



TERRE HAUTE
ECONOMIC DEVELOPMENT CORP.

The Terre Haute Economic Development Corporation is accomplishing the objectives set forth in its mission statement – “to promote job retention, job creation and business investment in the Terre Haute area.” The majority of growth in the Terre Haute business sector over the past year came from existing industry (although several of our companies are relatively new members of the local industrial community). Significant new real property (buildings) and depreciable personal property (equipment) investments were made in the past year. The economic activity in our community since April 2004 has been significant.

results

AET

Applied Extrusion Technologies is a leading manufacturer of Oriented Polypropylene (opp) films. AET's Terre Haute facility



employs over 500 people in northern Vigo County. AET recently moved its distribution facility from Indianapolis to the Jadcore Phase I Economic

Development Area in Terre Haute. AET occupies 200,000 square feet of leased space at Jadcore, owned by Radley, LP. The City of Terre Haute assisted with the development of Jadcore Phase I through the granting of real property tax abatement as well as through the construction of infrastructure that was funded via Tax Increment Finance (TIF) bond proceeds. The THEDC works with the management of Jadcore/Radley, LP on an on-going basis to market their complex. Construction of a new 100,000-square-foot speculative facility is slated to commence in Summer 2005. The THEDC is also working with Jadcore/Radley, LP and City officials in the continued development of the Jadcore Phase I Economic Development Area.

Aisin Brake & Chassis

A division of Aisin Seiki (one of the world's largest OEM automotive parts manufacturing companies), Aisin Brake & Chassis broke



ground for its new 150,000-square-foot automotive brake component plant in the Vigo County Industrial Park in October 2001. Just

as the company predicted, employment at the plant exploded after the initial ramp-up stage. From March 2004 through March 2005, employment grew from about 100 to over 350 employees. It is anticipated that employment will continue to grow as the company captures additional business for the local facility. The THEDC

maintains a close working relationship with Aisin Brake officials and is poised to assist Aisin and Vigo County officials in the continued growth of this facility.

Clabber Girl Corporation

One of Terre Haute's most revered companies, Clabber Girl Corporation recently expanded a warehousing and distribution



facility to the Jadcore Phase I Economic Development Area. Specifically, Clabber Girl is leasing 100,000 square feet of space that was newly vacated by Columbia

House. Strong growth in Clabber Girl's various markets necessitated the need for a dedicated warehousing and distribution center.

CSN

CSN, LLC is a subsidiary of Companhia Siderurgica Nacional, South America's leading steel producer. CSN operates one of the



nation's newest and most advanced steel processing facilities in the Vigo County Industrial Park. The 800,000-square-foot facility has the capability of processing

1.1 million tons per year. CSN became a member of Terre Haute's local manufacturing community as a result of purchasing the assets of the former Heartland Steel in 2001. Since that time, CSN has made significant improvements in the local facility at considerable expense. The local facility enjoyed its best year to date in 2004. Employment currently stands in excess of 200. The THEDC is administering a project to rebuild the Vigo County Industrial Park's rail line that services CSN on behalf of the Vigo County Redevelopment Commission.

communications

It's often through the local economic development organization that economic information on the community and surrounding area is provided. The THEDC is the catalyst for such data and is the leading source of information for those considering a significant new investment in our community.

THEDC Web Site

More than 80% of business executives, corporate real estate professionals and site consultants use the Internet to determine their initial list of communities that qualify for a particular project. The THEDC's revamped web site www.terrehauteedc.com now serves as the main communications platform for the more than 1,200 pieces of economic business development information concerning the Terre Haute and Vigo County area.

Terre Haute Branding Logo

After months of storyboards, reviews and branding meetings, THEDC is proud to partner with the City of Terre Haute, the Terre Haute Chamber of Commerce, The Vigo County Convention and Visitors Bureau and others to present its new brand to the public, "Terre Haute A Level Above." Unveiled in August 2004, the community's message is about opening up the future for business in Vigo County. The THEDC is determined to integrate the brand into the messages and images it conveys in the marketplace.

