



# KNOWLEDGE IS VALUABLE.

Verisite was founded by a team of nationally recognized economic development consultants/site selectors, civil engineers, developers and experienced real estate professionals with knowledge of the site selection process and expertise in site evaluations. Evaluation, determination and certification by Verisite adds real value to any property by providing brokers, site selectors, developers and other decision-makers with reliable data and information on all facets of a site's condition, and sets a new standard in site certification and the site certification process.



### THE VERISITE PROCESS

A new standard in site certification.

#### **DETERMINATION:**

A brief due diligence review of data, providing guidance and recommendations on increased marketability factors and eligibility for the Verisite Certification phase.

#### **CERTIFICATION:**

A property can be deemed certifiable within the Verisite Certification program based upon a successful Determination report. Utilizing analyzed data and information, Verisite will provide a comprehensive report and supporting documents to the client. The Verisite Certification report can also align with the pertinent state-level site readiness program.

#### THE TYPES OF VERISITE CERTIFICATION ARE:



Utilities at the site and all other marketability criteria met.



Utilities within a half a mile and all other marketability criteria met.



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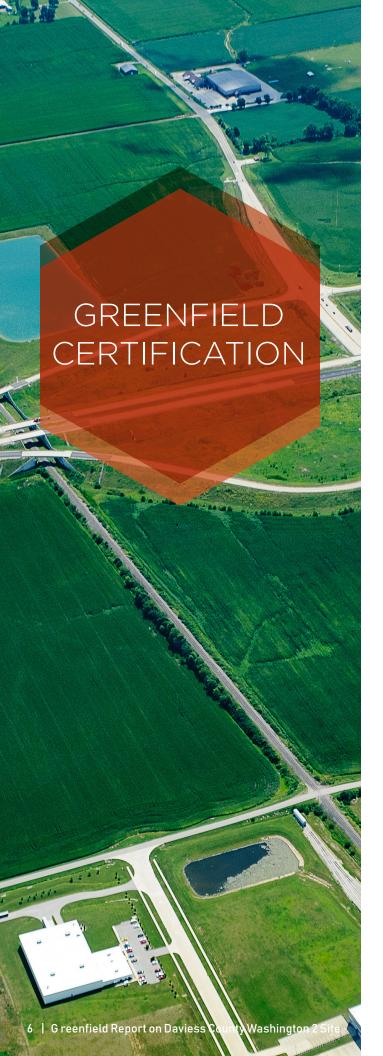


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## **PROJECT NARRATIVE**

The Verisite team is pleased to present the following Gold Certified report to the Daviess County Economic Development Corporation and Radius Indiana regarding the proposed greenfield site located within the corporate boundary of Washington, Indiana. This report reviews the viability of the development of the site into an industrial facility with potential for access to the railroad and will examine the potential development barriers associated with a new facility on this site.

Daviess County is fundamentally different from other rural communities looking to offer the benefits of a 21st century economy. Due to its location adjacent to the Highway 50/150 and transcontinental Interstate 69, the presence of \$2 billion NSWC Crane military technical center and the WestGate @ Crane Technology Park, and strong infrastructure capacity, the site's assets will facilitate monumental growth and opportunities for a variety of industries. Companies that choose this site will be located within a 24-hour window of delivery by land to 80% of the US population. Pairing its ideal location with a vibrant quality of life, entrepreneurial culture, and strong industrial economy makes Daviess County a destination for those looking to relocate a business, advance a career, and more.

The City of Washington is a community of approximately 12,000 in population situated in Southwest Indiana and along the all-new transcontinental Interstate 69 Corridor. As the largest community in Daviess County (approximately 32,000 in population) and with its strategic location along I-69, the community is strongly positioned for growth and provides significant advantages to new businesses in the form of labor, logistics, and land/infrastructure.

### THE SITE

The targeted property is predominantly level with gentle roll and draining to the north east corner of the site. The site presents a feasible option for new development due to steady grades.

The property is predominantly level with gentle topographic roll draining towards the south where the existing ditch is located. The majority of the property presents a feasible option for new development due to the steady grades. The area is not identified within a Flood Zone per the Daviess County Flood Hazard Boundary and DNR Floodplain Map exhibits attached.

The proposed 47-acre site is located east of County Road 200 E, directly west of Interstate 69 and north of the CSX rail line located in Washington, Indiana. This site is a greenfield

site, with all infrastructure in place. Electrical, water, sanitary, and gas are currently available near the site. Stormwater management can be identified depending on the scope of any potential development. It should be noted that any type of extension of the currently available utilities, as well as required utilities for future development may result in additional fees.

Following this brief summary is a detailed due diligence report describing general site information, existing site physical conditions, utilities, transportation and roadways. All of these items are necessary for the development of the site into an industrial use. The purpose of this report is to help the Daviess County Economic Development Corporation make informed decisions about the development of this site and to provide a potential purchaser or developer with a base level of due diligence information.

### SITE MAP





# GENERAL INFORMATION

### PROPOSED BUILDING/PROJECT

Industrial building or phased development

### **PROJECT SIZE**

To be determined

#### SITE

47 Acres

### **CURRENT USE**

Tilled agricultural

#### **TYPE**

New building or industrial development







#### LOCATION/ADDRESS

The site lies directly east of County Road 200 E and west of Interstate 69, bordered by the CSX rail line to the south.



### MUNICIPALITY OR GOVERNMENT WITH JURISDICTION

City of Washington

# EASEMENTS / DEDICATIONS / ENCUMBRANCES

ARE THERE ANY KNOWN EASEMENTS ON SITE? NO

#### WILL THE PROJECT REQUIRE ANY ON-SITE EASEMENTS?

On-site Easements for the provisions of drainage and utilities is quite possible during the design development of the site. Placement of easements for such shall be determined in coordination with the County Surveyor for Drainage, and the individual Utilities for utility easements during the design development of the site.

While it is not anticipated that any land dedication will be required for the development of the site, the potential does exist, once final site and engineering design is completed, that dedication of easements for drainage, utilities, and / or roadway improvements could be possible. These requirements will all be determined by use and design calculations.

