

RACINE COUNTY, WISCONSIN

IN THE HEART OF THE CHICAGO-MILWAUKEE CORRIDOR



March 27, 2017

RCEDC: OVERVIEW

Mission: Implement a Proactive Business Expansion and Business Recruitment Program that results in the creation and retention of jobs and increased tax base in Racine County.

- 501 c(3) Private Non-Profit
- 30-Member Board of Directors
 - 10 Elected Officials
 - 10 Major Employers
 - 10 At Large Representatives
- Established 1983 – Liaison Between Government and Business



THREE YEAR BUSINESS DEVELOPMENT RESULTS



FOCUS
ON PROACTIVE
BUSINESS
RECRUITMENT

\$229,218,543
TOTAL CAPITAL INVESTMENT



103
COMPLETED
PROJECTS

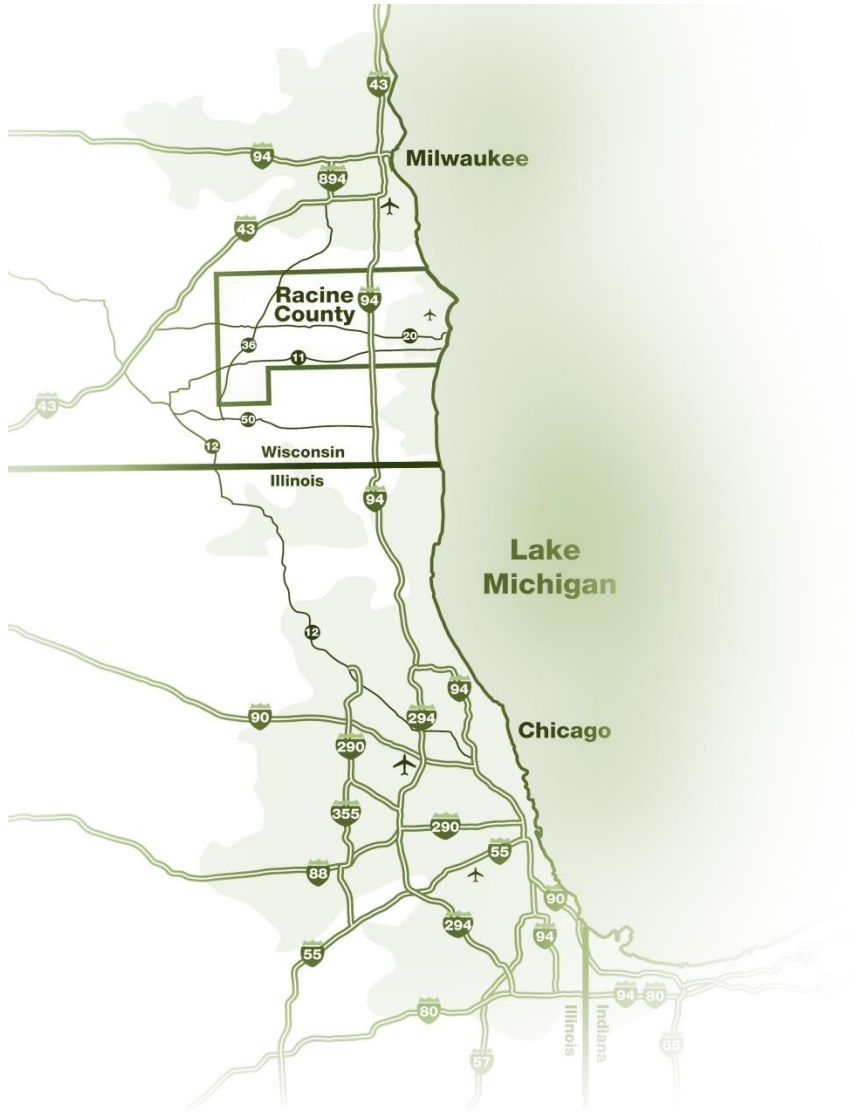


2,379 JOBS CREATED
OR RETAINED

AVERAGE WAGE
\$19.32
PER HOUR

\$84,907,663
CONSTRUCTION COSTS

