

INVEST IN GREATER FORT WAYNE

BUSINESS EXPANSION GUIDE



**GREATER
FORT WAYNE INC.**

METRO CHAMBER ALLIANCE



Get to know Greater Fort Wayne

Grow your business in one of the fastest-growing metros in the Midwest. Innovation, Hoosier Hospitality, and a competitive business climate set Fort Wayne and Allen County apart from their peers, creating an environment where diverse business – and people – can thrive. Come join us!

#2

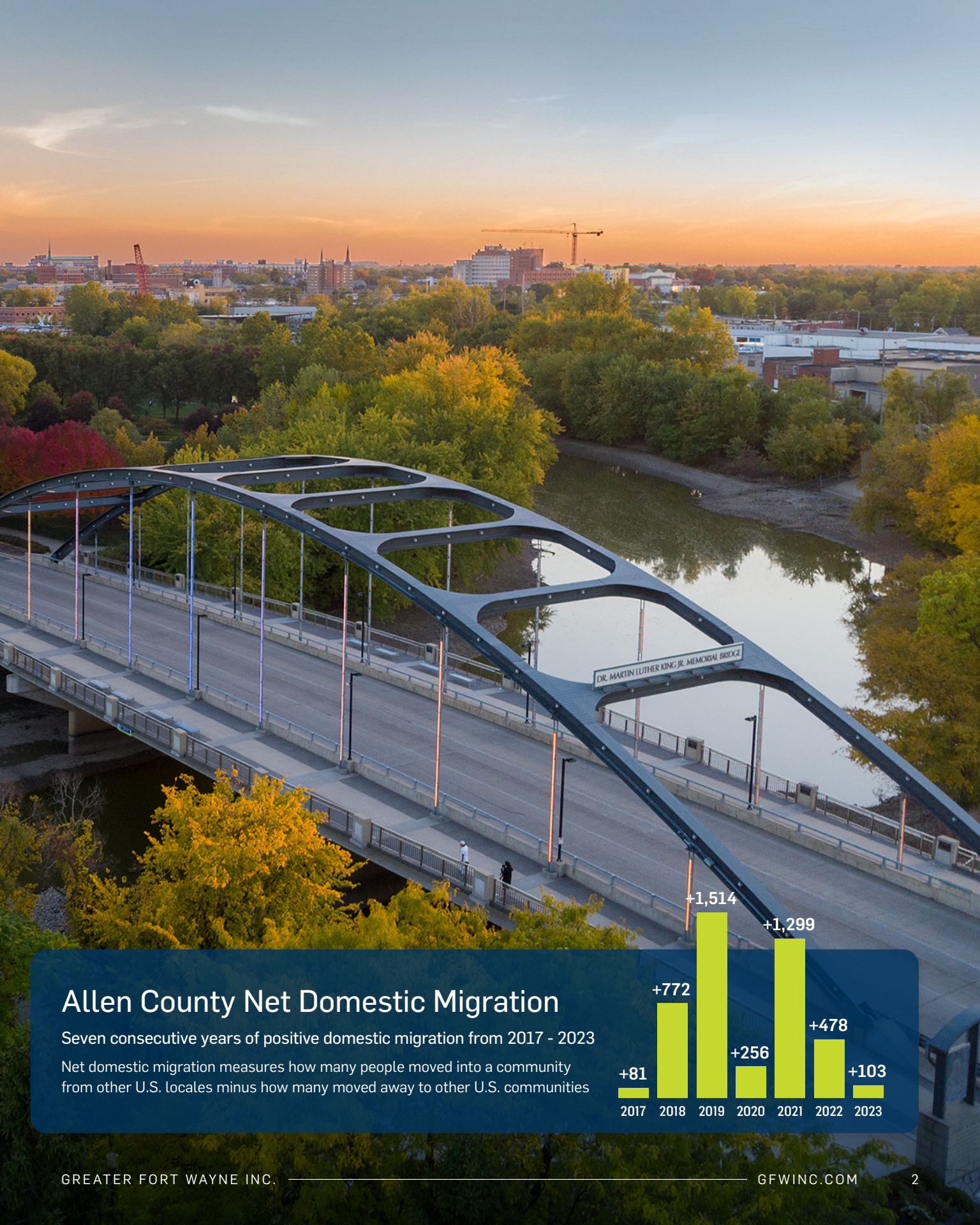
Fastest growing metro in
the Great Lakes Region
U.S. Census Bureau, 2020-23

TOP-10

Emerging housing
market in the U.S.
Realtor.com, Jan. 2024

1.5M+

Population within
a 60-Mile Radius
U.S. Census Bureau, 2023



Allen County Net Domestic Migration

Seven consecutive years of positive domestic migration from 2017 - 2023

Net domestic migration measures how many people moved into a community from other U.S. locales minus how many moved away to other U.S. communities



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A MESSAGE FROM OUR CEO

Greetings!

