2010 to pay 2011 collections. Bartholomew County reassessment ended in 2002.

Local Option Income Tax: County Adjusted Gross Income Tax (CAGIT)-1% of adjusted gross personal income (not imposed on corporations). Deducted by employer, collected by State and reimbursed to county. Most CAGIT revenues must be used for property tax relief.

Bed Tax: 5% Bed Tax on hotel and motel traffic. Funds generated by this tax are used for community promotion.

Local Inventory Tax: NONE

Real Property Tax

$$\text{Local District NET Property Tax} = \text{District Net Tax Rate} \times \text{Assessed Value}$$

Where:

$$\text{District Net Tax Rate} = [1 - \% \text{ SPTRC}^*] \times \text{District Rate}$$

*State Property Tax Replacement Credit

TAXES

BARTHOLOMEW COUNTY 2006 PAY 2007 PROPERTY TAX RATES:

District Number	Tax District Name	2007 Net Real Property Tax Rate*	2007 Net Personal Property Tax Rate*	2007 Effective – 10 Yr. Avg. Annual Abated Real Property Tax Per \$1,000 of Cost **	2007 Effective – 10 Yr. Avg. Annual Abated Personal Property Tax Per \$1,000 of Cost**	2007 Effective – 10 Yr. Avg. Annual Un-Abated Real Property Tax Per \$1,000 of Cost**	2007 Effective – 10 Yr. Avg. Annual Un-Abated Personal Property Tax Per \$1,000 of Cost**
001	Clay Township	1.5365%	1.7038%	\$6.207	\$2.396	\$12.292	\$5.111
002	Columbus City-Clay Township	2.1216%	2.4433%	\$8.571	\$3.435	\$16.973	\$7.330
003	Clifty Township	1.4428%	1.6121%	\$5.829	\$2.267	\$11.543	\$4.836
004	Columbus Township	1.5070%	1.6850%	\$6.088	\$2.369	\$12.056	\$5.055
005	Columbus City-Columbus Township	2.1282%	2.4499%	\$8.598	\$3.445	\$17.026	\$7.350
006	Flatrock Township	1.2884%	1.4674%	\$5.205	\$2.063	\$10,307	\$4.402
007	Columbus City-Flatrock Township	1.9753%	2.3067%	\$7.980	\$3.243	\$15.802	\$6.920
008	Clifford Town	1.4350%	1.6529%	\$5.798	\$2.324	\$11.480	\$4.959
009	German Township	1.4392%	1.6031%	\$5.815	\$2.254	\$11.514	\$4.809
010	Edinburgh Town	3.1709%	3.7092%	\$12.810	\$5.215	\$25.367	\$11.128
011	Harrison Township	1.4510%	1.6150%	\$5.862	\$2.271	\$11.608	\$4.845
012	Hawcreek Township	1.3388%	1.5255%	\$5.409	\$2.145	\$10.710	\$4.577
013	Hartsville Town	1.4375%	1.6551%	\$5.807	\$2.327	\$11.500	\$4.965
014	Hope Town	1.6232%	1.8765%	\$6.558	\$2.638	\$12.986	\$5.630
015	Jackson Township	1.4307%	1.5978%	\$5.780	\$2.247	\$11.445	\$4.794
016	Ohio Township	1.4586%	1.6208%	\$5.893	\$2.279	\$11.669	\$4.862
017	Rockcreek Township	1.4354%	1.6003%	\$5.799	\$2.250	\$11.483	\$4.801
018	Sandcreek Township	1.4426%	1.6083%	\$5.828	\$2.261	\$11.541	\$4.825
019	Elizabethtown Town	1.4964%	1.6811%	\$6.046	\$2.364	\$11.972	\$5.043
020	Wayne Township	1.5084%	1.6728%	\$6.094	\$2.352	\$12.067	\$5.018
021	Columbus City-Wayne Township	2.1191%	2.4389%	\$8.561	\$3.429	\$16.953	\$7.317
022	Jonesville Town	1.5289%	1.7215%	\$6.177	\$2.420	\$12.231	\$5.164
023	Edinburgh Town-Bartholomew Sch	2.9848%	3.4977%	\$12.059	\$4.918	\$23.878	\$10.493
024	Columbus City-Harrison Township	2.1215%	2.4425%	\$8.571	\$3.434	\$16.972	\$7.328
025	German Annex	2.0625%	2.7500%	\$8.333	\$3.867	\$16.500	\$8.250

*The "Net" property tax rate is the actual rate taxpayers, corporate and homeowners pay. The State of Indiana pays each taxing district a credit called "(State) Property Tax Replacement Credit" (PTRC or SPTRC) to offset property taxes. There is a separate PTRC for Real and for Personal Property.