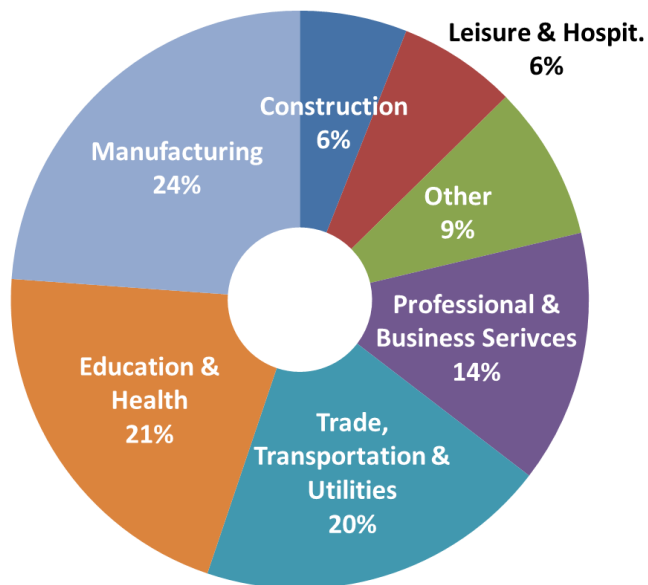
RACINE COUNTY ADVANTAGE



- ❑ Central Location
- ❑ Center of Innovation & Manufacturing
- ❑ Hub for Foreign Owned Companies
- ❑ Labor Pool of ~900,000

RACINE COUNTY SNAPSHOT

Largest Sectors by Employment



- ❑ 195,080 residents (2015)
- ❑ 84,361 labor force (Jan. 2017)
- ❑ 4.9% unemployment (Jan. 2017)
- ❑ \$13.8 billion of international and domestic exports (2016)
- ❑ 4.7% industrial vacancy rate (Q4 2016)



MADE IN RACINE:

A WORLD LEADER IN MANUFACTURING AND INNOVATION



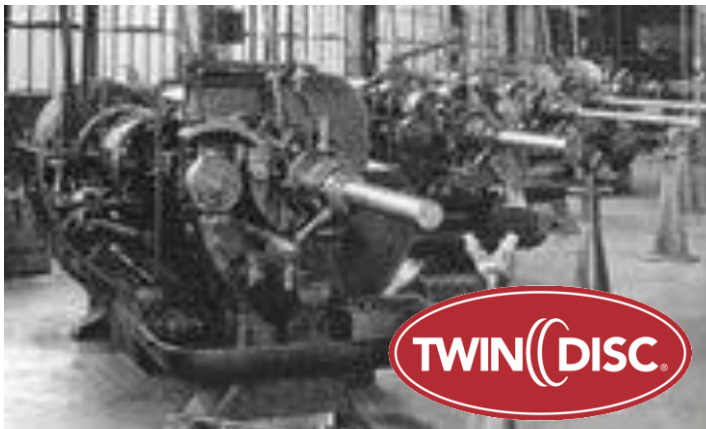
1913 "Made in Racine" expo held at newly completed J.I. Case Threshing Machine Company's South Works (Tractor Plant).

A COMMUNITY BUILT ON INNOVATION

Innovation & manufacturing defines our past ...