Your interest in Allen County marks the first step towards an exciting journey. Fort Wayne and Allen County aren't just a place to visit but a place to stay, grow, and thrive. Our community stands ready to welcome you, showcasing why now is the perfect time to join the momentum.

Why Allen County?

1. **Rich Talent Pool:** As the economic hub for over 1.5 million people within a 60-mile radius, Fort Wayne's growth outpaces state and national averages, ensuring a skilled workforce for your business.
2. **Business-Friendly Environment:** We offer a unique blend of high quality of life and low cost of doing business, making Fort Wayne one of the most affordable and business-friendly cities in the U.S.
3. **Seamless Investment Process:** From site selection to navigating business complexities, our economic development team ensures a smooth, coordinated effort for your project's success.

Our Commitment to Your Growth:

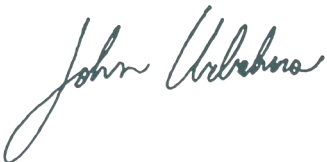
- **Single point of contact:** Guiding you through the process of investing in Allen County.
- **Overcoming Hurdles:** Assistance with development, legal, financial, and training issues.
- **Simplifying Site Selection:** Fast-tracking site location through established real estate partnerships.
- **Spurring Growth with Incentives:** Collaborating with the IEDC to secure beneficial incentives.
- **Building Connections:** Facilitating introductions and establishing valuable partnerships across various sectors to enhance your business network and support system in Allen County.

Take the Next Step

We are committed to transforming your business goals into tangible successes in Allen County. For further details, please visit our website at greaterfortwayneinc.com. Join our successful and thriving community and discover the strategic benefits of investing in our region—a decision that moves you toward your future objectives with clarity and precision.

Join the momentum – we're excited for you to become part of our community's success story.

Sincerely,



John Urbahns

President / CEO, Greater Fort Wayne Inc.



ECONOMIC DEVELOPMENT

Allen County

If you're looking for a proven winner, you've found it in Allen County. We're attracting companies and private investment like never before, thanks to the growing workforce, competitive cost of doing business, and lightning-fast scale-ups we offer to companies like yours.

Key Statistics from 2014 - 2023

14,000+
New Jobs

\$641M+
New Annual Payroll

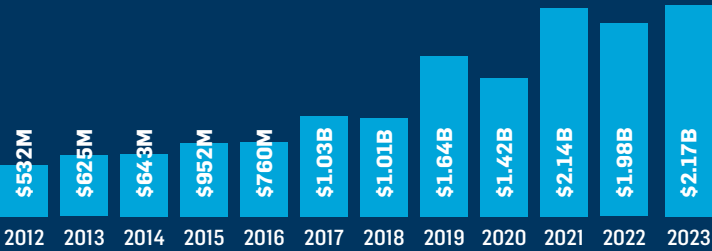
\$4.5B+
Capital Investments

MAJOR INVESTMENTS IN ALLEN COUNTY				Updated Q1 2024
Master Spas	\$31M	Amazon	\$289M	
Sweetwater Sound	\$102.7M	Google	\$845M	
ElringKlinger	\$29.1M	Fort Wayne Metals	\$243M	
Dana Corp.	\$185M	Continental Diamond Tool	\$22.4M	
Downtown Lutheran Hospital	\$118M	Do it Best Corp.	\$51M	
Dreyer's Grand Ice Cream	\$187M	Superior Aluminum	\$26.1M	
General Motors	\$1.8B	BFGoodrich	\$105M	
Brotherhood Mutual	\$41M	North American Cold Storage	\$54M	

Building Permit Valuations by Year in Allen County

Building permit valuations are the estimated value of a construction job at the time of application.

Source: Allen County Board of Commissioners



MAJOR EMPLOYERS

Our Economic Diversity

What do we do here? A more fitting question might be, what don't we do here? Our local economy is rich and diverse, with a broad spectrum of industries from innovative tech startups to Fortune 500 companies, highlighting our community's dynamic business environment.



Do-it-Best world headquarters located at Electric Works campus

MAJOR PRIVATE EMPLOYERS AND EMPLOYEE COUNT		Updated Q1 2024
Parkview Health (HQ)	8,986	Kelley Automotive Group (HQ)550
Amazon	4,650	MedPro Group (HQ)550
General Motors	4,320	Trelleborg AB506
Lutheran Health Network	4,075	Do It Best Corp. (HQ)471
Sweetwater Sound (HQ)	2,011	Dreyer's Grand Ice Cream434
Lincoln Financial Group	1,700	Raytheon430
BFGoodrich	1,500	Sabert400
Fort Wayne Metals (HQ)	1,419	SIRVA.....399
Shambaugh & Son (HQ)	1,302	Essex Furukawa.....394
Steel Dynamics Inc. (HQ)	1,200	Indiana Michigan Power.....393
BAE Systems	1,139	Lutheran Life Villages.....364
Dana Corp.	960	Brunswick Corporation357
Master Spas (HQ)	910	3Rivers Federal Credit Union (HQ)350
Frontier Communications	652	Ortho Northeast (HQ)340
Easterseals Arc of NE Indiana (HQ)	650	Franklin Electric (HQ)300
Vera Bradley (HQ)	611	Norfolk Southern Corp.....300
L3Harris Technologies	600	STAR Financial Bank (HQ)229
Brotherhood Mutual (HQ)	570	Ruoff Mortgage (HQ)215

List includes private sector employers only, listed by full-time equivalents in Allen County.
Greater Fort Wayne Inc. staff collects information based on the latest available data.