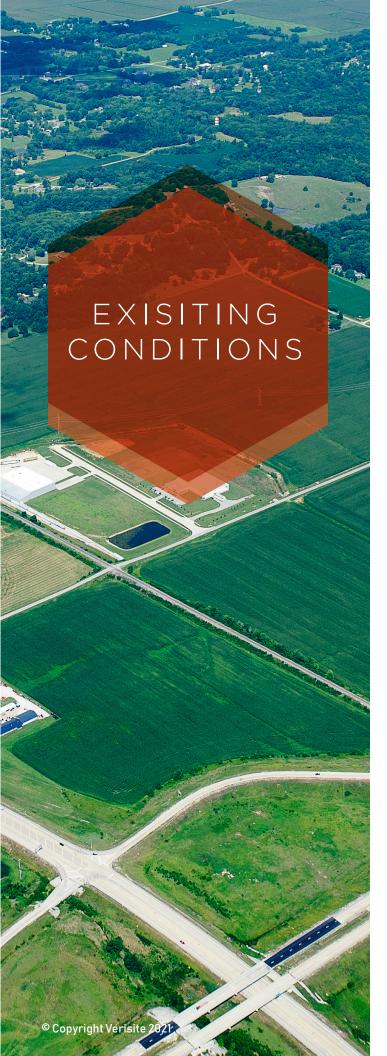
#### WILL THE PROJECT BE REQUIRED TO DEDICATE LAND?

While it is not anticipated that any land dedication will be required for the development of the site, the potential does exist. During the Site and Engineering design development, the dedication of land to widen the right-of-way for accel / decel lanes could be possible. These requirements will be determined by use, potential traffic load and Street Department requirements.

ARE ANY PARKING OR CROSS-ACCESS EASEMENTS ANTICIPATED?

ARE THERE ANY DEVELOPMENT ENCUMBRANCES ON THE SITE?





# **PHYSICAL FEATURES**

#### **EXISTING USE OF THE PROPERTY**

Tilled agricultural

**Description:** Row-crop

#### **EXISTING USE OF THE ADJACENT PROPERTY** (JURISDICTION)

North adjoining: Agricultural (Daviess County)

East adjoining: Interstate 69 South adjoining: Agricultural

West adjoining: Fabrication/manufacturing

#### WILL ANY EXISTING STRUCTURES BE **DEMOLISHED?**

NO

# IS OTHER DEMOLITION REQUIRED ON-SITE?

#### IS ANY EXISTING VEGETATION PRESENT **ON-SITE?**

YFS

**Description:** Trees, shrubbery, and agricultural crops depending on the season.

#### DO SURFACE DRAINAGE FEATURES EXIST ADJACENT TO OR ON-SITE?

YES

**Description:** There are no physical drainage infrastructures though the topography identifies a ditch at the south border, and general slope drainage northeast of the site.

#### IS SUBSTANTIAL GRADING EXPECTED WITH HIGH IMPORT OR EXPORT?

NO

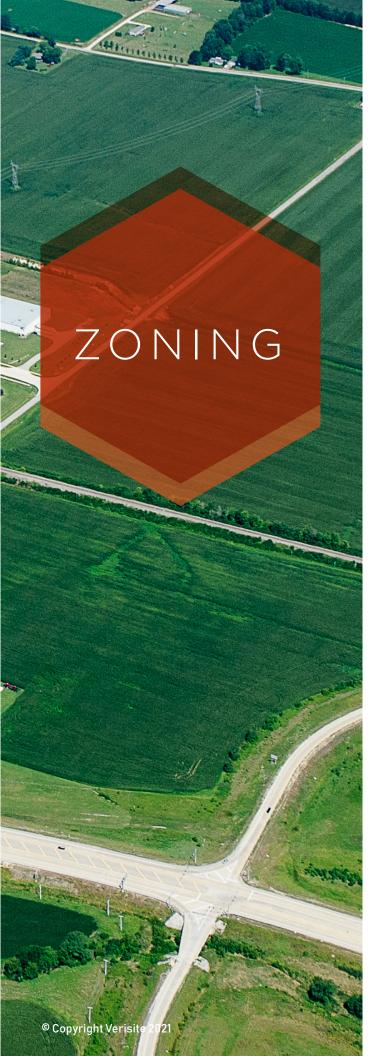
#### DOES IT APPEAR RETAINING WALLS WILL BE **REQUIRED ON-SITE?**

NO

# NATURAL FEATURES

ARE THERE ANY APPARENT WETLANDS (PER NWI), PONDS, OR CREEKS ON-SITE?	YES
Description: See Appendix B: Technical Reports.	
IS THERE ANY STANDING WATER ON-SITE?	YES
Per the ATC report there is evidence of standing water on site though this is likely seasonal in accordance with levels of rainfall.	
HAS THE SITE (OR ADJACENT SITES) BEEN USED	
FOR AN ENVIRONMENTALLY SENSITIVE USE?	NO
IS A PHASE I ENVIRONMENTAL SITE	
ASSESSMENT COMPLETED?	YES
IS FURTHER ENVIRONMENTAL	
ASSESSMENT RECOMMENDED?	NO





### **GENERAL ZONING**

#### **CURRENT ZONING CLASSIFICATION**

City of Washington Ordinance 155.056 EZ (Employment Zoning) & Daviess County I-1 (Light Industrial). See Appendix D: Development Review Process and Ordinances.

As confirmed by Jonathon Casper, Building Commissioner, any specific items not addressed by EZ would be governed by Daviess County I-1 Light Industrial zoning.

Also refer to City of Washington I-69/US 50 Interchange Land Use Plan adopted (01.13.2014).

- US 50 Corridor Overlay Zone, (Pg. 17, zoning map)
- I-69 Corridor Overlay Zone, (pg. 17, zoning map)
- C4 Roadside Business
- Agricultural

#### IS THE PROPOSED USE PERMITTED WITHIN THE CLASSIFICATION?

The intended use as of this report is Industrial. EZ Zoning refers to uses as permitted by I-1, see Daviess County Ordinance 6.8 Light Industrial (I-1), Appendix A, Table 1 for permitted uses.

#### WILL THE PROPERTY NEED TO BE REZONED?

It is not anticipated though contingent upon final use.

#### WILL THE PROJECT REQUIRE ANY **VARIANCES?**

This is undetermined until the final use, site, and architectural design is developed; however, it is not anticipated.

#### WILL THE PROJECT REQUIRE ANY PUBLIC **HEARINGS?**

YFS

Description: The project would be subject to the City of Washington's development plan approval process, which includes public hearings.

# **GENERAL ZONING**

#### WILL THE PROJECT REQUIRE ANY CONSOLIDATION OR ANNEXATION?

NO

#### **ZONING CLASSIFICATION OF THE ADJACENT PROPERTIES?**

East adjoining: Interstate 69 South adjoining: EZ zoning West adjoining: EZ zoning North adjoining: EZ zoning

#### **PERMITTED USES**

In accordance with those delineated per EZ I-1 zoning. See Appendix D: Development Review Process and Ordinances

#### **MINIMUM LOT SIZE**

One (1) acre

**Description:** Please reference 155.056 EZ H.7.

#### MINIMUM LOT FRONTAGE

150 In ft on public street

Description: Please reference <u>I-1, 6.8.3 c.</u>

#### MINIMUM SETBACK

Front Yard (75 ft.), Rear Yard (20 ft.), Side Yard (40 ft.)

