



# LINTON PROPERTY

GREENFIELD CERTIFICATION  
JULY 2020

CERTIFIED  
BY VERISITE  
**SILVER**



**VERISITE**

[certifiedbyverisite.com](https://certifiedbyverisite.com)





VERISITE

## 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.

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# 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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# SECTION ONE

GREENFIELD CERTIFICATION

## PROJECT NARRATIVE

The Verisite team is pleased to present the following report to the City of Linton regarding the proposed farmland (greenfield site) located in Linton, Indiana. This report reviews the viability of the development of the site into an industrial facility with potential for access to the railroad and examines the potential development issues associated with a new facility on this site. The site is certified Silver, pending adoption of a zoning ordinance.

The City of Linton's local advantages include the close proximity to Interstate 69, to the NSWC Crane military technical center and the WestGate @ Crane Technology Park, and to Indiana University (less than 40 miles away). Additionally, regional partnerships with Radius Indiana, the Regional Opportunities Initiative, and the Southern Indiana Development Commission amplify the Linton site's assets into a captivating package for industrial users.





The property is predominantly level with gentle topographic roll raining towards the west where the existing creek is located. The majority of the property presents a feasible option for new development due to the steady grades. Flood hazard exists within the wooded area of the site at the southwest corner per the FEMA Map exhibit attached.

This site is a greenfield site, but it has some infrastructure in place. Electrical, water, sanitary sewer, and natural gas are currently available to 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 and utilities that will be required 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 City of Linton 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 INFORMATION