HEADQUARTERS, OFFICE & IT

Sustaining & Growing

Fort Wayne and Allen County are recognized for their mix of corporate headquarters, research, and development operations, and a thriving IT sector. This blend underlines the county's strength in supporting business growth, and its focus on technological innovation, contributing to a dynamic economic environment.



Interior of Sweetwater Sound Headquarters

INDUSTRY LEADERS IN ALLEN COUNTY

Do it Best Corp.

 **Franklin Electric**

Google

 **Shambaugh**
An EMCOR Company

 **STAR**
Bank | Insurance | Private Advisory

 **Steel Dynamics, Inc.**

 **Sweetwater**

 **Vera Bradley**

INDUSTRY CASE STUDY



Photography: Google

Google

Business attraction, 2024

GFW Inc. services provided: Site selection assistance, land acquisition, utility coordination, project management

The first phase of a proposed 12-building complex is currently under construction, bringing Google to Southeast Fort Wayne. Utility partners Indiana Michigan Power and City Utilities worked hard to ensure the infrastructure needs could be met to keep the project on schedule. This multi-phased project will develop into one of the largest data centers in the world.

 **Total Investment: \$845M (Phase 1)**

SPECIALTY INSURANCE

Setting the Standard

Lincoln National Corp. ignited the emergence of Allen County's insurance market when they established their business in downtown Fort Wayne over 100 years ago. This now thriving sector includes specialty insurers, reinsurers, and brokerages, which together capitalize on a highly skilled workforce proficient in regulatory compliance, IT, user-experience design, sales, and customer service.



Historic signage of Lincoln Financial Headquarters

INDUSTRY LEADERS IN ALLEN COUNTY



INDUSTRY CASE STUDY



Photography: Brotherhood Mutual

Brotherhood Mutual

Local expansion, 2019

GFW Inc. services provided: Incentive coordination, partner coordination for infrastructure and traffic management

In recent years, Brotherhood Financial has experienced three significant expansions, investing \$41 million and adding hundreds of jobs. These expansions have enhanced the company's operations, underscoring its commitment to economic growth and job creation, establishing it as a key industry leader.

Total Investment: \$41M

Made in Allen County

As America's top state for manufacturing, Indiana boasts a thriving industry fueled by technological innovation, a competitive business climate, and a workforce renowned for its adaptability and expertise. Discover why Fortune 500 companies choose to invest in Allen County and experience the driving force behind our industrial success.



Chevy Silverado production line at General Motors

Photography: General Motors - Fort Wayne Assembly

INDUSTRY LEADERS IN ALLEN COUNTY



INDUSTRY CASE STUDY



SH America

FDI business attraction, 2023

GFW Inc. services provided: Location assistance, project management, labor market data, incentive coordination

SH America, a South Korean EV component supplier to Samsung, is investing \$62 million in a new location within the Stonebridge Business Park, adding 400 jobs. This investment is in support of Samsung's construction of three battery plants statewide in collaboration with Stellantis and GM, boosting electric vehicle production in the area.

Total Investment: \$62M

AEROSPACE & DEFENSE

Protecting Tomorrow

Fort Wayne, home to innovative defense leaders such as BAE Systems, Raytheon, and L3Harris, has a rich history of engineering excellence, contributing to the development of renowned military technologies like the SINCGARS combat net radio and the NTS-3 satellite. Fort Wayne is well-positioned to fuel further growth and achieve continued success, thanks in part to the talent attraction efforts in this industry cluster.



Arrival of new F-16 fighter jet in Fort Wayne, IN

Photography: 122nd Fighter Wing

INDUSTRY LEADERS IN ALLEN COUNTY



BAE SYSTEMS



GENERAL DYNAMICS



INDUSTRY CASE STUDY



L3Harris

Local Expansion, 2023

GFW Inc. services provided: Business and talent attraction support

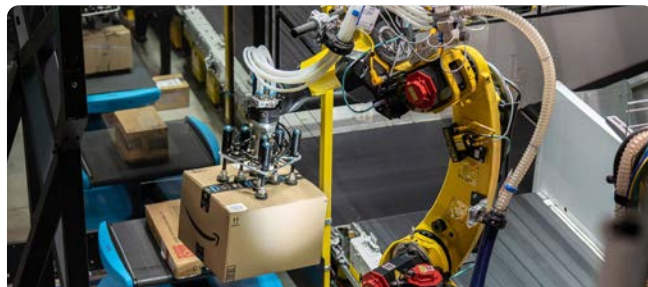
Satellite developer L3Harris is advancing its growth strategy in Fort Wayne by constructing a 113K square foot facility to enhance testing and manufacturing. The company's focus on talent attraction saw more than 125 skilled technicians and engineers moving to or staying in Fort Wayne in 2023, including local graduates from Allen County universities and interns nationwide.