**Description:** Please reference <u>155.056 EZ H.7.</u>

#### MAXIMUM BUILDING HEIGHT ALLOWED

150 ft excluding chimneys and mechanical equipment

Description: Please reference 155.056 EZ H.7.

#### **MAXIMUM PARCEL COVERAGE**

30%

**Description:** Please reference 155.056 EZ H.7.

#### MINIMUM FLOOR AREA

Commercial Structures (1,500) sf Industrial Structures (2,500) sf

**Description:** Please reference I-1 6.8.3 f&g.

#### IS OUTSIDE STORAGE PERMITTED ON SITE?

YES

Description: Please reference <u>I-1, 6.8.3.</u>

Note: Industrial Parks are permitted within I-1 Zoning District though special use approval is required and may include all light industrial uses as set forth per I-1 6.8.3 k.



# PARKING REQUIREMENTS

#### IS ALL PARKING REQUIRED TO BE CONTAINED ON-SITE?

**Description:** Please reference Article 7 of the Daviess County Ordinance.

#### IS PARKING ALLOWED WITHIN A SET-BACK?

NO

**Description:** Only access drives are permitted within the setback.

#### **PARKING REQUIRED BY USE**

**Description:** Please reference 7.8 of the Daviess County Ordinance identifying required parking per.



9' X 20'

**Description:** Please reference 7.4 of the Daviess County Ordinance.



Description: Not specifically identified per Article 7.0.

## SIGNAGE REQUIREMENTS

#### **DESIGN STANDARDS**

Design standards are set forth per <u>155.056 EZ I.1-11.</u> See Appendix D: Development Process Review and Ordinances.

#### IS A PYLON SIGN PERMITTED?

YES

**Description:** Not specifically identified per 155.056 EZ & I-1.

#### IS A MONUMENT SIGN PERMITTED?

YES

**Description:** Not specifically identified per 155.056 EZ & I-1.

#### CAN A SIGN BE PUT ON THE BUILDING?

YFS

Description: Please reference Daviess County Ordinance 8.3 On-premises signs.

#### IS DIRECTIONAL SIGNAGE PERMITTED?

YES

Description: Please reference 155.056 EZ | & I-1.

#### ARE SIGNS PERMITTED WITHIN THE SETBACKS?

NO

**Description:** In accordance with <u>8.3 of the Daviess County Ordinance</u>, signs are governed by their own setback requirements.

#### WILL A VARIANCE BE REQUIRED FOR SIGNAGE?

NO

**Description:** While it is not anticipated, it is undetermined until the final design has been completed.



### LANDSCAPE REQUIREMENTS

#### IS PERIMETER LANDSCAPING REQUIRED?

YFS

**Description:** Perimeter landscaping is required per EZ 155.056.F. See Appendix D: Development Review Process and Ordinances

#### IS INTERNAL LANDSCAPING REQUIRED?

YFS

Description: Building perimeter and internal parking landscaping is required, however the internal site landscaping is not specific as to the quantity of plant material required per unit of measure.

#### IS BUILDING BASE LANDSCAPING REQUIRED?

YES

**Description:** Refer to EZ 155.056 J.b.1.

#### ARE THERE ANY TREES ON THE PROPERTY THAT NEED TO BE SAVED?

Undetermined at the time of this report, but is contingent upon the development.

#### ARE TREE CREDITS OFFERED BY PLANNING FOR THE MAINTENANCE OF EXISTING TREES ON SITE?

YFS

#### DOES THE ORDINANCE REQUIRE SCREENING FOR THE DUMPSTER?

#### DOES THE ORDINANCE REQUIRE SCREENING FOR THE PARKING AREA?

YES

**Description:** Please reference <u>EZ 155.056 J.2.d.2.</u>

#### WILL THE PROJECT REQUIRE ANY VARIANCES FOR LANDSCAPING?

Undetermined until final site plan design is completed.

### **ARCHITECTURAL REVIEW**

#### IS THE DEVELOPMENT REQUIRED TO OBTAIN ARCHITECTURAL REVIEW?

YES

Description: Please reference EZ 155.056 A & G.

See Appendix D: Development Review Process and Ordinances.

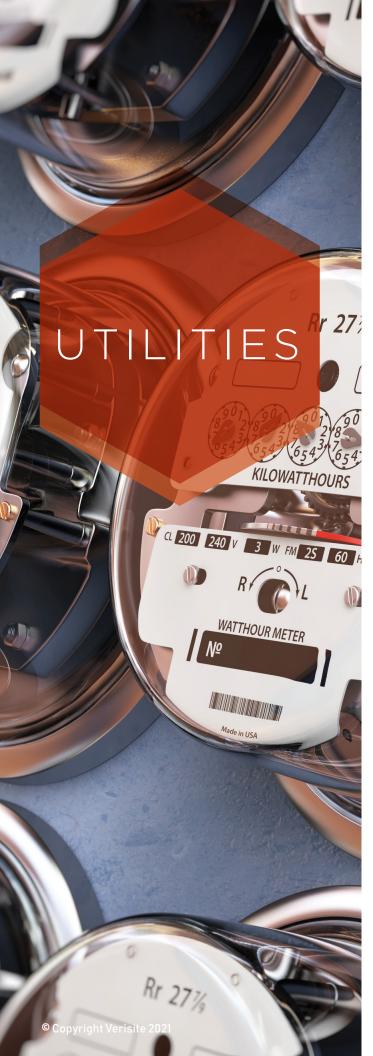
# **INCENTIVES**

#### DOES THE PROJECT QUALIFY FOR ANY INCENTIVES FOR DEVELOPMENT?

Description: Based upon level of new investment, job creation, wage levels, and industry sector, local and state level incentives may be available to include:

- Property tax offset
- Corporate income tax credits
- Infrastructure assistance
- Training grants
- Tax Increment Financing





# SANITARY SEWER SERVICE

#### **CONTACTS**

#### **SCOTT RAINEY**

Wastewater and Stormwater Superintendent (812) 254-2792

#### **REVIEWING ENTITY**

#### IS SEWER SERVICE DIRECTLY AVAILABLE TO THIS SITE?

YES

**Description:** A SDR35 gravity main line exists along County Road 200, approximately 20 ft from the east edge of the road.

## WHAT SIZE IS THE SANITARY MAIN?

15" gravity

#### WILL WASTE LOAD CALCULATIONS BE **REQUIRED?**

YES

#### DOES A LATERAL EXIST TO THE PROPERTY? NO

WILL A LIFT STATION BE REQUIRED ON-SITE?