**The last four columns are a quick & easy way to estimate abated and un-abated property tax costs. Take the cost of the new building or new equipment, divide it by 1,000 and multiply it times the effective rate per \$1,000 of cost. For example, if a building cost \$1,000,000 and the effective abated rate is \$7.500, then the property tax is \$7,500 ($\$1,000,000 / 1000 = 1000 \times \$7.500 = \$7,500$). This is the average annual property taxes for each of the ten abated years. Since abatement is gradually phased in, one will never pay exactly \$7,500 in any of the ten years (year 5 of the abatement is the closest, but is a little less than the 10-year average amount). Over the ten years the total abated taxes will be 10 times the annual average. In this example, the total 10-year abate taxes will be \$75,000.

Source: Hoosier Energy

WORKERS COMPENSATION COMPARISON

Code	Description	Indiana	Kentucky	Illinois	Michigan	Ohio	Tennessee
2883*	Furniture Mfg.–Wood	\$3.26	\$7.80	\$9.69	\$3.90	\$8.81	\$10.76
3022	Pipe and Tube Mfg.	\$3.58	\$7.48	\$10.34	\$5.84	\$10.19	\$7.31
3066	Sheet Metal Shop	\$3.02	\$8.57	\$9.98	\$10.67	N/A	\$10.69
3113	Tool Manufacturing	\$1.42	\$2.96	\$5.47	\$5.99	\$4.86	\$4.74
3114	Tool Mfg.–Finishing	\$3.75	\$7.12	\$7.81	\$10.75	\$5.91	\$8.68
3179	Electric Apparatus Mfg.	\$1.94	\$4.19	\$5.71	\$3.94	\$3.98	\$6.63
3400	Metal Goods Mfg.	\$2.80	\$5.75	\$9.26	\$5.66	\$6.48	\$8.97
3507	Agricultural Machinery Mfg.	\$2.83	\$7.90	\$10.82	\$6.02	\$5.42	\$10.94
3612	Pump & Engine Mfg.	\$2.57	\$5.44	\$7.92	\$5.20	\$3.78	\$4.82
3632	Machine Shops	\$2.39	\$7.00	\$8.50	\$5.41	\$5.66	\$9.57
3643	Electric Power–Trans. Equip.	\$2.48	\$8.65	\$10.10	\$4.38	\$4.54	\$7.51
3685	Instrument Mfg.	\$0.95	\$1.92	\$3.54	\$1.90	\$2.05	\$2.44
4239	Paper Mfg.	\$2.02	\$4.35	\$10.41	\$6.37	\$7.17	\$3.82
4244	Corrugated Container Mfg.	\$2.20	\$5.60	\$7.71	\$5.35	\$6.06	\$5.28
4250	Paper Coating	\$1.50	\$1.78	\$7.40	\$4.38	\$4.40	\$3.32
4279	Paper Goods Mfg.	\$2.42	\$3.94	\$7.63	\$5.84	\$8.76	\$7.35
4299	Printing	\$1.76	\$5.58	\$5.60	\$3.22	\$4.29	\$4.82
4410	Rubber Goods Mfg.	\$2.41	\$6.27	\$8.44	\$6.08	\$6.65	\$9.13
4452	Plastic Fabricated Products	\$3.09	\$5.54	\$8.54	\$5.38	\$8.32	\$7.10
4459	Plastic–Sheets, Rods	\$2.11	\$5.78	\$5.69	\$5.10	\$6.40	\$6.36
4484	Plastic Mfg. Molded Products	\$2.61	\$5.30	\$5.85	\$5.72	\$6.51	\$7.41
4611	Pharmaceutical Preparation	\$0.51	\$2.07	\$2.38	\$2.20	\$2.48	\$3.10
4902	Sporting Goods Mfg.	\$2.96	\$5.67	\$4.93	\$3.88	\$5.60	\$6.92
6502	Food Sundries Mfg.	\$2.42	\$5.24	\$7.23	\$3.04	\$5.97	\$4.80
8601	Engineers	\$0.53	\$1.50	\$1.73	\$0.97	\$1.32	\$1.76
8742	Outside Salespersons	\$0.36	\$0.73	\$0.77	\$0.66	\$0.58	\$1.05
8810	Clerical Office	\$0.21	\$0.33	\$0.44	\$0.33	\$0.39	\$0.59
	AVERAGES	\$2.15	\$4.98	\$6.81	\$4.75	\$5.25	\$6.14

Rates represent actual cost per \$100 of payroll.

Indiana rates effective 1/1/07. Kentucky rates effective 10/1/06. Illinois rates effective 1/1/07. Michigan rates effective 1/1/06. Ohio rates effective 7/1/07 and reflect an average (100%) Experience Modification. Tennessee rates effective 7/1/05.

Indiana, Kentucky, Illinois, Michigan and Tennessee are open competition states and the above rates apply only to assigned risk policies.

*Michigan does not have a #2883 code, #2881–Furniture Assembly was used.

Source: Hoosier Energy



ECONOMIC DEVELOPMENT BOARD

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