Total Investment: \$50M

LOGISTICS & DISTRIBUTION

Strategic Location

Allen County's prime position places half of U.S. markets within a one-day drive, ensuring prompt and efficient delivery for the logistics and e-commerce sector. We offer seamless customer access through our extensive transportation network and proximity to the nation's largest markets.



Package sorting system at Amazon fulfillment center

Photography: Amazon

INDUSTRY LEADERS IN ALLEN COUNTY



INDUSTRY CASE STUDY



ABF Freight

Local expansion and relocation, 2021

GFW Inc. services provided: Land acquisition coordination and incentive assistance

In 2021, ABF Freight Systems opened a new \$4.8 million facility in Southeast Fort Wayne, spanning 27,600 square feet, to support its operations and allow for Dreyer's expansion. This investment boosted ABF's logistics and preserved 28 jobs, significantly benefiting the local economy.

Total Investment: \$4.8M

Experience Sweet Success

Allen County's thriving agricultural economy encompasses everything from dairy to chocolate production, as well as brewing and packaging. Our community is renowned for its corn, soybean, and ice cream production, accompanied by substantial cost savings on water pre-treatment for industrial enterprises.



Interior of Utopian Coffee & Kitchen

INDUSTRY LEADERS IN ALLEN COUNTY



INDUSTRY CASE STUDY



Froneri / Dreyer's Grand Ice Cream

FDI, Business expansion, and new investment attraction, 2021

GFW Inc. services provided: Land acquisition coordination and incentive assistance

Dreyer's has invested \$145 million to add 145 new jobs to its existing 400 through the launch of two new Drumstick® production lines by the end of 2023. The expansion, which added to an existing line from 2020, not only increased capacity but also streamlined the production of their most popular product, allowing them to expand capabilities.

Total Investment: \$145M

ADVANCED MATERIALS

Elite Supply Network

Allen County, at the core of Northeast Indiana's manufacturing excellence, offers an ideal home for advanced materials companies. Enhanced by proximity to Purdue University Fort Wayne and Indiana Tech, this vibrant ecosystem fosters innovation and supplies a skilled workforce.



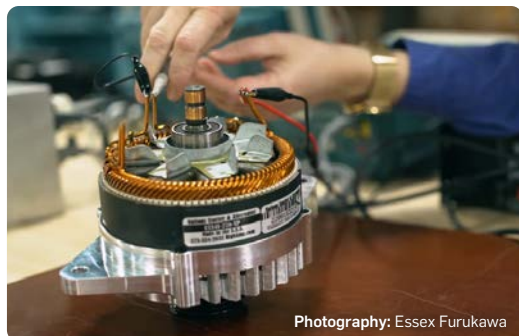
Rea Magnet Wire employee

Photography: Rea Magnet Wire

INDUSTRY LEADERS IN ALLEN COUNTY



INDUSTRY CASE STUDY



Photography: Essex Furukawa

Essex Furukawa

FDI, Business expansion, and new investment attraction, 2018

GFW Inc. services provided: Incentive coordination, familiarization tour, labor market data

Essex Furukawa, formed through a partnership between Atlanta-based Superior Essex and Japan-based Furukawa, opened the MagForceX North American research and development center in Fort Wayne. As a key supplier of magnet wire, Essex Furukawa is driving magnet wire innovations for e-mobility technology in the automotive industry and for transmission lines.

Total Investment: \$17M

Advanced Orthopedic Solutions

Knee and hip replacement joints. Spinal implants. Bioconductors and medical-grade wires. Medical device companies in our region - including Depuy Synthes, Zimmer Biomet, and Stryker - are why Northeast Indiana is known as the orthopedic capital of the world.