#### WILL ANY EXTENSIONS BE REQUIRED TO **SERVE THE SITE?**

Description: No extension of the utility is required however the developer of the site will be responsible for running a Lateral sanitary line to the City main line.

# **WATER SERVICE**

#### **CONTACTS**

(812) 254-3911

**CHARLES KANE** Water Superintendent

#### **REVIEWING ENTITY**

City of Washington, Indiana

#### IS WATER SERVICE DIRECTLY AVAILABLE TO THE SITE?

YES

#### WHAT SIZE IS THE WATER MAIN?

12"

See Appendix C: Utility Maps and Letters.

#### DOES A LATERAL EXIST TO THE PROPERTY?

NO

Description: A lateral does not currently exists to the property. The developer of the site will be required to extend a Lateral to the City Main.

#### WILL LOAD CALCULATIONS BE REQUIRED?

YES

**Description:** Pending usage, calculations would be provided to the utility.

#### WILL ANY EXTENSIONS BE REQUIRED TO SERVE THE SITE?

This may be dependent on the final design of a project.



### STORM DRAINAGE

#### CONTACTS

#### **SCOTT RAINEY**

Wastewater and Stormwater Superintendent (812) 254-2792

#### **REVIEWING ENTITY**

City of Washington, Indiana

#### DOES A LEGAL STORM WATER DISCHARGE **EXIST AT THE SITE?**

The Watershed Map illustrates two (2) existing drainage discharges from the site. During storm water management design of the site, the City of Washington may recommend appropriate discharge per the drainage calculations designed. See Appendix A: Maps.

#### IS ON-SITE DETENTION REQUIRED?

On-site detention may be required depending on the final design of the project.

#### IS SURFACE DRAINAGE ALLOWED OFF-SITE? NO

#### COUNTY DRAINAGE STANDARDS

Per the Daviess County Surveyors office, storm water management within the city limits of Washington or within a two-mile radius thereof, is governed by the City of Washington Storm Water Program.

# **ELECTRICAL** SERVICE

#### CONTACTS

#### **RANDY ENNIS**

Electric Superintendent (812) 254-5171

#### **REVIEWING ENTITY**

Washington Power & Light

#### ARE ELECTRICAL SERVICES AVAILABLE AT THE SITE?

YFS

**Description:** 3-phase 12kV is supplied by Washington Power & Light

#### **DESCRIPTION OF AVAILABLE SERVICE:**

As confirmed by Randy Ennis, Washington Power & Light-Line Superintendent, the Montgomery Circuit supplies the I-69 area with 10.5 MW available capacity, supplied by the 21st Street Substation located at 21st Street and Memorial Avenue in Washington, Indiana. The Montgomery Circuit is capable of being loop fed by the Central Circuit, with 12 MW availability, which is supplied by the 138 Substation located at S.W. 11th Street in Washington, Indiana.

# NATURAL GAS **SERVICE**

#### **CONTACTS**

#### JAMES BUNDREN

Manager, Economic Development (812) 491-4655

#### **REVIEWING ENTITY**

CenterPoint Energy (Vectren)

#### ARE GAS SERVICES AVAILABLE AT THE SITE?

YES

Description: 4" PE medium pressure line

#### WILL THE GAS COMPANY BRING SERVICES TO THE BUILDING?

YFS

#### DOES THE EXISTING SERVICE HAVE CAPACITY FOR THE PROJECT?

This is dependent upon final design; however, CenterPoint Energy will upgrade service as required.

# COMMUNICATIONS

#### CONTACTS

#### **BECKY SMITH**

Director of Sales & Marketing (812) 486-3211

#### **REVIEWING ENTITY**

**RTC Communications** 

#### IS TELEPHONE/DATA SERVICE AVAILABLE AT THE SITE?

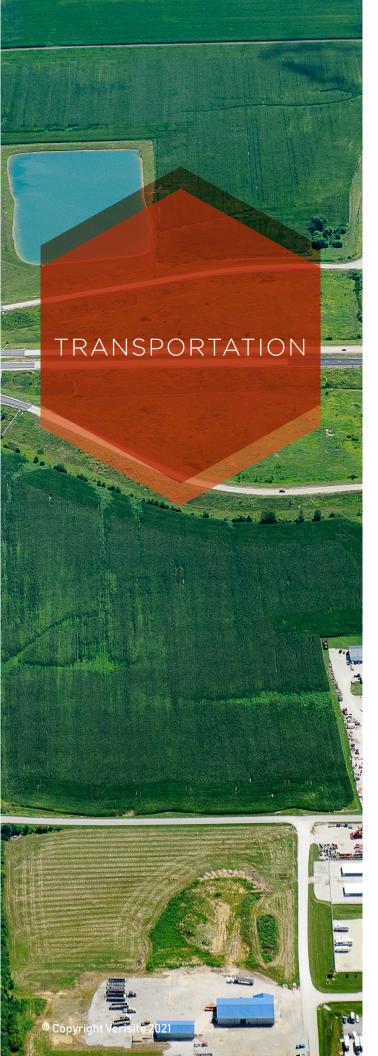
NO

#### IS FIBER AVAILABLE TO THE SITE?

NO

**Description:** Existing fiber infrastructure is within approximately a few hundred feet from the site. The projected timeline for installing and activating service to a customer on the premises would be 14 to 28 business days upon order completion and may not require special construction costs based on the location and service agreement entered into by the customer.





# **ROADWAYS**

#### NAMES AND CLASSIFICATIONS OF ADJOINING **ROADWAYS**

Roadway Name: Co Rd. 200 East

Classification: Arterial

Jurisdiction: Washington Street Department

#### ARE LEFT TURN MOVEMENTS ALLOWED INTO THE PROPERTY?

YES

#### ARE LEFT TURN MOVEMENTS ALLOWED OUT **OF THE PROPERTY?**

YES

# DO CURB CUTS EXIST TO THE PROPERTY?

#### ARE DRIVEWAY PERMITS/CURB CUT PERMITS **REQUIRED?**

YES

**Description:** Washington Street Department

#### ARE OFF-SITE ROAD IMPROVEMENTS **ANTICIPATED?**

Off-site road improvements may be needed upon the final design and potential traffic counts contingent upon the final use.

#### ARE THERE ANY PLANNED ROAD **IMPROVEMENTS?**

NO

# **PUBLIC TRANSPORTATION**

#### DO SIDEWALKS EXIST ALONG THE RIGHT-OF-WAY?

NO

#### **ARE SIDEWALKS REQUIRED?**

**Description:** Sidewalks are likely not required for the development.

#### IS THERE A PUBLIC TRANSPORTATION STOP IN THE VICINITY?

NO; however, there is public transportation within the corporate boundary of the City of Washington.