## GENERAL INFORMATION

### PROPOSED BUILDING/PROJECT

Industrial building or phased development

### PROJECT SIZE

To be determined

### SITE

60.97 Acres

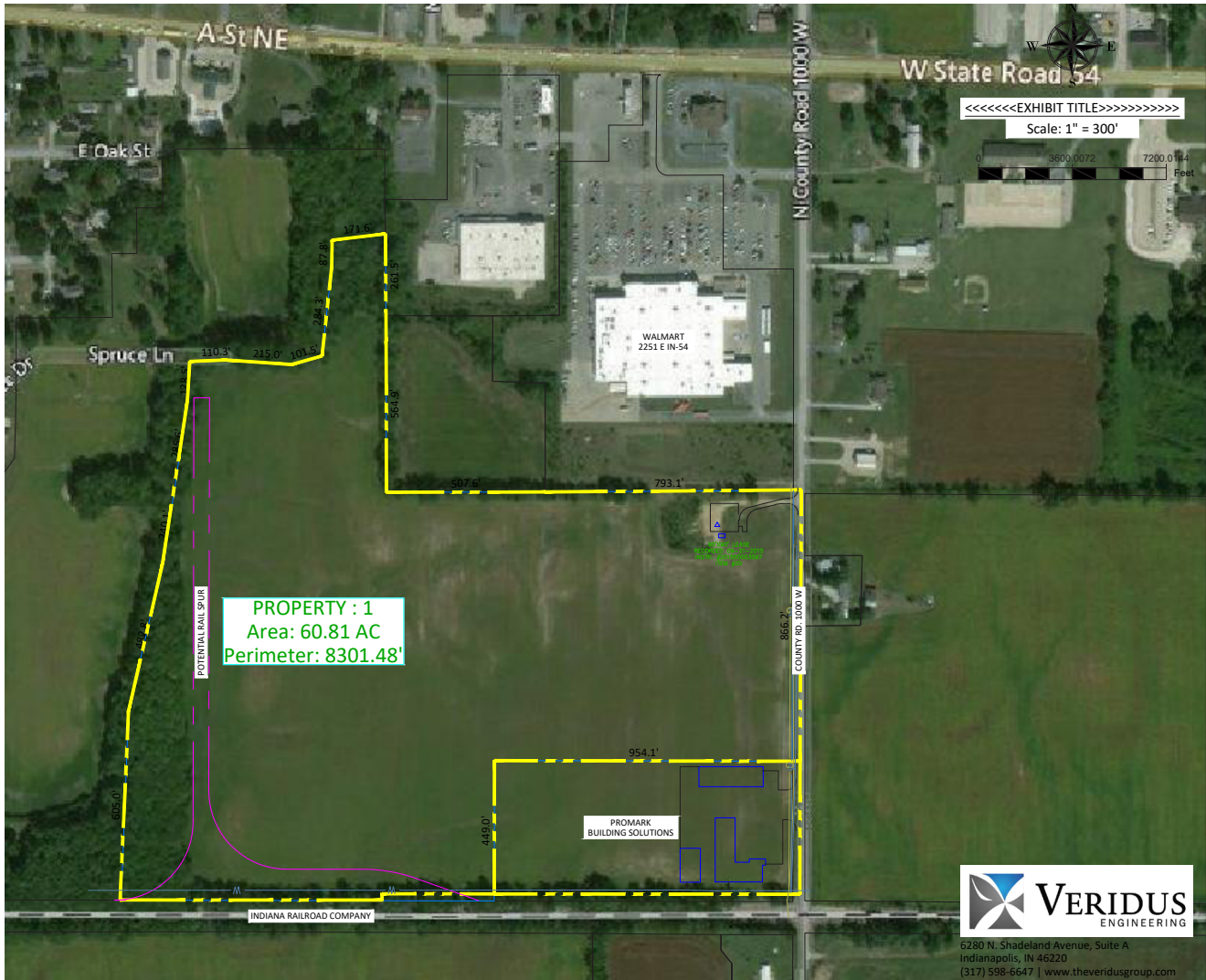
### CURRENT USE

Tilled agricultural

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### LOCATION/ADDRESS

The site is located approximately one-third mile south of State Road 54, on County Road 1000 West. The physical address is County Road 1000 West, Linton, Indiana 47441.

### PARCEL

28-06-24-000-017.000-018

### ACCESS

Location of curb-cuts will be defined in relation to the final site layout.



### MUNICIPALITY OR GOVERNMENT WITH JURISDICTION

City of Linton, Indiana

## EASEMENTS / DEDICATIONS / ENCUMBRANCES

### ARE THERE ANY KNOWN EASEMENTS ON SITE?

YES

**Description:** The property is existing farmland with known easements including a recorded cell phone/Radio Tower lease (90'X90'), Instrument #201500003597. Also, there is a waterline (south boundary of site) recorded as part of Instrument #201500003597. An ALTA survey is included in Appendix A.

### DUE TO THE CITY NOT HAVING A ZONING ORDINANCE, THE FOLLOWING REQUIREMENTS ARE NOT KNOWN AT THIS TIME:

- On-site easements
- Off-site easements
- Dedicate land
- Parking or cross-access easements

However, the City is willing to work with any potential end-user to determine the need for these requirements, which would be dependent on the final design.

### ARE THERE ANY DEVELOPMENT ENCUMBRANCES ON THE SITE?

YES

**Description:** A cell/radio tower is located on the northeast corner of the site. The property boundary information has been obtained by: GIS, Greene Co Parcel & Pro-Mark CB&M Survey's Inc (03.14.2017).





## PHYSICAL FEATURES

### EXISTING USE OF THE PROPERTY

Tilled agricultural

**Description:** Row-crop

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

**North adjoining:** Retail and agricultural

**East adjoining:** Tilled agricultural

**South adjoining:** Agricultural

**West adjoining:** Agricultural

### WILL ANY EXISTING STRUCTURES BE DEMOLISHED?

NO

### IS OTHER DEMOLITION REQUIRED ON-SITE?

NO

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

YES

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

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

YES

**Description:** There is an existing regulated drain along the Beehunter ditch along the western border of the site.

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

Depending on the final design, the site earthwork could be balanced on-site.

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

Depending on the final design, retaining walls could be required.



EXISTING  
CONDITIONS

## NATURAL FEATURES

**ARE THERE ANY APPARENT WETLANDS (PER NWI), PONDS, OR CREEKS ON-SITE?**

YES

**ARE THERE ANY APPARENT WETLANDS (PER NWI), PONDS, OR CREEKS DOWNSTREAM?**

YES

**IS THERE ANY STANDING WATER ON-SITE?**

YES

**Description:** Evidence of standing water exists along the western boundary of the site as illustrated through the FEMA Map (Appendix B) and ATC Wetland Report (Appendix C).