Employees at Fort Wayne Metals

Photography: Fort Wayne Metals

INDUSTRY LEADERS IN ALLEN COUNTY



INDUSTRY CASE STUDY



Fort Wayne Metals

Local Expansion, 2024

GFW Inc. services provided: Project management, incentive coordination

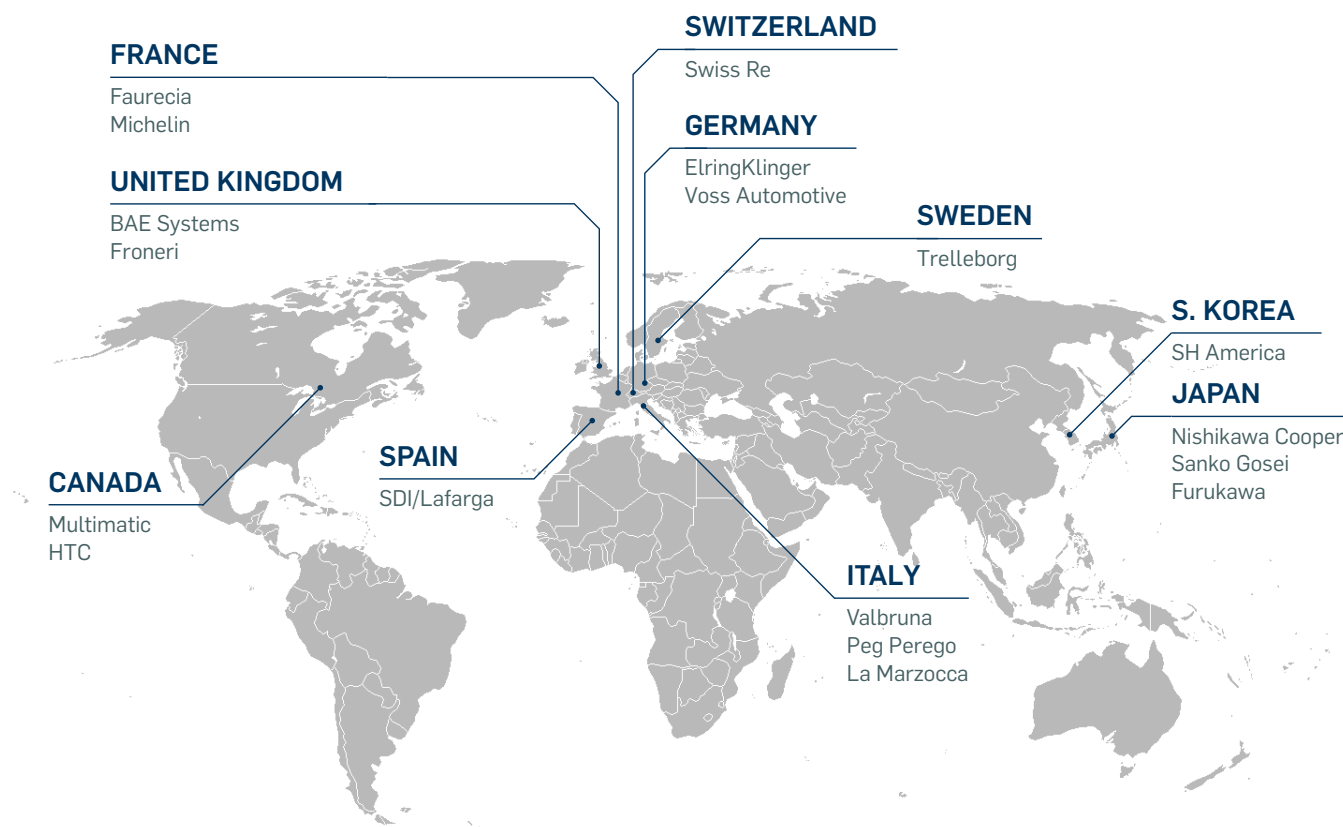
After two successful expansions, Fort Wayne Metals is again expanding its Indiana facility to incorporate tantalum wire processing. As the company expands, it expects to hire an additional 340 workers to meet the global demand for its products.

Total Investment: \$83M

FOREIGN DIRECT INVESTMENT

Attracting Business from Across the Globe

Business leaders from Canada to Europe to the Pacific Rim have chosen to grow their companies here, and we're eager to welcome you, too. Our outstanding workforce, central location, and strong business environment make Fort Wayne-Allen County a great place to build your U.S. operations.



CLIENT TESTIMONIAL

Once our executive team made their way to the U.S. and started to see what Fort Wayne had to offer, there was a lot of positive energy around the factory, around the people who work here, and the manufacturing environment in Fort Wayne.

Justin Larkin, Factory Engineering Manager
Froneri / Dreyer's Grand Ice Cream



COMMUNITY

A Fastest Growing Metro

Fort Wayne is the second-largest city in Indiana and is among the 100 largest nationally. And we're growing – faster than peer cities like Cincinnati, Omaha, and Louisville. Fort Wayne-Allen County is a welcoming and inclusive community that embodies the very best of Hoosier Hospitality. It's why we are one of the fastest-growing metros in the Great Lakes region.