#### ARE BIKE LANES PRESENT IN THE RIGHTS-OF-WAY?

NO

#### IS A MULTI-USE PATH REQUIRED?

NO





# **HIGHWAYS & INTERSTATES**

#### **STATE ROADS**

State Road 257 3 miles West of site

#### **FEDERAL HIGHWAYS**

Interstate 69 Less than 1 mile Adjacent to site

US 50 Less than 1 mile South of site

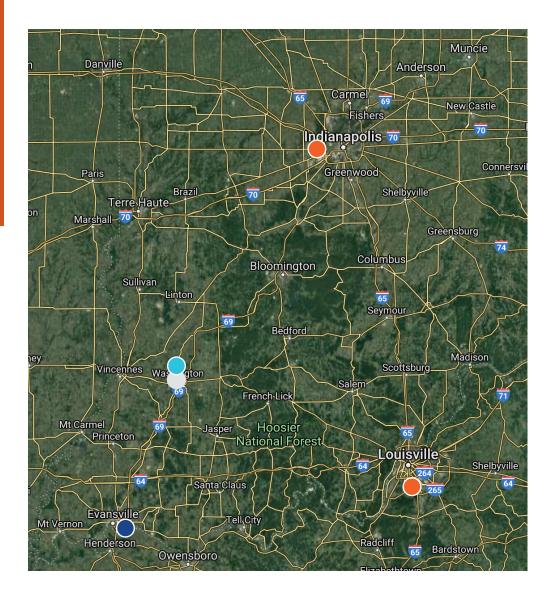
# RAIL

#### **DOES RAIL ACCESS EXIST AT THE SITE?**

YES

Description: The CSX Railroad runs along the south boundary of the site and could potentially be accessed via a rail spur or branch line.

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### **AIRPORTS**

#### **INTERNATIONAL**

Indianapolis International (IND) 103 miles (2 hours) 11,200 ft runway

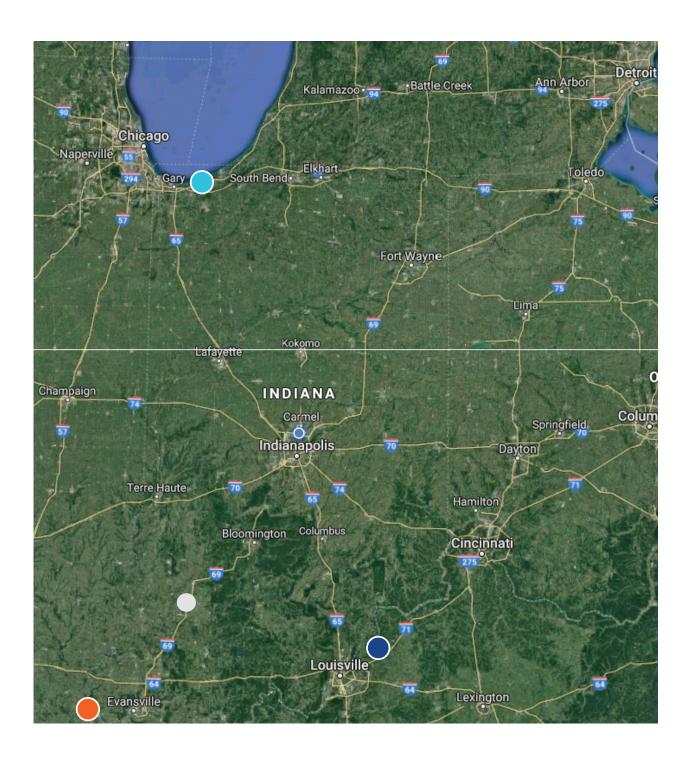
Louisville International (IND) 121 miles (1 hour 45 minutes) 11,887 ft runway

#### LOCAL/REGIONAL

**Daviess County Airport** North of the City of Washington. General Aviation to accommodate business jets and travel. 4,615 ft runway

Evansville **Regional Airport** 50 miles (50 minutes) Offers daily flights to Atlanta, Dallas, Detroit, Chicago and Orlando. 8,021 ft runway





# **SEAPORTS**

Port of Indiana -Jeffersonville Ohio River 111 miles (2 hours) Port of Indiana -**Mount Vernon** Ohio River 82 miles (1.5 hours) Port of Indiana -**Burns Harbor** Lake Michigan 242 miles (4 hours)



# PERMITS & APPROVALS

#### SUBMITTALS AND PERMITS

Permits are required within the city limits of Washington and within two (2) miles around the city.

# Submittals are required to be made for the following permits:

- Improvement Location / Building Permit, City of Washington
- Curb-cut / Driveway Permit from Washington Street Department

#### **AGENCY OR GOVERNMENT UNIT:**

 City of Washington, BZA, Planning Commission & Building Commissioner

#### **DESCRIPTION OF APPROVAL PROCESS:**

BZA (Board of Zoning Appeals), City of Washington

The BZA hears variance cases including but not limited to, land usage, lot size, setbacks, sign usage and placement, fences and height and size of structures. The BZA also hears conditional use cases including but not limited to, operating a business in a residentially zoned area.

Plan Commission Approval, City of Washington
The Plan Commission hears rezoning cases,
all cases involving improvements, waivers and
conditional uses in the <u>US HWY 50 Overlay Zone</u>
and the I-69 corridor overlay zone and the EZ
Zoning district.

**Building Commissioner** 

Building Commission 2113 Memorial Ave Washington, IN 47501 (812) 254-8208



# **PERMITS & APPROVALS**

#### IS A BZA (BOARD OF ZONING APPEALS) MEETING REQUIRED?

NO

Description: Any Conditional Use, or Variance from the Ordinance is required to go before the BZA.

#### IS A PLAN COMMISSION MEETING REQUIRED?

YES

Description: Any improvement within the EZ Zoning District, Rezoning and PUD application, or Plat Application, is required to go before Planning Commission.

#### IS A COUNTY COMMISSIONER MEETING REQUIRED?

NO

# **ANTICIPATED FEES**

#### DOES THE COMMUNITY HAVE IMPACT FEES?

NO

#### WHAT FEES CAN BE EXPECTED FROM THE MUNICIPALITY?

BZA, conditional use, variance,

Meeting: \$ 50.00 Emergency or Special Meeting: \$100.00

Plan Commission

\$ 50.00 Meetina: Emergency or Special Meeting: \$100.00

**Building Commissioner** 

Building Permit, Commercial: \$0.10 / sf first floor,

\$0.05/ sf each additional floor

\$0.10 / sf Accessory Buildings Sign Permit, Permanent \$ 50.00

#### WHAT FEES CAN BE EXPECTED FROM THE COUNTY?

Water Tap & Sanitary Tap Fees.