SC Johnson
A FAMILY COMPANY



A COMMUNITY BUILT ON INNOVATION



... and our future



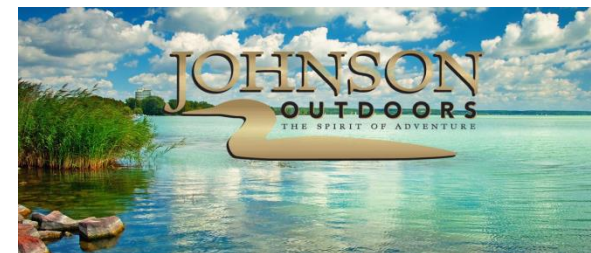


A COMMUNITY BUILT ON INNOVATION

EVINRUDE.
SEA-DOO.
can-am



JOHNSON
FINANCIAL GROUP



A COMMUNITY BUILT ON INNOVATION



RECENT ANNOUNCEMENTS

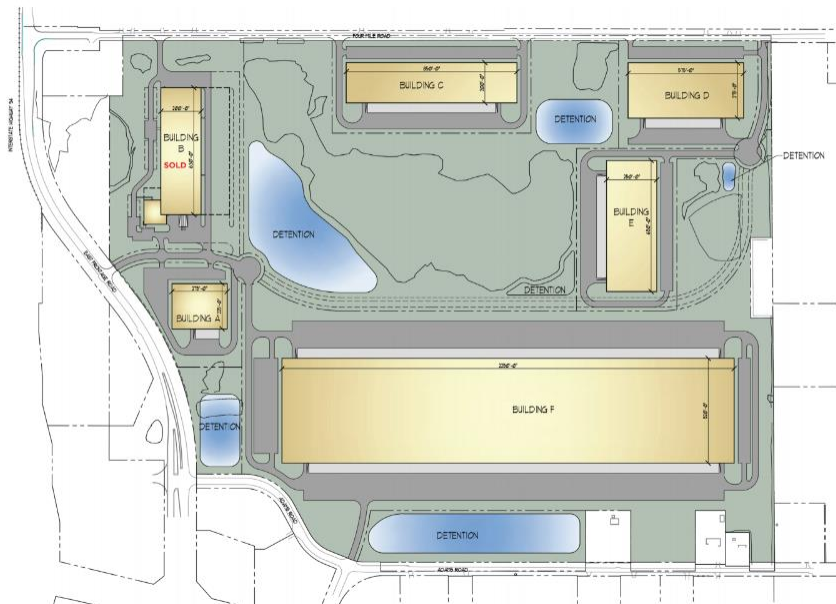


DeBack Farms Business Park

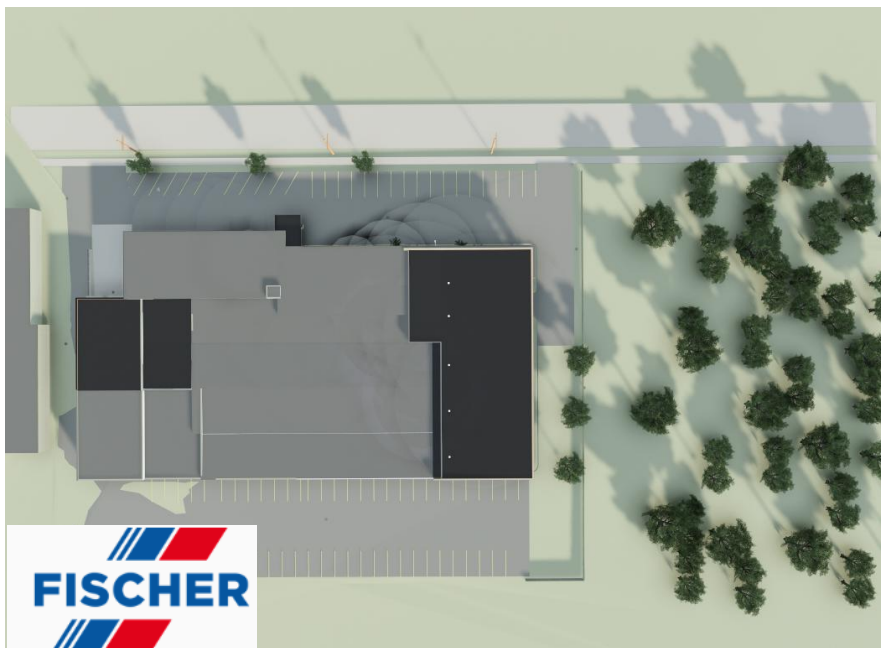
Project Type: Business Park Development

Sites: 5.3 acres to 74 acres

Assistance: Facilitate discussions between Village, Racine County, property owner, Norco Manufacturing, and Wispark