Promenade Park located along Riverfront redevelopment in central Fort Wayne, IN

DEMOGRAPHICS



POPULATION

Allen County	394,545
City of Fort Wayne	267,927
City of New Haven	15,843
Town of Huntertown	9,284
Within 60-mile radius	1.5 Million
Median age	36.1

ALLEN COUNTY INCOME

Per-capita personal income	\$57,245
Average annual wage	\$55,623
Median household income	\$66,222

MEDIAN HOME PRICES, 2023

National Association of Realtors, Q4 2023

Fort Wayne, IN	\$220,500	Indianapolis, IN	\$300,100
Omaha, NE	\$282,300	Grand Rapids, MI	\$309,200
Louisville, KY	\$262,300	Columbus, OH	\$307,100
Cincinnati, OH	\$278,200	Greenville, SC	\$351,800
Chattanooga, TN	\$293,200	Durham, NC	\$460,000

EDUCATION

Talent Within Reach

Fort Wayne's success as one of the fastest-growing metropolitan areas in the Great Lakes region can be attributed to our growth rate consistently outpacing the national average. This achievement results from our strategic focus on creating dynamic quality-of-life amenities and cultivating a premier talent base through collaboration with educational partners.



Colleges & Universities

Allen County benefits from a highly skilled workforce, thanks to nearby nationally ranked colleges and universities within a **200-mile radius**. This proximity offers local businesses access to a rich pool of over two million educated individuals, significantly boosting our community's economic growth and development.



Major Higher-Educational Partners in Allen County

Right here in Allen County, residents have access to world-renowned degree programs all the way up to the doctorate level. Plus, continuing education is readily available for professionals looking to sharpen their skills.



WORKFORCE

650,000+

Workers within 60 miles of Allen County

Our Growing Workforce

Northeast Indiana boasts an expanding workforce, making it an ideal location to build your business. With a growing economy and a pool of talented professionals, Allen County offers ample opportunities to establish your business in Northern Indiana.

OCCUPATIONS AND ESTIMATED EMPLOYMENT IN NORTHEAST INDIANA, 2022

Hoosierdata.in.gov

Architecture and Engineering	5,750	Healthcare Support	13,300
Arts, Design, Entertainment, Sports, and Media	3,560	Installation, Maintenance, and Repair	16,220
Building and Grounds Cleaning and Maintenance	9,110	Legal Occupations	1,680
Business and Financial Operations	14,610	Life, Physical, and Social Science	1,660
Community and Social Service	4,860	Management	16,010
Computer and Mathematical	5,040	Office Administrative Support	39,690
Construction and Extraction	13,950	Personal Care and Service	5,100
Educational Instruction and Library	17,450	Production	57,180
Farming, Fishing, and Forestry	460	Protective Services	5,200
Food Preparation and Serving Related	29,960	Sales and Related	30,620
Healthcare Practitioners and Technical	21,340	Transportation and Material Moving	40,490

Resources to Build your Business

With resources such as the **MadeByMe** skilled trades initiative, **Onboard Fort Wayne's** talent attraction continuum, and **NEIN Works** recruitment services, we have the tools to help cultivate, attract, and retain the workforce your business needs to thrive.

Visit [RESOURCES.GFWINC.COM](https://resources.gfwinc.com) to learn more



LEARN MORE ABOUT ALLEN COUNTY'S WORKFORCE

Scan the QR code or visit hoosierdata.in.gov/region3.asp for more information.



TRANSPORTATION

Rail Service

Allen County is served by Norfolk Southern Railroad and Genesee & Wyoming Inc.



Moving Goods

Norfolk Southern's East Wayne Yard is a thriving depot that supports the transportation and logistics operations of businesses in Allen County and beyond. This strategic location largely contributes to improved operational efficiency in the region.



Fort Wayne International Airport (FWA)

Serving more than 700,000 passengers in a typical year, Fort Wayne International Airport (FWA) is not only the **"Friendliest Airport in the United States"** it is also convenient and cost-competitive. FWA offers direct flights to major cities, including Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas, Myrtle Beach, Chicago, Phoenix, Minneapolis, Fort Myers, Charlotte and Detroit.

Business Amenities

FWA is equipped to support your business, featuring services such as air cargo service, foreign trade zone designation, 24-hour FAA air traffic control and customs services, T-hangar rentals, state-of-the-art Fixed Base Operator (FBO) terminal for private aircraft, and more.



Project Gateway

FWA continues to raise the bar. The **\$50 million** Project Gateway builds on a decade of growth, improving the travel experience with a major terminal expansion, upgrades to the rental car area, and more.

Visit **FWAIRPORT.COM** to learn more

Rendering: Fort Wayne Airport Authority

UTILITIES

Electricity & Natural Gas

Local energy partners in Allen County



Water & Wastewater

Proven, stable, long-term water supply

- The St. Joseph River is projected to continue providing a plentiful water supply.
- Fort Wayne City Utilities has 2.5 billion gallons of storage capacity.
- Fort Wayne Mayor Tom Henry and the Sustain Fort Wayne Plan received the 2024 NACWA National Environmental Achievement Award for a commitment to sustainable water services.