Terre Haute Community Resume

This is a publication created in partnership with Cinergy/PSI. It is researched locally by the Terre Haute Economic Development Corporation and gives a great "snapshot" of the business climate in Vigo County, including population, major employers, labor force, education, quality of life and more.

Video Terre Haute: A Level Above

Developed in 2004 for Terre Haute Tomorrow, this nine-minute video debuted at the 2004 Terre Haute Chamber's Annual Dinner. The video highlights amenities of Terre Haute from education and entertainment to industry and retail. The video is accessible on the Terre Haute web site portal, www.terrehaute.com and on www.terrehauteedc.com and www.terrehautechamber.com web sites.

Reynolds & Company

A long-time member of the Terre Haute manufacturing community, Reynolds & Company utilizes CNC machining and turning



centers, as well as the latest 3-D solid CAD and CAM systems, to manufacture a variety of products. Reynolds & Company is in the process of investing

\$1.5 million in its local manufacturing facilities. This investment will create 12 good-paying jobs for the community. Both the City of Terre Haute and the State of Indiana assisted with this project by providing incentives that consisted of depreciable personal property tax abatement, job training assistance and tax credit assistance. The THEDC has been assisting Reynolds & Company with the preparation of the State incentive application materials.

Sony Digital Audio Disc Corporation

A subsidiary of Sony Corporation of America, Sony DADC's Terre Haute facility is a flagship plant for the world's largest producer of optical disc media.



Sony DADC employs over 1,000 people at its Terre Haute facility. Sony DADC is in the process of investing over \$60 million in its Terre Haute facility.

Fifty-plus new jobs will be created as a result of this new investment. The City of Terre Haute and the State of Indiana joined forces to assemble an incentive package for Sony DADC's consideration that included depreciable personal property tax abatement; local and state funding for infrastructure improvements; job training assistance and tax credit assistance. The THEDC is working in partnership with the Terre Haute Department of Redevelopment in the administration of City EDIT and State IDGF grant funds for the construction of a significant drainage structure at Sony DADC.

Staples Midwest Distribution Center

The Staples Midwest Distribution Center opened its doors in the Vigo County Industrial Park in April 2000. The facility, which employs



about 350 people, serves approximately 250 Staples retail stores in 19 states. Although Staples is the country's leading office products retailer, there are several

significant Midwest markets that the company either recently entered, or plans to enter in the near future. For example, Staples recently entered the Chicago market for the first time. Staples' Chicago retail stores are being served by the Terre Haute DC. As the company continues to enter new markets, it is anticipated that the Midwest Distribution Center will continue to grow.

ThyssenKrupp Presta

ThyssenKrupp Presta (TKP) is the Vigo County Industrial Park's newest tenant.

ThyssenKrupp Presta is a subsidiary of



ThyssenKrupp Automotive which is part of the huge German conglomerate, ThyssenKrupp. TKP commenced production at its automotive steering

column manufacturing plant in 2004. At present, the local TKP plant produces steering columns for a variety of Ford Motor Company products including the new Mustang 500, Freestyle and Mercury Montego.

building for the future

Vigo County Industrial Park

Beginning in January 2005, the THEDC undertook the management of the Vigo County Industrial Park on behalf of the Vigo County Commissioners and the Vigo County Redevelopment Commission. Due to its size and readily-available infrastructure, the VCIP remains the premier property in the community for attracting new manufacturing investment. Later in 2005, Vigo County government (through a cooperative effort of the Commissioners, Council and Redevelopment Commission) in partnership with a private-sector developer, will break ground on an expandable 90,000-square-foot speculative building. This facility will be constructed with amenities attractive to a future manufacturing tenant such as 33-foot-high ceilings, 15-ton crane rails and 10,000 square feet of dedicated office space. Additional information on the Vigo County Industrial Park can be found at the VCIP link on the THEDC's web site (www.terrehauteedc.com).