**HAS THE SITE (OR ADJACENT SITES) BEEN USED FOR AN ENVIRONMENTALLY SENSITIVE USE?**

NO

**IS A PHASE I ENVIRONMENTAL SITE ASSESSMENT COMPLETED?**

YES

**Description:** Phase I ESA has been conducted in conjunction with this report and is included in Appendix D.

**IS FURTHER ENVIRONMENTAL ASSESSMENT RECOMMENDED?**

NO





## GENERAL ZONING

The City of Linton does not have a zoning ordinance; however, the City is in support of creating building covenants and design standards for the site located at County Road 1000 West, Linton, Indiana 47441. Although the City has not created a zoning ordinance for the overall community, it should and will be in favor of creating some design parameters in its effort to partner with a developer or business interested in expanding in the community.

### CURRENT ZONING CLASSIFICATION

UNAVAILABLE

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

UNAVAILABLE

### WILL THE PROPERTY NEED TO BE REZONED?

NO

### WILL THE PROJECT REQUIRE ANY VARIANCES?

UNAVAILABLE

### WILL THE PROJECT REQUIRE ANY PUBLIC HEARINGS?

UNAVAILABLE

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

NO

### ZONING CLASSIFICATION OF THE ADJACENT PROPERTIES?

UNAVAILABLE

### MAXIMUM BUILDING HEIGHT ALLOWED

UNAVAILABLE

### MINIMUM LOT FRONTAGE

UNAVAILABLE



# ZONING

## PARKING REQUIREMENTS

The City of Linton does not have a zoning ordinance, which would dictate parking requirements; however, the City is in support of creating building covenants and design standards for the site located at County Road 1000 West, Linton, Indiana 47441. Although the City has not created a zoning ordinance for the overall community, it should and will be in favor of creating some design parameters in its effort to partner with a developer or business interested in expanding in the community.

### IS ALL PARKING CONTAINED ON-SITE?

APPEARS PROBABLE

### IS PARKING ALLOWED WITHIN A SETBACK?

UNAVAILABLE

### PARKING REQUIRED?

UNAVAILABLE

REQUIRED  
PARKING  
DIMENSIONS?

**UNAVAILABLE**

DRIVE AISLE  
REQUIREMENT?

**UNAVAILABLE**





## SIGNAGE REQUIREMENTS

The City of Linton does not have a zoning ordinance, which would dictate signage requirements; however, the City is in support of creating building covenants and design standards for the site located at County Road 1000 West, Linton, Indiana 47441. Although the City has not created a zoning ordinance for the overall community, it should and will be in favor of creating some design parameters in its effort to partner with a developer or business interested in expanding in the community.

### IS A PYLON SIGN PERMITTED?

YES

### IS A MONUMENT SIGN PERMITTED?

YES

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

YES

### IS DIRECTIONAL SIGNAGE PERMITTED?

YES

### ARE SIGNS PERMITTED WITHIN THE SETBACKS?

YES

### WILL A VARIANCE BE REQUIRED FOR SIGNAGE?

NO

## LANDSCAPE REQUIREMENTS

The City of Linton does not have a zoning ordinance, which would dictate landscape requirements; however, the City is in support of creating building covenants and design standards for the site located at County Road 1000 West, Linton, Indiana 47441. Although the City has not created a zoning ordinance for the overall community, it should and will be in favor of creating some design parameters in its effort to partner with a developer or business interested in expanding in the community.

### IS PERIMETER LANDSCAPING REQUIRED?

NO

### IS INTERNAL LANDSCAPING REQUIRED?

NO

### IS BUILDING BASE LANDSCAPING REQUIRED?

NO

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

UNAVAILABLE

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

NO

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

NO

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

NO

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

NO







# UTILITIES

## SANITARY SEWER SERVICE

### CONTACTS

**BRENT MURRAY**  
Utility Supervisor  
(812) 798-9114

### REVIEWING ENTITY

Municipal Sanitary Sewer Utility

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

**Description:** The sanitary sewer line is located off-site, but adjacent to the western portion of the property.

#### WHAT SIZE IS THE SANITARY MAIN?

10-inch

#### WHAT IS THE CAPACITY OF THE SERVICE?

The approximate available capacity is 61,000 gallons per day with a potential peak flow rate of 106 gpm.