Treatment capacity and savings

- Average-day water demand is 32.8 million gallons, below City Utilities' total daily capacity of 72 million gallons.
- Typical pre-treatment cost reduction is 25-30% for industrial users.

Wastewater capacity and flexibility

- Average-day wastewater flow is 45.9 million gallons per day, below the total daily capacity of 100 million gallons.
- Fort Wayne City Utilities has a great deal of flexibility and can accept wide variations in waste streams.

TOP-5

State in the nation for
infrastructure quality
CNBC, 2023

\$122M

Investment in FWA
terminal expansions

TOP-10

Best-run city
in America
Wallethub.com, 2023

ALLEN COUNTY TOGETHER

Our Economic Development plan for the next 10 years

The momentum in our community is real—and we're just getting started. Our Allen County Together (ACT) economic development action plan sets the pace and tone for our next decade of growth.

The plan focuses public-private efforts around three main pillars:



High Growth

Accelerate the creation of high-quality spaces in Fort Wayne-Allen County's commercial, industrial, and mixed-use business districts to attract new jobs, investment, and strong positive immigration of talent from outside Indiana.



Innovative

Develop a robust network of entrepreneurial support organizations, access to capital, real estate space, research and development, and creative talent to fuel growth in technology-driven companies in emerging and legacy industries.



Inclusive

Align business, government, education, and nonprofit partners to ensure equitable access to economic, workforce, and educational opportunities for all people and communities in Allen County.

LEARN MORE ABOUT THE ALLEN COUNTY TOGETHER PLAN

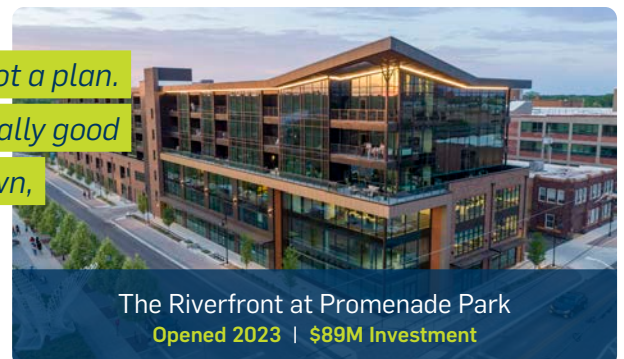
Scan the QR code or visit act.gfwinc.com for more information.



CLIENT TESTIMONIAL

"They're committed to their downtown, and they've got a plan. Probably more importantly, they have some really, really good people to work with, so when you come up and sit down, these folks know what they're doing."

Rex Barrett, Executive Vice President,
Barrett & Stokely



The Riverfront at Promenade Park
Opened 2023 | \$89M Investment

DOWNTOWN MOMENTUM

\$1.7B+

Downtown investment since 2009

Building a Best-in-Class Community

The excitement continues to build in downtown Fort Wayne, as quality-of-place improvements attract businesses and residents alike to the urban core of one of the fastest-growing metros in the Great Lakes region. Parkview Field's opening in 2009 spurred more than \$1.7 Billion in downtown private investment—and unleashed a community-wide revitalization.



Quality of Place investments in Downtown Fort Wayne:



Parkview Field

Opened 2009

▶ **\$89M Investment**



Ash Skyline Plaza

Opened 2018

▶ **\$98M Investment**



Lutheran Downtown Hospital

Opened 2021

▶ **\$118M Investment**



Arts Campus Fort Wayne

Opening 2025

▶ **\$43M Investment**

Riverfront Fort Wayne

The transformation has begun, turning the confluence of the St. Marys, St. Joseph, and Maumee rivers into a vibrant regional landmark. With trails, boat excursions, kayaking, playgrounds, and more on the way, Promenade Park provides a variety of opportunities to explore.

Visit [RIVERFRONTFW.ORG](https://riverfrontfw.org) to learn more

BOLD PROJECTS

Recent Investments in Allen County

In Fort Wayne-Allen County, we invest in ourselves and our people. Through strategic investments and partnerships, we're building a vibrant community full of opportunities to help you achieve your full potential. Take a look at the improvements that are reshaping our skyline and making Fort Wayne one of the fastest-growing metros in the Great Lakes region.



The Landing

Opened 2019

This investment brings boutique shopping and fine dining to Fort Wayne's original business district. Located just two blocks south of the Riverfront, the redevelopment of this charming street and its architecturally significant buildings includes 91 new downtown apartments.

Total Investment: \$44M



The Bradley

Opened 2021

A project led by Vera Bradley's co-founder, this five-story, 125-room boutique hotel with restaurants, retail, and rooftop entertainment space brings dynamic new amenities for visitors and residents alike. Located just one block south of The Landing and three blocks south of the Riverfront, guests are treated to the best of downtown.