Jadcore Phase I Economic Development Area

The Jadcore Phase I Economic Development Area is a privately-owned industrial complex in the City of Terre Haute that offers a unique alternative to the traditional industrial park. Jadcore Phase I consists of leased space occupied by (a.) warehousing tenants; (b.) tenants engaged in manufacturing activities and (c.) manufacturers who make their products off-site, but lease space at Jadcore for warehousing and distributing purposes. Recent new tenants in this facility include AET and Clabber Girl. A new 100,000-square-foot speculative facility will be constructed in the second half of 2005. The THEDC works on a daily basis to identify prospective tenants for the entire Jadcore Phase I facility.

Fort Harrison Business Park

The Fort Harrison Business Park (FHBP) is another privately-held facility within Terre Haute's corporate limits. This facility is a bit different from the Jadcore Phase I complex (where the business plan is to market leased space) in that one can purchase greenfield sites for the development of new industrial structures. In January 2004, the City of Terre Haute, through its Economic

Development Commission and Redevelopment Commission, issued Tax Increment Finance (TIF) bonds to construct infrastructure improvements at both the Fort Harrison Business Park and the Jadcore Phase I Economic Development Area, respectively. An interior park road and improvements to Steelton Road were constructed at the Fort Harrison Business Park with bond proceeds. Additional improvements are slated for 2005. The THEDC is also actively engaged in working to secure future tenants for the Fort Harrison Business Park.

13th and Hulman Street Property

A classic brownfield property, this 70 plus acre parcel is the site of the former Terre Haute Coke & Carbon plant. Vigo County and the City of Terre Haute have worked in tandem over the past two years to redevelop this property for industrial purposes. Title to approximately two-thirds of the parcel was taken by the Vigo County Commissioners in 2003 in lieu of non-payment of back taxes. This property will be transferred to the Vigo County Redevelopment Commission in 2005. The THEDC will manage the property on a day-to-day basis on behalf of the Vigo County Redevelopment Commission. The remaining one-third of the parcel was purchased in 2004 by the City's Department of Redevelopment. The seller was an out-of-town entity who purchased the property at a recent tax sale. The THEDC is working closely with the City's Department of Redevelopment to effectuate the redevelopment of this portion of the parcel as well.

EBC Facility

EBC, perhaps more commonly known as the former Stran Steel facility, offers yet another space alternative for new and expanding businesses. The privately held EBC facility has been undergoing a steady transformation over the past several years into a first-rate manufacturing and warehousing facility. The facility's presence in the City's Urban Enterprise Zone means that a variety of tax credit opportunities are available to encourage additional development at the facility.

Economic development, a vital area for every community seeking to be a player in today's global economy, can be defined as the process of creating wealth through the attraction of new dollars from outside the community. An old adage in real estate circles says that "location, location, location" is an important component to most business endeavors. Largely true to this day, it is our charge to distinguish ourselves from our competitors in such a way as to ensure that our community is, indeed, the right location for future attraction and retention opportunities. One way that we can positively distinguish ourselves from our competitors is through the availability of turn-key buildings and industrial properties. Listed to the left is a summary of activities surrounding the major industrial sites and buildings currently in our inventory. Of course, the THEDC is also actively engaged in the marketing and development of numerous sites and buildings other than these listed.

the path toward growth



**Steve Witt, President,
Jeff Pittman, Chairman**

Terre Haute's location has always been one of our greatest assets. Historically known as "The Crossroads of America" because of our unique location at the intersection of the country's major east-west and north-south highways, we have reached a point in our rich history where we as community are at an economic crossroads. In years past, our location was nearly all we needed to be successful as a community.

Today, the world around us is a more competitive place. In order to grow, we must offer more than just a great location.

We believe as a community we have chosen our path and we are taking the first steps toward positioning our community for growth. We are experiencing a cooperative and collaborative effort among businesses, institutions and government that is being recognized by the outside world as "innovative" toward economic development efforts.

We are marketing our attributes and demonstrating our cooperative efforts through a community-wide branding effort that has included the TerreHaute.com website portal and a video depicting our many attributes.

