

Be Noble

Noble County Economic Development



March 1, 2023

SAVE THE DATE!

NOBLE COUNTY HOUSING SYMPOSIUM

Friday, April 21
8 AM - 12 PM

Community Learning Center
401 E Diamond St, Kendallville



noblecountyedc.com/housing

Tax rates drop in most areas of Noble

Rising assessed values in Noble County, coupled with a slower rate of government spending, led to lower tax rates for 17 of Noble County's 22 tax districts for 2023. According to Nexus Tax Group the number of property transactions has slowed, attributed to rising interest rates, while sale prices have not shown signs of decline.

[See Tax Rates 2023 vs. 2022](#)





\$700k to upgrade wastewater plant

Ligonier is one of 22 Indiana communities that will receive a Community Development Block Grant. The city was approved for \$700,000 to complete a wastewater treatment plant improvement project. Several malfunctioning components will be addressed, and long-term sustainability of the system improved, as a result of the project.

Tax break approved for Tenneco

Tenneco, a long-time employer in the Ligonier Industrial Park, has been approved for a tax break in support of job retention in the midst of a changing customer base.



Ligonier City Council approved a 10-year tax abatement on \$3.2 million of equipment set to be transferred from company operations in Marshall and Litchfield, Michigan, and another plant in southern Indiana that recently closed. The equipment will enable Tenneco's Ligonier operation to transition to becoming the company's consolidated service center, retaining jobs in Ligonier previously associated with a parts line for Ford Motor Company that is no longer in operation. Tenneco's Ligonier payroll is more than \$16.4 million annually.



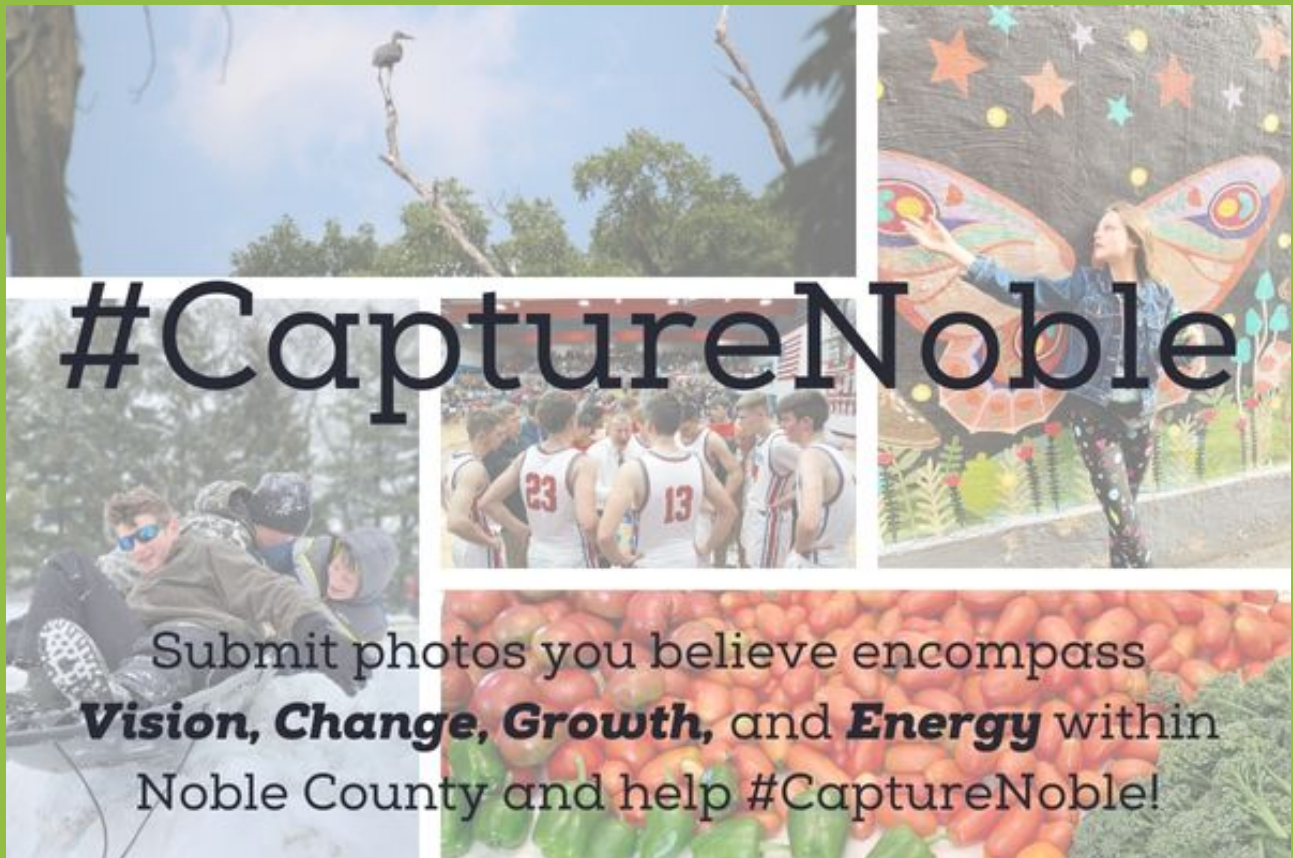
[Download full report](#)