#### WILL WASTE LOAD CALCULATIONS BE REQUIRED?

YES

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

NO

#### WILL A LIFT STATION BE REQUIRED ON-SITE?

Depending on final design, a lift station could be required.

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

YES

Pending review of the number of jobs created, wages paid, and real and personal property investment newly assessed on the site, the use of local TIF funds to offset the cost of sewer infrastructure in whole or in part may be considered. Additional incentive funds from state and regional programs may be used in addition to or in place of local incentive funds to pay for infrastructure installation.

## WATER SERVICE

### CONTACTS

**JEFF LEHMAN**  
Water / Gas Utility  
(812) 798-8086

**REVIEWING ENTITY**  
Municipal Water Utility

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

YES

**Description:** Water main exists along the south border of the site running east to west.

#### WHAT SIZE IS THE WATER MAIN?

12-inch

#### WHAT IS THE CAPACITY OF THE SERVICE?

According to utility engineering there is approximately 1,105 gpm of capacity available with (105) gpm for industrial use and (1,000) gpm for fire flow.

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

NO

#### WILL LOAD CALCULATIONS BE REQUIRED?

YES

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

YES

Pending review of the number of jobs created, wages paid, and real and personal property investment newly assessed on the site, the use of local TIF funds to offset the cost of water infrastructure in whole or in part may be considered. Additional incentive funds from state and regional programs may be used in addition to or in place of local incentive funds to pay for infrastructure installation.





# STORM DRAINAGE

## CONTACTS

**BRENT MURRAY**  
Utility Supervisor  
(812) 798-9114

## REVIEWING ENTITY

Municipal Storm Water Utility

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

NO

**Description:** Stormwater management may be required to extend to the site depending on the final design of the development.

### IS ON-SITE DETENTION REQUIRED?

Unknown due to the City not having a zoning ordinance.

### IS SURFACE DRAINAGE ALLOWED OFF-SITE?

Unknown due to the City not having a zoning ordinance.

### COUNTY DRAINAGE STANDARDS

There are no County drainage standards identified.

## ELECTRICAL SERVICE

### CONTACTS

**KEVIN WRIGHT**  
Electric Utility  
(812) 798-4790

### REVIEWING ENTITY

Municipal Electric Utility

### ARE ELECTRICAL SERVICES AVAILABLE AT THE SITE?

YES

**Description:** There is an overhead electric service utility running along County Road 1000 West.

### DESCRIPTION OF AVAILABLE SERVICE:

3 Phase power with 150 Amps of available capacity on this circuit. The substation located near the site has the capability of providing an additional 300 Amp circuit that could be constructed to the site if demand is needed.

## COMMUNICATIONS

### CONTACTS

**DOUG WOLFLA**  
Enterprise Account Executive  
Endeavor Communications  
765-795-9270

### REVIEWING ENTITY

Endeavor Communications

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

NO

**Description:** Comcast services the facility adjacent to the site, but does not provide service to the subject site at this time.

### IS FIBER AVAILABLE TO THE SITE?

NO

**Description:** Endeavor has plans to build a fiber line north of the site along State Road 54 providing a Gigabit service.

## NATURAL GAS SERVICE

### CONTACTS

**JEFF LEHMAN**  
Water / Gas Utility  
(812) 798-8086

### REVIEWING ENTITY

Municipal Gas Utility

### ARE GAS SERVICES AVAILABLE AT THE SITE?

YES

**Description:** There is a 4" natural gas line that runs parallel to County Road 1000 West on the site.

### WHAT IS THE SIZE OF THE SERVICE?

27 MCFH

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

YES

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

Depending on the usage requirements of a project, the site could potentially have the capacity to service the natural gas use. The City will work with the end-user to upgrade the service as required.

### CONTACTS

**MATT KELLEY**  
Sr. Manager, Government Affairs  
Comcast, Heartland Region  
(317) 771-2104





## ROADWAYS

### NAMES AND CLASSIFICATIONS OF ADJOINING ROADWAYS

**Roadway Name:** County Road 1000 West

**Classification:** County Road

### JURISDICTION

Greene County Highway Dpt.