The positioning of the Terre Haute Economic Development Corporation as the community's Lead Economic Development Organization (LEDO) gives focus and clarity to our economic development efforts. As you study this annual report, you will become aware of just some of the ways we are working toward the creation of economic growth and prosperity. The "Results" section presents some of the fruits of the efforts being made in the manufacturing sector and "Building for the Future" illustrates our community's investment in itself to create opportunities in manufacturing, warehousing and distribution in a more proactive approach.

We continue to look toward economic development by considering the trends of trade in the world and how we leverage our expertise in those areas. An example of this is our examination of the life science initiative in the state of Indiana and how our comparative advantages in the life sciences can turn into new opportunities for us. Finally, we continue to work in partnership with local, state and federal governmental entities ensuring that we are leaving no stone unturned in our mission toward growth and prosperity.

membership

Significant growth, whether in terms of jobs or capital investment or residents, requires partnership. The THEDC members are our greatest partners and each plays an integral role in our ability to create greater wealth in the region. These members listed below contribute significantly to the ongoing success, prosperity and growth of Terre Haute and Vigo County, Indiana.

officers and executive committee

Jeff Pittman
Chairman, Ivy Tech State College

Rick Burger
Chairman Elect, Cinergy/PSI

Paul Thrift
Vice-Chairman, Thompson Thrift

Norm Lowery
Immediate Past-Chairman, First Financial Bank

Brian Miller
Treasurer, MillerWhite

Earl Elliott
Secretary, Sackrider & Co.

Mayor Kevin Burke
Member

Paul Mason
Vigo County Commissioner
Member

primary investors

Deron Allen
Indiana American Water

Judith Anderson
Vigo County Commissioner

Carole Barr
Western Indiana Employment Training Services

Patrick Barder
Terre Haute Housing Authority

Dr. Lloyd W. Benjamin III
Indiana State University

Bill Bryan
Vigo County Commissioner

Jim Burdick
Wabash Valley Asphalt

Bart Colwell
Terre Haute Savings Bank

Kenny DePasse
Jamax

John Dinkel
Forrest Sherer

Tom Dinkel
Sycamore Engineering

Jim Donohue
Smiths Aerospace Components-Terre Haute

David Doerr
Union Hospital

Mark Fuson
Terre Haute New Car Dealers Association

Greg Gibson
Retec

Tom Gregory
WIN Energy

David Hannum
CH Garmong & Son, Inc.

Brian Harris
Eli Lilly

Rick Jenkins
Rick Jenkins Construction

Archie Kappel
Aisin Brake & Chassis

Lisa Lee
Western Indiana
Workforce Investment Board

Gary Morris
Clabber Girl Corporation

Michael Pleasant
Plumbers & Steamfitters Local 157

Fred P'Pool
The Corradino Group

Rick Risinger
Verizon

Tim Schooler
Fifth Third Bank

Donald Schroeder
Old National Bank

Jeannie Siembida
International Paper

Sidney Thomas
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Frank Villaire
CSN, LLC

supporting investors

Bill Biddle
Hannig Construction

Tom Dever
Dever Distributing

Frank Foley
Pfizer

Tom Francis
CDI, Inc.

Rick Shagley
Wright, Shagley & Lowery

Bert Williams
Williams & Associates

associate investors

Nancy Dowell
Vigo County Public Library

Dennis Dunbar
Terre Haute International Airport

Rich Dunkin
Terre Haute City Council

Freida Haviland
Kelly Services

Robert Hellmann
Vigo County Council

Rod Henry
Terre Haute Chamber of Commerce

Sr. Joan Lescinski
St. Mary-of-the-Woods College

Dr. John Midgley
Rose-Hulman Institute of Technology

Barry Miller
Novelis

Merv Nolot
West Central Indiana Economic
Development District

Dave Patterson
Terre Haute Convention
& Visitors Bureau

Sam Smith
Evan and Ryan Electrical Contractors

Danny Tanoos
Vigo County School Corp.