#### WHAT OTHER FEES ARE EXPECTED?

Additional fees are contingent upon the final use and design but may include Replat Application (\$100.00), or Special Meetings (\$100.00).

#### **RULE 5 NOI FEE:**

\$ 100.00 Review Fee

Publishers affidavit fee is contingent upon legal publisher (Newspaper)

Description: Any land disturbance over one (1) acre is required to have Rule 5 review and an NOI (Notice of Intent) is required to be published through the local newspaper.

Note: Additional fees may be required pending final use determination, Site Plan, Drainage, and Architectural design development.



# **CONCEPTUAL SITE PLAN**





# **ADVANTAGES OF DAVIESS COUNTY**

From strategic EDIT (Economic Development Income Tax) funds to incremental financing opportunities to available bonds and loan support, Daviess County puts together strategic financing and incentive packages to make relocation or expansion plans attractive for short- and long-term growth. The local incentive programs that could be made available are as follows:

Tax Abatement (Tax Phase-In): This program alleviates the property tax burden over a period of time for all new assessed valuation (i.e. real or personal property investment), thus assisting the new entity as operations are launched and gradually phasing in property tax payments over time.

Tax Increment Financing (TIF): This program leverages both existing and future revenue created from new development within a TIF district to fund projects within that TIF district, such as infrastructure, site development, and even property acquisition assistance. The Washington 2 site is located within a TIF district, thus making this incentive available for this project.

In addition to the local programs available in Washington and Daviess County, our position within the Radius Region provides additional advantages. Radius Indiana, a regional economic development organization covering eight counties in Southwest Indiana (of which Daviess County is one of such counties), offers the following programs for growth within the region:

The Catapult Manufacturing Training Program: The Catapult program is a manufacturing workforce partnership between Radius Indiana, Vincennes University, and Conexus.

The Regional Impact Fund (RIF): As part of the Radius Region, this project would have access to the Regional Impact Fund, a sub-organization of Radius Indiana with the sole purpose of making investments in public and private organizations that advance regional economic development strategies. The RIF makes such investments in the form of grants, loans, equity investments, or other such vehicles deemed to be in the best interest of the region. The RIF gives priority to projects that include job creation and site development, and in 2017 alone, the RIF distributed more than \$3 Million to area businesses.

Vincennes University: The City of Washington is within an easy 25-minute drive of Vincennes University (VU), one of Indiana's top workforce training resources. With VU's Advanced Manufacturing Center in Vincennes, they are willing and able to provide customized training programs.

As of 2019 the Daviess County Region population has increased by .79% since 2014, growing by 5,687. Population is expected to increase by 1% between 2019 and 2024, adding 7,282.

From 2014 to 2019, jobs in the Daviess County Region increased by 3.2% from 317,027 to 327,148. This change is outpaced by the national growth rate of 7.3% by 4.11%.

As the number of jobs increased, the labor force participation rate increased from 61.4% to 61.7% between 2014 and 2019.

Concerning educational attainment, 17.3% of Daviess County Region residents possess a Bachelor's Degree (3.6% below the national average), and 12.4% hold an Associate's Degree (3.3% above the national average).



#### **TOP THREE INDUSTRIES IN DAVIESS COUNTY (2019)**

- 1. Restaurants and Other Eating Places
- 2. General Medical and Surgical Hospitals
- 3. Elementary and Secondary Schools

MEDIAN HOUSEHOLD INCOME (2020) FOR DAVIESS COUNTY:

\$9,565 below the national median household income of \$60,293.

Source: Jobs EQ 2020

### POPULATION CHARACTERISTICS

**MILLENNIALS** (AGES 25-39):

The national average for an area this size is 6,815.

RETIRING SOON:

The national average for an area this size is 9,595.

RACIAL **DIVERSITY**:

The national average for an area this size is 13,133.

**VETERANS:** 

The national average for an area this size is 1,927.

**VIOLENT CRIME:** 

**VIOLENT CRIMES** 

The national rate for an area this The national rate for an area this size is 3.87 per 1,000 people.

PER 1,000 PEOPLE

PROPERTY CRIME:

PROPERTY CRIMES

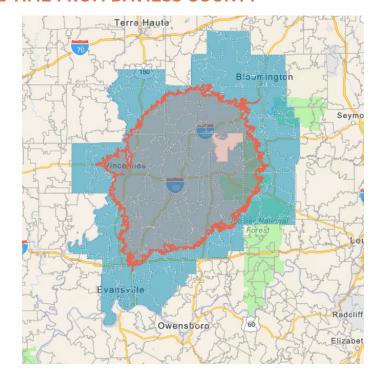
size is **22.98 per 1,000 people**.

PER 1,000 PEOPLE

Source: Emsi 2019

# **REGION OF ANALYSIS:**

**45-MINUTE DRIVE TIME FROM DAVIESS COUNTY** 





### **CURRENT INDUSTRY CLUSTER STRENGTHS**

**45-MINUTE DRIVE TIME FROM DAVIESS COUNTY** 



















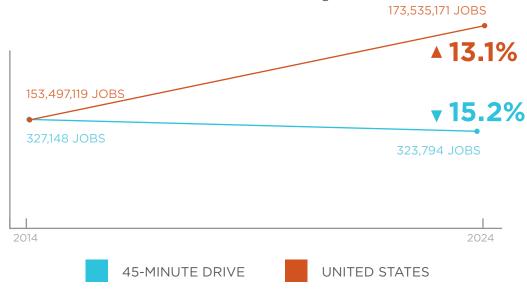


Source: Jobs EQ 2020



# INDUSTRY SNAPSHOT

From 2019-2024, data indicates the overall industry base for the region will decrease by 0.6%, outpaced by the national projected growth rate of 5.4%. This indicates a slow decline of the region.



# **JOBS (REGION)**

**10,121** 

327,148 (MAR 2020) (REGION)

Jobs increased by 10,121 over the last 5 years.

Projected to decrease by 3,354 over the next 5 years.

### **EARNINGS**

▼ \$1.44/hr

MEDIAN EARNINGS: \$17.10/HR (REGION)

Regional median earnings are \$1.44/hr below the national median earnings of \$18.54/hr.