Total Investment: \$30M



Electric Works

Phases I & II Opened 2022

One of the largest redevelopment projects in the country, Electric Works is the reinvention of the former General Electric campus, a historic hub of innovation and entrepreneurship. Phase I opened in 2022, featuring the Union Street Market food hall, the new world headquarters for Do it Best Corp., co-working space, an innovation-focused high school, and more. Phase II is well underway with an already-completed parking garage; construction continues on residential and retail space.

Total Investment: \$500M



NewAllen: East Allen's Rural Revival

Completed 2022

The momentum is spreading. This package elevates quality-of-place by investing in public art and upgrading parks, sidewalks, downtown areas, housing, and more across seven communities in East Allen County.

Total Investment: \$65M



STAR Financial Bank at The Ashberry

Opening 2024

STAR Financial Bank is establishing a new company headquarters in the downtown Ashberry project—a two-tower, mixed-use building that also includes a 387-space public parking garage, just steps away from other downtown attractions like The Bradley, The Landing, The Pearl, and more.

Total Investment: \$31M



The Pearl & The Pearl Arts Center

Opening 2024

Positioned adjacent to The Bradley, this dynamic downtown development incorporates a blend of commercial and event venues alongside more than 70 residential units. Led by the founder of Sweetwater Sound, it contributes significantly to the vibrant atmosphere of the nearby Harrison Street Corridor, The Landing, and the Riverfront District.

Total Investment: \$100M



The Lofts at Headwaters Park

Estimated Completion 2025

The Lofts at Headwaters Park, a key development in Fort Wayne's growth, will introduce a six-story mixed-use building with 208 apartments, 15 townhomes, commercial space, and a large parking garage. This strategically located downtown development is bounded by Duck, Clinton, Superior, and Barr Streets, enhancing the area's housing diversity.

Total Investment: \$98M

LOCAL INCENTIVES

Property Tax Phase-ins (aka Tax Abatements)

Tax phase-ins give local governments 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% 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% of existing real property taxes for year one and a 50% 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 to 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 a façade grant from the City of Fort Wayne. It is a 50% matching grant worth up to \$40,000. A property owner must work with city planning staff to make sure façade improvements meet certain guidelines.

Low-Interest Loans

The Community Development Corporation (CDC) 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)

SEED focuses on programs that support entrepreneurship, innovation, technology development, and small business development. SEED also offers tax incentives (investment deduction of 100% up to 10 years, abatement deductions for vacant buildings, and personal property assessed value floor exemption) to businesses locating in the SEED boundaries. The district is located 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.

Qualified Opportunity Zones

The federal Opportunity Zones (OZ) program is an economic development tool aimed at catalyzing new, long-term investments and development in economically challenged urban and rural communities across the country. Allen County is home to 10 Qualified OZs, and local incentives may be eligible for use in conjunction with the OZ program.

STATE INCENTIVES

Economic Development for a Growing Economy Tax Credits (EDGE)

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 Tax Credits (HBI)

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 Corp. (IEDC), based on an analysis of the economic benefits of the proposed investment.

Skills Enhancement Fund (SEF)

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 Tax Credits (CReED)

CReED Tax Credits are available to taxpayers who 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 Exemption

The Patent Tax Exemption allows 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 Credit

The Research and Development credit provides 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 of up to \$5,000 for each new employee who is trained, hired, and retained for six months. The Workforce Ready Grant provides free training for Hoosiers in the state's highest-demand jobs.

Redevelopment Tax Credit

The Redevelopment Tax Credit incentivizes redevelopment of distressed properties. To be eligible for the credit, the taxpayer must make a qualified investment (approved by the IEDC) in the redevelopment or rehabilitation of real property located within a qualified redevelopment site. A qualified redevelopment site can be composed of buildings, vacant land, or brownfields. The amount of credit that may be awarded is 10-25% of the total cost of the project. Projects that qualify for New Markets Tax Credits or that are located in a designated Opportunity Zone may be eligible for an additional 5% credit.

Data Center Sales Tax Exemption

The Data Center Gross Retail and Use Tax Exemption provides a sales and use tax exemption on purchases of qualifying data center equipment and energy to operators of a qualified data center for a period not to exceed 25 years for data center investments of less than \$750 million. If the investment exceeds \$750 million, the IEDC may award an exemption for up to 50 years. This program is established by Indiana Code § 6-2.5-15. Local governments may also provide a personal property tax exemption on qualified enterprise information technology equipment to owners of a data center who invest at least \$25 million in real and personal property in the facility.



Celebrating 10 years of **GROWING JOBS, WAGES, AND THE ECONOMY**

Over the past decade, Allen County has experienced remarkable growth and transformation, driven by a commitment to innovation, business development, and a bold vision for the community.

As we mark the 10-year anniversary of Greater Fort Wayne Inc., we're focused on building a high-growth, innovative, and inclusive economy right here in Allen County.

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