RECENT ANNOUNCEMENTS



FISCHER USA

Project Type: Business Expansion

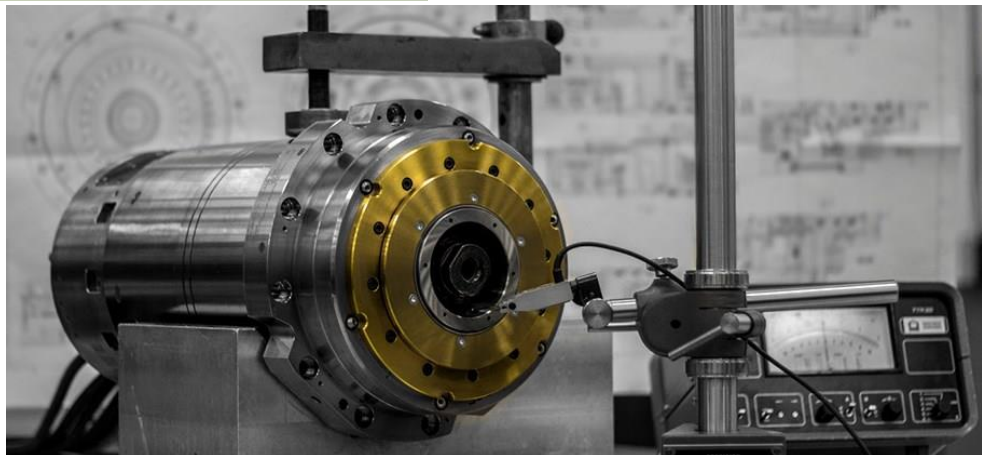
Investment: \$3,000,000

Jobs: 60 Retained 20 Created

Description: 10,000 SF Addition & Renovation

Assistance: Securing purchase and option on $\frac{3}{4}$ acre of City Park

Incentives: Municipal Tax Assistance



RECENT ANNOUNCEMENTS



InSinkErator

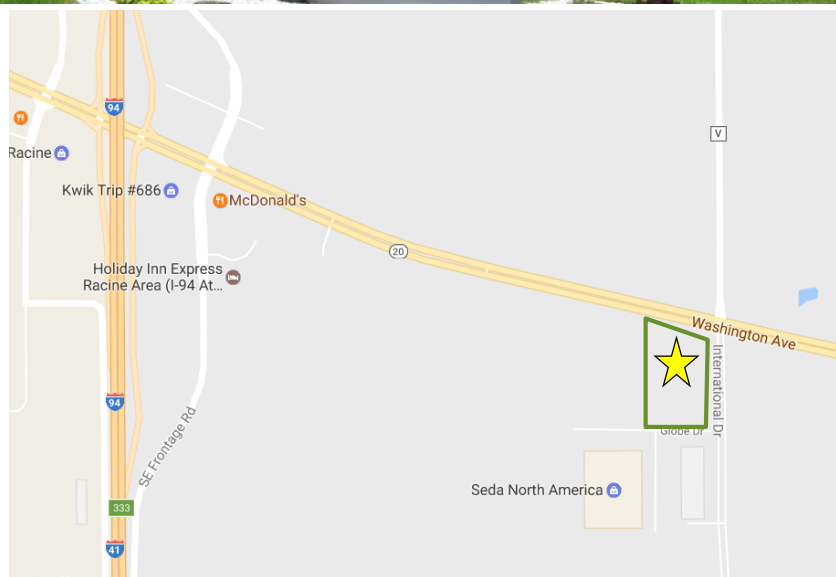
Project Type: Business Retention & Expansion

Investment: \$24,000,000

Use: 85,000 SF Office and Research Facility

Jobs: 170 Retained

Incentives: Racine County Forgivable Loan, Village of Mount Pleasant TID Grant, REC Fee Assistance



RECENT ANNOUNCEMENTS



Goodwill

Project Type: Business Expansion

Jobs: 300 Retained and 150 Created

Description: Expands 132,000 SF building to 248,000 SF for Light Manufacturing and Assembly

Completion: End of 2017



RECENT ANNOUNCEMENTS



Grand Appliance and TV

Project Type: Business Recruitment

Investment: \$7,200,000

Jobs: 120 Relocated and 20 Created

Incentives: State Tax Credits, Sturtevant Tax Increment Financing, Racine County Forgivable Loan, Low-interest Financing



RECENT ANNOUNCEMENTS



West Logistics

Project Type: Business Recruitment

Investment: \$650,000

Jobs: 11 Created

Incentives: Municipal Tax Increment Financing,
Racine County Low-Interest Loan



Ashley Capital-Enterprise Business Park

Project Type: Business Park Development

Sites: 166,000 Remaining in Phase I, Phase II
438,309 SF Spec Building

Assistance: Facilitate discussions between
Village, Racine County, Property Owner, Tax
Increment Financing