Source: JobsEQ 2020

# COMMUTING



2,183 **ENTERING INTO DAVIESS** 

#### **TOP FIVE COUNTIES ENTERING INTO DAVIESS**

- 1. Martin County (475)
- 2. Knox County (452)
- 3. Greene County (228)
- **3.** Pike County (215)
- 3. Dubois County (97)



2,643 **LEAVING DAVIESS** 

#### **TOP FIVE COUNTIES LEAVING DAVIESS**

- 1. Martin County (611)
- 2. Dubois County (526)
- **3.** Knox County (512)
- 3. Gibson County (193)
- **3.** Pike County (148)

Source: STATS Indiana Commuting Profiles 2017



# THE REGION'S FOCUS ON WORKFORCE DEVELOPMENT



Radius Indiana serves as a regional catalyst for government, business, and academic collaboration to market and promote the area as a highly competitive, vibrant region with an increasingly attractive quality of life.

Community and business leaders have worked collaboratively with the Radius region to establish an economic development partnership at work for the region to ignite prosperity in the heart of Southern Indiana and Daviess County.

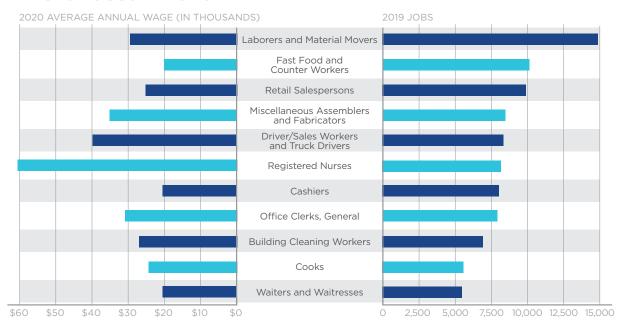
Radius Indiana is actively recruiting veterans to the region through a digital marketing campaign designed to help bring additional talent to meet the needs of local employers. In addition, Radius has created a network of informed veteran advocates to connect 1:1 with veterans to provide more information about the quality of life and career opportunities that exist in the region.

Radius is also launching two new workforce training programs: Catapult and Build Your Own, which focus on the upskilling of workers to meet the needs of manufacturing and construction trades, respectively.

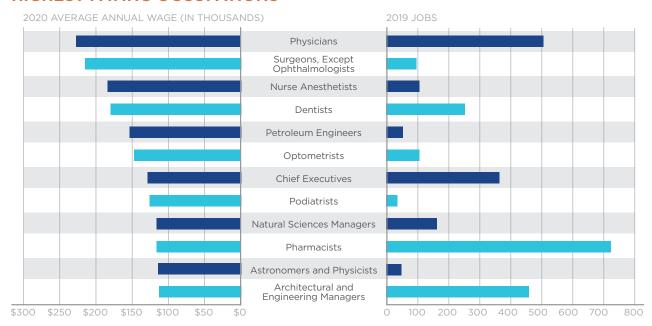
In the Daviess County region, Radius' partner agency, ROI, is also actively administering a program called Ready Schools that lead to the creation of student-run manufacturing businesses as training grounds. In addition, ROI has programming for STEM Fellows, digital fabrication labs, out-of-school STEM learning, graduation and career coaches, career pathways, educator bootcamps, and work-based learning, and a career awareness campaign. Each of the programs aims to better connect growing talent to the career opportunities in the region to include advanced manufacturing, life sciences, and defense.