Report on Northeast IN industrial market released

How does Noble County's inventory of industrial sites and buildings stack up in the 11-county Northeast Indiana Region? According to the latest report on the industrial market,

prepared by The Zacher Company, Noble County

has 6.75% of the market with about 7.9 million square feet of industrial space. Vacancies in the region continued to decline over the past year, continuing a 5-year trend. Zacher reports the current vacancy rate in Northeast Indiana sits at 2.91%, an historic low. The report predicts a slower rate of construction ahead, increasing lease rates and sales prices, and a labor demand that will continue to exceed supply.



#CaptureNoble

Submit photos you believe encompass **Vision, Change, Growth,** and **Energy** within Noble County and help #CaptureNoble!

Be Noble Inc., in collaboration with Noble County Convention and Visitors Bureau and Thrive Noble County, is still accepting photo submissions to be utilized for promotional purposes and artwork throughout the county. All photographers will be credited for any images used to help promote. Deadline for submissions is March 17, 2023.

[Learn more / Submit images](#)

Readiness grants awarded

Two Noble County employers received grants aimed at helping to increase production efficiency and leverage private investments to modernize manufacturing. Kammerer Dynamics and Reliable Tool were two of 186 recipients of Manufacturing Readiness Grants in 2022. The program, an initiative of the Indiana Economic Development Corporation and Conexus Indiana, awarded \$22.7 million last year. The program was launched in 2020.

Conexus's findings indicate the grant program has resulted in growth in jobs, revenue and wages. Legislators are seeking an additional \$300 million in the next two-year budget cycle to continue the program.



[See all recipients](#)



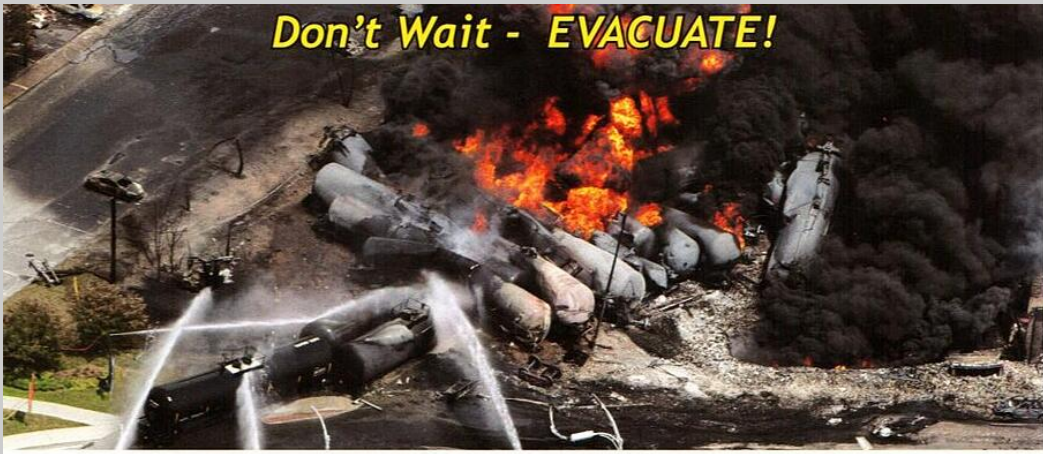
Be Noble receives grant

Be Noble Inc. has received a grant of \$12,500 from Indiana Michigan Power. The funding will be used to update site readiness and marketability of a 36-acre prime industrial site in the Kendallville East Industrial Park.

