

## Hudson West Industrial Site Hudson, Indiana

### Marketability:

The Hudson Redevelopment Commission and the Hudson Town Council are both very pro-business. The property on the west side of Hudson, Indiana is a 48 acre site that sits along State Road 4 approximately 1.5 miles west of I-69 and is generally level with good drainage. It has existing water and waste water service, is zoned I-1 for industrial use, manufacturing or distribution, has electrical service from two electrical utilities, and a 4 inch gas main is located near the eastern edge. Both soil samples and environmental surveys have been completed. Generally a green field site and priced moderately, the Hudson Redevelopment Commission owns or has options on all of the acreage.

**Tax Abatement:** Indiana Legislation authorizes the Town of Hudson to abate taxes for new manufacturing buildings, manufacturing equipment, and expansion of existing facilities. Abatement can be up to ten years. Abatement is on a percentage basis. Eventually the company pays full taxes on the equipment and building improvements when the abatement term expires.

**TIF (Tax Increment Financing):** The Town of Hudson has established a TIF district administered by the Hudson Redevelopment Commission. 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.

There is a wide range of incentives available both locally and through the state that include such provisions as investment tax credits, training funds, and development grants.

### Investment and Plans for Property:

The Hudson Redevelopment Commission began work on developing the site by extending water and waste water lines in 2002. As property became available, the Redevelopment Commission purchased it, acquiring 4.923 acres with a house at 5530 West State Road 4 in 2003 and 10 acres of farm land on the corner of State Road 4 and Noll Street in 2004. In 2003, it was discovered that the site is served by two electrical utilities, with Noble County REMC serving the western 700 feet and Northern Indiana Public Service Company serving the remainder. Both utilities indicated that, with service demand, they would be willing to install necessary substations and that commitment continues.

### Employee Information:

Manufacturing wages in Steuben County for all industries averages \$ 16.425 per hour (BLS) and \$ 11.55 per hour for distribution. The preliminary unemployment rate for December, 2009 for Steuben County is 13.0%. Local manufacturing and distribution companies draw from an employee pool that spans a wide area, certainly the 4 contiguous counties of Steuben, DeKalb, Noble, and LaGrange in Indiana but also from Allen County and the states of Michigan and Ohio.

The quality of life in the Hudson area and in Steuben County is characterized with superb recreation, quality education, and health care excellence.

With more than 101 natural lakes and the state's most beautiful park, Pokagon State Park, Steuben County is a great place to live and vacation. Boating, fishing, and camping are a big part of the attraction to the county during the summer. During the winter months there are several things to do as well such as cross-country skiing and the toboggan slide at Pokagon State Park. There is 22 miles of snowmobile trails to enjoy and you will see a lot of ice fisherman on the frozen lakes.

Public primary education is provided by two Excellence in Education award winning systems. Trine University is located in Angola, 12 miles to the north. In addition, Ivy Tech and Indiana University-Purdue University Fort Wayne (IPFW) offer classes in the neighboring town of Ashley as well as in Angola.

Cameron Memorial Hospital is located in Angola and Parkview, Veterans Administration, DuPont, St. Joseph, and Lutheran Hospitals are in Fort Wayne and offer excellent burn, heart, orthopedic, pediatric, trauma, and cancer centers. Lutheran and Parkview Hospitals offer air ambulance services as well.

#### **Transportation:**

**Ground:** The site is located 1.5 miles west of Exit 140 on Interstate I-69, a major north-south interstate on the eastern side of Indiana that connects with Indianapolis. That exit is 14.27 miles south of the intersection of I-80/I-90, a major east-west interstate. The site lies 157 miles northeast of Indianapolis, Indiana, 178 miles east of Chicago, Illinois, 165 miles southwest of Detroit, Michigan, 236 miles from Cincinnati, Ohio, and 267 miles north of Louisville, Kentucky.

There are several trucking companies located within Steuben County. Approximately one mile north of the site, Mule Train Inc. operates flat beds with many fabricated and rolled steel loads. Conway Central Express has a terminal just north of the I-69/I-80 junction. In addition, the Hudson area is served by Consolidated Freight Ways, Preston, Roadway, Holland Motor Freight, Transcon, Jones Motor Freight, Yellow Freight, Schneider Corporation, J. B. Hunt Freight Lines, and others.

**Rail:** The north side of the site is along the railroad which is owned and operated by the Indiana Northeastern Railroad. The Indiana Northeastern RR is considered a Norfolk Southern (NS) "Handling Line", with all Indiana stations on the line considered as NS stations for freight rate making purposes. This short line has developed plans and has indicated a willingness to install a siding depend on a rail carload commitment.

**Air:** The closest general aviation airport is Tri-State Steuben County Airport (ANQ) located 7.5 miles north of the site. Runway 5/23 is 4,540 feet long and 75 feet wide at 995 feet elevation. The airport has RNAV and NDB approaches with 100 LL and Jet-A on the field. The closest commercial airport is Fort Wayne International Airport, 48 miles south, with commercial service by Allegiant, American, Delta, and United Airlines. Both FedEx and UPS operate air cargo operations at the airport.