# **OCCUPATIONS (REGION)**

#### LARGEST OCCUPATIONS

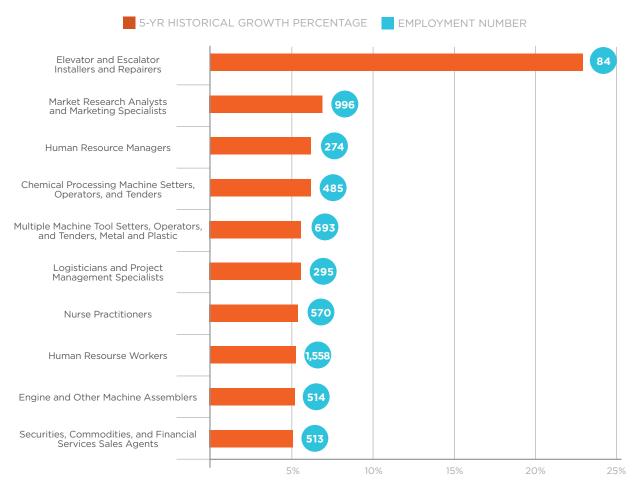


#### **HIGHEST PAYING OCCUPATIONS**





### **FASTEST GROWING OCCUPATIONS (2015-2020)**



Source: JobsEQ 2020

# **WAGE LEVELS - INDUSTRY BASE**

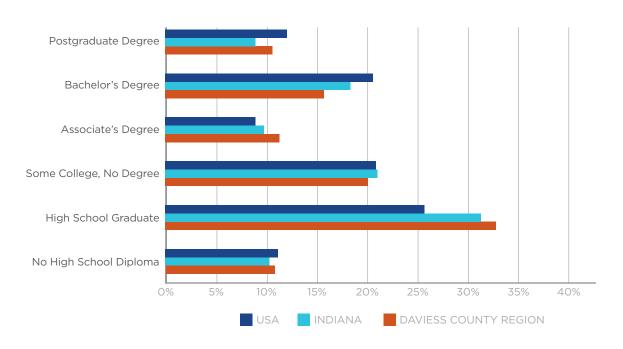
		DA	AVIESS COUNTY RADIUS		DIUS REGI	GION INDIANA				US			
		CUR	RENT	10-YR DEMAND	CUR	RENT	10-YR DEMAND			10-YR DEMAND	CURRENT		10-YR DEMAND
soc	OCCUPATION	EMPL	AVG ANN WAGES	TOTAL DEMAND	EMPL	AVG ANN WAGES	TOTAL DEMAND	EMPL	AVG ANN WAGES	TOTAL DEMAND	EMPL	AVG ANN WAGES	TOTAL DEMAND
53-3032	Heavy and Tractor-Trailer Truck Drivers	459	\$42,700	566	1,879	\$43,500	2155	56,641	\$46,300	67,755	2,013,856	\$46,900	2,444,355
11-9013	Farmers, Ranchers, and Other Agricultural Managers	433	\$57,900	424	1,951	\$58,200	1728	21,136	\$69,700	19,412	827,372	\$80,400	799,152
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	365	\$31,000	532	1,853	\$31,400	2545	86,359	\$30,900	127,502	2,991,199	\$32,200	4,374,179
41-2011	Cashiers	347	\$20,700	637	2,190	\$20,700	3837	71,273	\$21,900	127,679	3,594,495	\$24,400	6,531,144
41-2031	Retail Salespersons	342	\$24,800	513	2,228	\$25,000	3120	88,630	\$27,800	125,676	4,354,789	\$29,400	6,185,796
43-9061	Office Clerks, General	313	\$29,600	358	1,893	\$30,000	1999	73,884	\$34,300	82,743	2,973,633	\$36,300	3,408,856
35-3023	Fast Food and Counter Workers	306	\$19,000	642	2,536	\$19,200	5045	97,092	\$20,600	198,757	4,033,023	\$23,300	8,418,690
47-2061	Construction Laborers	301	\$40,100	393	1,142	\$39,700	1391	29,088	\$40,400	36,370	1,442,621	\$41,500	1,831,342
29-1141	Registered Nurses	300	\$57,600	183	1,871	\$58,800	1074	69,329	\$66,600	43,764	3,144,393	\$77,500	2,145,767
47-2031	Carpenters	280	\$41,900	326	984	\$42,900	1049	19,643	\$49,600	21,989	1,016,442	\$53,600	1,154,986
31-1131	Nursing Assistants	231	\$27,000	268	1,243	\$27,400	1347	33,482	\$28,600	39,225	1,504,616	\$30,700	1,875,108
11-1021	General and Operations Managers	210	\$93,200	202	1,362	\$95,100	1191	50,514	\$110,300	47,490	2,450,840	\$122,900	2,364,390
53-7065	Stockers and Order Fillers	178	\$25,100	236	1,152	\$25,500	1417	46,447	\$28,200	61,856	2,135,436	\$29,700	2,767,866
41-1011	First-Line Supervisors of Retail Sales Workers	162	\$39,500	178	943	\$39,600	960	30,566	\$42,200	32,326	1,529,871	\$46,200	1,640,685
43-4051	Customer Service Representa- tives	160	\$33,600	200	1,047	\$34,100	1254	55,275	\$37,300	70,953	2,971,830	\$37,300	3,873,696
49-9071	Maintenance and Repair Workers, General	157	\$39,800	164	993	\$40,600	949	35,876	\$41,000	36,666	1,438,635	\$41,800	1,516,563
51-2092	Team Assemblers	155	\$36,100	142	1,831	\$36,800	1560	63,389	\$38,400	65,887	1,128,891	\$34,800	1,105,387
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	148	\$28,400	193	357	\$29,200	446	2,543	\$28,700	3,138	159,268	\$28,800	200,704
35-3031	Waiters and Waitresses	146	\$19,800	302	1,095	\$20,100	2153	49,872	\$23,500	100,261	2,600,890	\$26,800	5,299,071
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	144	\$26,800	199	1,059	\$27,200	1392	46,884	\$28,100	65,197	2,321,377	\$30,100	3,312,258

Data as of 2020Q1 except wages which are as of 2019. Note that occupation-by-industry wages represent adjusted national data and may not be consistent with regional, all-industry occupation wages shown elsewhere in JobsEQ.

Note: Figures may not sum due to rounding. Exported on: Monday, August 3, 2020 9:24 AM

## **2019 EDUCATIONAL ATTAINMENT**

**EDUCATIONAL ATTAINMENT LEVELS WITHIN THE REGION (AGES 25-64)** 



Source: JobsEQ 2020

## **HOUSING - DAVIESS COUNTY**

**HOUSING UNITS** (JULY 2018):

12,565 73.4%

OWNER-OCCUPIED HOUSING UNIT RATE (2014-2018)

MEDIAN VALUE OF **OWNER-OCCUPIED** HOUSING UNITS (2014-2018)

\$121,500

MEDIAN SELECTED MONTHLY OWNER COSTS -WITH A

\$1,020

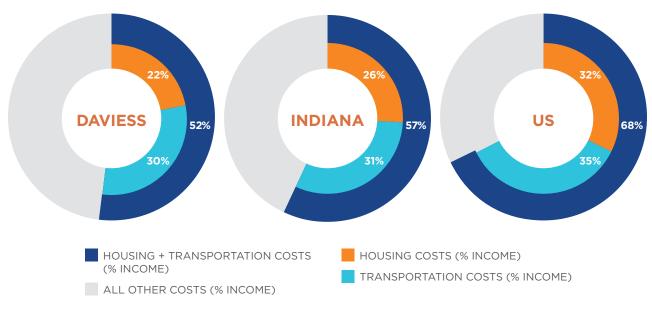
MEDIAN SELECTED MONTHLY OWNER COSTS -WITHOUT A MORTGAGE (2014-2018) MORTGAGE (2014-2018)

MEDIAN GROSS RENT (2014-2018)

**BUILDING PERMITS** (2018)

Source: Census.gov

#### HOUSING AND TRANSPORTATION AFFORDABILITY:



Source: H&T Index

# **COST OF LIVING INDEX**

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 4.9% lower in Daviess County, Indiana than the U.S. average.

	ANNUAL AVERAGE SALARY	COST OF LIVING INDEX (BASE US)	US PURCHASING POWER
DAVIESS COUNTY, IN	\$37,707	95.1	\$39,662
INDIANA	\$48,504	92.7	\$52,301
USA	\$58,849	100.0	\$58,849

Source: JobsEQ® Data as of 2020Q2

Cost of Living per C2ER, data as of 2020q1, imputed by Chmura where necessary.

## CHILD CARE SPACE AVAILABILITY



DAVIESS COUNTY, IN (2017)

Number of slots available for children in licensed centers: 353

Source: STATSIndiana



# **INNOVATION INDEX 2.0: DAVIESS COUNTY, IN**

Indices attempt to present complex data simply, somewhat like a dashboard gauge. The headline, categorical and core indexes score a region or county relative to the United States on a continuous scale. Scores above 100 are strong, and those under 100 are less innovative.

Rank of 3110 Counties

This area has high relative capacity for innovation.

Source: Innovation Index 2.0 STATSIndiana

### CONNECTIVITY

Walkscore.com measures the walkability of any address based on the distance to nearby places and pedestrian friendliness, such as dining and drinking, groceries, shopping, errands, parks, schools, and culture and entertainment. Washington, Indiana's Walk Score is 59, meaning the city is somewhat walkable. The city's Bikescore is 65 (out of 100), meaning it is bikeable with existing bike infrastructure in place. This index measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.



Source: Walkscore.com

### **HEALTH**

U.S. News and World Report provides a health index evaluating the health of communities. The population health category assesses access to care, healthy behaviors, prevalence of health conditions, mental health and resulting health outcomes within communities. The 2019 index show how Daviess County scored across10 categories on a scale of zero to 100, with 100 being the best score.



**Overall Daviess County Population Score: 38.4** 

State Average: 51.2

Peer Group Average (Rural): 58.3

**U.S. Average: 47.4** 

Source: U.S. News and World Report