Your Story, Our Community

Wednesday, April 12, 5:30 - 7:00 PM

"What will you find at the intersection of servant leadership, civic engagement, and cultural tourism? YOU and ME!" So promises the promotional information announcing an opportunity to "Come Alive and Thrive!" Community members from across the county are invited to join an exciting discussion about their roles in the future of Noble County. Led by Phil Anderson of ReThink Consulting, the discussion will focus on not only where we're going, but how to get there. For more information, contact the Community Learning Center at 260-544-3455.



Noble County
Railway Incident Plan
AVILLA, IN

Plan to Survive Until Help Arrives

The image above makes up the cover of the Noble County Railway Incident Plan for the community of Avilla. Similar plan brochures are published for Albion, Brimfield Cromwell, Kimmell, Kendallville, Ligonier, and Wawaka.

Help prepare for a disaster in Noble County

In light of the recent train derailment in New Palestine, OH, residents and businesses in Noble County, through which both CSX and Norfolk and Southern railways pass, may wonder about local preparedness and the threat of a train-related disaster. Former Noble County Emergency Management Director, Mick Newton, thought about this topic years ago and was instrumental in developing Noble County Incident Plans for the communities of Noble County. Each plan identifies evacuation zones, tips for preparedness, instructions, and key contact information. Newton, who continues to volunteer in support of the Local Emergency Planning Committee (LEPC), encourages all employers and businesses with hazardous chemicals on site to take time to create, review, and update their profile in the LEPC's database. For more information, contact the Noble County Emergency Management Agency at (260) 636-2938.

SPRINTLIGHT
on entrepreneurial ecosystem



NoblePalooza²

An EXPO to Thrive!

Sponsored by **NIPSCO**
A Nisource Company

www.noblepalooza.com

Saturday

March 11, 2023

10 AM - 2 PM

An Expo to Thrive returns to the Community Learning Center! Attendance is FREE.

REGISTER TO ATTEND AND WIN AN EXTRA DOOR PRIZE ENTRY!



Kendallville Main Street

Striving for national accreditation

Historic Downtown Kendallville (HDK), the organization driving PreservINg Main Street, is hoping to achieve a first for Noble County - accreditation as a Main Street America organization. HDK is currently Indiana Main Street Accredited and a Main Street America Affiliate organization. A decision is expected to be announced by the end of March. If selected, Kendallville will become the 15th Hoosier Main Street organization to achieve national accreditation.



The hard work of local volunteers and a generous community has enabled the growth of the [Gaff Legacy Fund](#), established at the Community Foundation of Noble County to fund the ongoing maintenance of the [Fishing Line Trail](#). Supporters recently achieved a milestone by raising \$60,000 to qualify for a matching grant from the Campbell and Fetter Bank of another \$30,000. The fund has pledges and funding of more than \$300,000 to date.

Contrary to the news that many projects have received in recent months, the bids for new sidewalks in Avilla came in below estimates recently. Pulver Asphalt Paving, a local, family-owned business in Albion, was the low bidder. Avilla Council President Phil Puckett called the news "a really good blessing." At least four blocks of town streets are expected to receive new sidewalks as part of the project.

Mayor SuzAnne Handshoe held it together as she ended her final State of the City speech to a standing ovation. Mayor Handshoe delivered a presentation to a full house at Cobblestone Golf Course on February 16, highlighting milestones achieved during the past two decades of civic service to the City of Kendallville.

Honorees at the State of the City address in Kendallville recently included Jarrod Ramer and Bob Marshall. Ramer was named Kendallville's 2022 Community Pillar Award winner. Marshall was named the 2022 Community Spirit winner. Several businesses were also recognized for launching anew in 2021 and 2022, as well as achieving milestones in longevity in the community.

2022 Annual Report of Be Noble Inc.

[Click above to read/download report.](#)





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