# Steuben County

## Economic Development Corporation

*"We've got a corner on the good life"*

Angola · Ashley · Clear Lake · Fremont · Hamilton · Hudson · Orland



October 27, 2009

President Hudson Town Council  
PO Box 97  
Hudson, IN. 46747

Dear Town Council:

As the economic development director for Steuben County, I am writing this letter to you in support of the Town of Hudson's application for the Shovel Ready designation of the Hudson Industrial Park located west of Hudson on the Northeast corner of State Road 4 and Noll Street. This designation will be a significant aid in the marketing of this property. This is particularly important for Hudson and our county given the fact that our unemployment rate stands at 12.9 percent. This designation will also support the Northeast Indiana Regional Marketing Partnership's marketing efforts for the Town of Hudson and Steuben County as well.

Please let me know if the SCEDC can be of additional help and assistance.

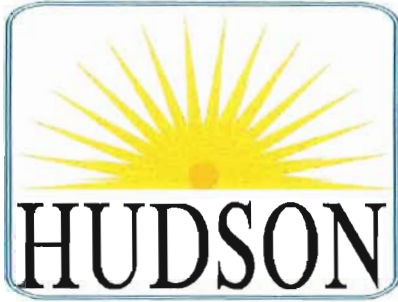
Thank you for this opportunity to support your economic development efforts.

Sincerely,

  
Gary Nielander  
Executive Director

330 Intertech Parkway, Suite 231 \* Angola, IN 46703  
Phone: (260) 665-6889 \* Toll Free: 866-665-6889 \* Fax: (260) 624-2749  
www.steubenedc.com \* office@steubenedc.com

## Town of Hudson



P.O. Box 97  
115 Parsonage Street  
Hudson, Indiana 46747

(260) 587-3500  
Fax: (260) 587-3504

[manager@hudsonstown.org](mailto:manager@hudsonstown.org)

February 8, 2010

To Whom It May Concern

Dear Sir or Madam:

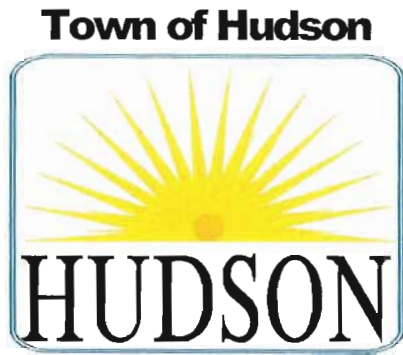
The Hudson Town Council fully supports the Hudson Redevelopment Commission in their application of the property on the west side of Hudson as "Shovel Ready" to the Indiana Economic Development Corporation.

That property is within the Tax Increment Finance district of Hudson, is basically a Greenfield location, and has potential for industrial development as the zoning code permits.

Sincerely,

A handwritten signature in black ink that reads "Brian Hayes". The signature is written in a cursive style.

Brian E. Hayes,  
President, Town Council, Town of Hudson



P.O. Box 97  
115 Parsonage Street  
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January 21, 2010

To Whom It May Concern

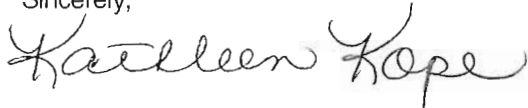
Dear Sir or Madam:

The Hudson Redevelopment Corporation supports the "Shovel Ready" application for the property on the west side known as the Hudson West Industrial Site. This 48 acre site has been zoned I-1 and lies within the Hudson Tax Increment Finance district.

The area is relatively flat, with good drainage and there is railroad service along the north side with easy provisions for a siding.

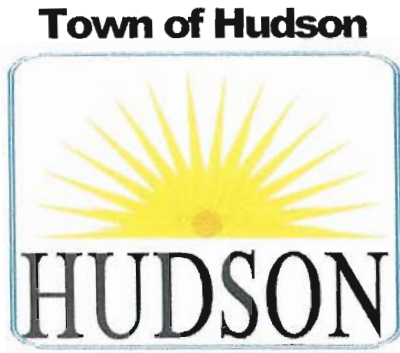
Your favorable consideration of the application is requested.

Sincerely,



A handwritten signature in cursive script that reads "Kathleen Kope".

Kathleen Kope  
President, Hudson Redevelopment Corporation, Town of Hudson



P.O. Box 97  
115 Parsonage Street  
Hudson, Indiana 46747

(260) 587-3500  
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[manager@hudsontown.org](mailto:manager@hudsontown.org)

January 11, 2010

To Whom It May Concern

Dear Sir or Madam:

The Hudson Board of Zoning Appeals supports the "Shovel Ready" application for the property on the west side known as the Hudson West Industrial Site. This 48 acre site has been zoned I-1 and lies within the Hudson Tax Increment Finance district. The entire proposed site is zoned I-1. There is a permitted variance on 2 acres of the site for a residence.

The definitions of I-1 are contained in Chapter 10 of the Hudson Code. A zoning map of the area indicates the zoning, in purple, of the proposed area.

Your favorable consideration of the application is requested.

Sincerely,

A handwritten signature in black ink that reads "Sarah L. Odom". The signature is written in a cursive style.

Sarah L. Odom  
President, Hudson Board of Zoning Appeals, Town of Hudson