RECENT ANNOUNCEMENTS

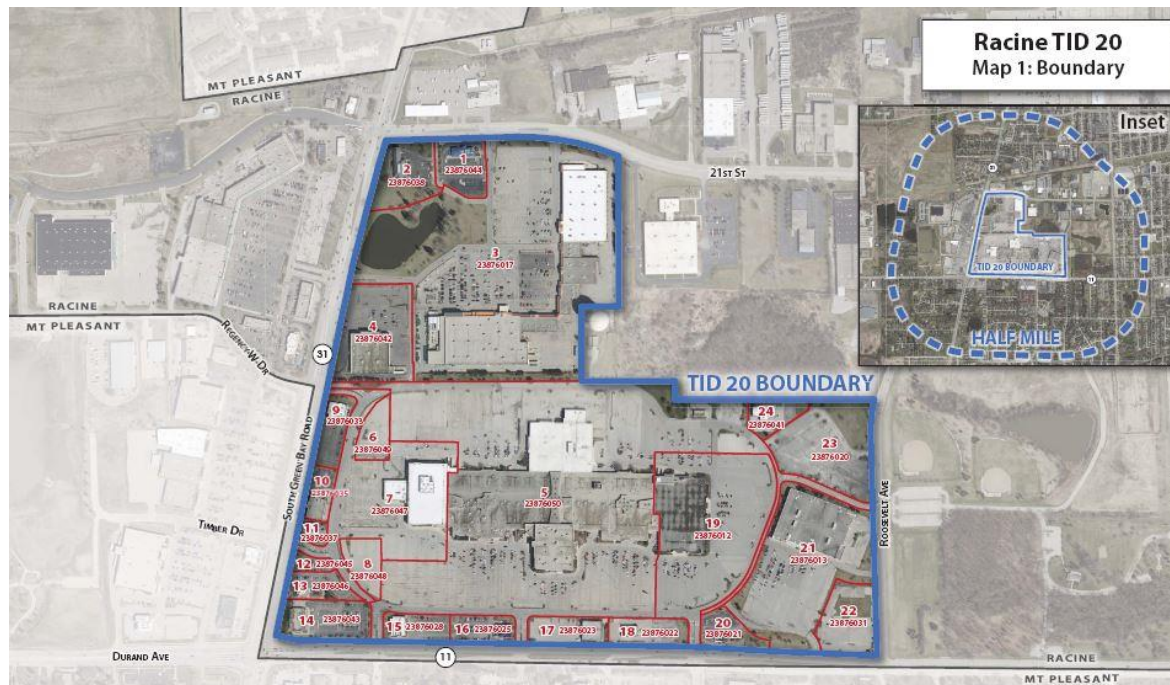


REGENCY MALL

Project Type: Retail Renovation

Investment: \$7,500,000

Proposed Assistance: Tax Increment Financing



PENDING PROJECTS



615 Marquette

Project Type: Adaptive Reuse for Housing

Investment: ~\$18,400,000

Units: ~82

Proposed Funding: State Tax Credits, Tax Increment Financing Assistance and Low-Interest Loan, Brownfield Grants, Brownfield Revolving Loan Fund, LIHTC, HUD, Historic Preservation Tax Credits



1520 Clark Street

Project Type: Adaptive Reuse for Veteran's Housing

Investment: ~\$18,000,000

Units: ~74

Proposed Funding: State Tax Credits, Forgivable County Loan, Tax Increment Financing Assistance, LIHTC, HUD, Brownfield Grants, Brownfield Revolving Loan Fund, Historic Preservation Tax Credits

OPPORTUNITIES



Opus Building and Mount Pleasant Business Park

Building:

- 155,844 SF
- 32 Ft. Clear
- Interstate Visibility

Land:

- Zoned Business Park
- Approx. 87 Acres

Available Incentives: State Tax Credits, Tax Increment Financing Assistance, Low-Interest Loans



BUSINESS LENDING PARTNERS

BUSINESS LENDING P A R T N E R S

Mission: To finance the growth and development of businesses throughout the State of Wisconsin by helping them access the SBA 504 loan program and other resources using our expertise, knowledge, and partnerships.

Products:

- Community Loan Funds
- SBA 504 Loans
- SBA 504 Refinancing Options

SBA 504

March 2017

20-Year Fixed Rate:

4.827%

10-Year Fixed Rate:

4.817%

BUSINESS LENDING PARTNERS



Project Type: Business Expansion

Jobs: 20 created

Expansion: Addition of 24,488 SF to add retail and restaurant space

Assistance: Equity in building in lieu of cash down. 20-year fixed rate mortgage including refinancing some existing debt.



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