Ron Wiggington

Supervisor

(812) 798-0352

### 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?

NO

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

NO

### ARE OFF-SITE ROAD IMPROVEMENTS ANTICIPATED?

Depending on the final design, off-site road improvements may be required.

### ARE THERE ANY PLANNED ROAD IMPROVEMENTS?

There are no known planned road improvements at this time.



TRANSPORTATION

## PUBLIC TRANSPORTATION

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

NO

**ARE SIDEWALKS REQUIRED?**

NO

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

NO

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

NO

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

NO







## HIGHWAYS & INTERSTATES

### STATE ROADS

State Road 54



State Road 67



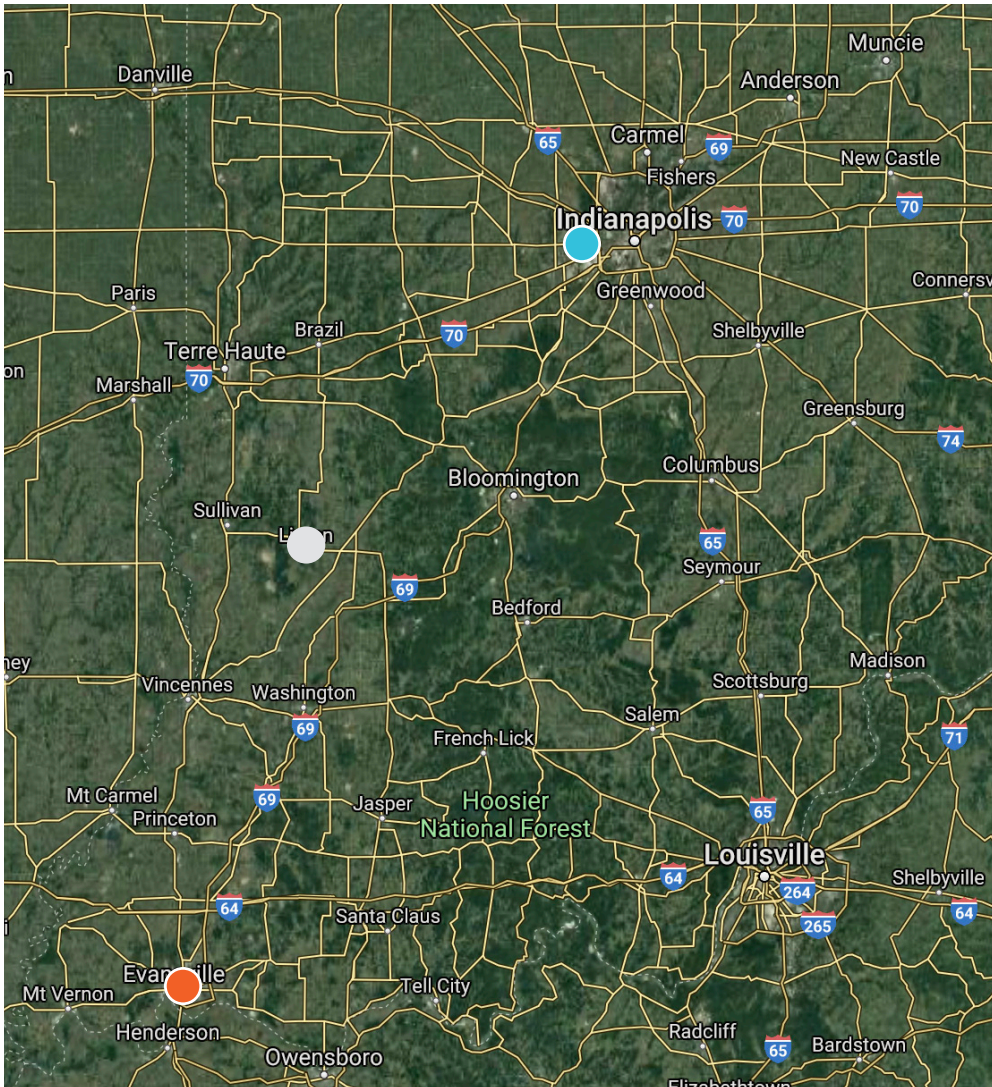
### FEDERAL HIGHWAYS

Interstate 69



US 41





## AIRPORTS

### LOCAL/REGIONAL

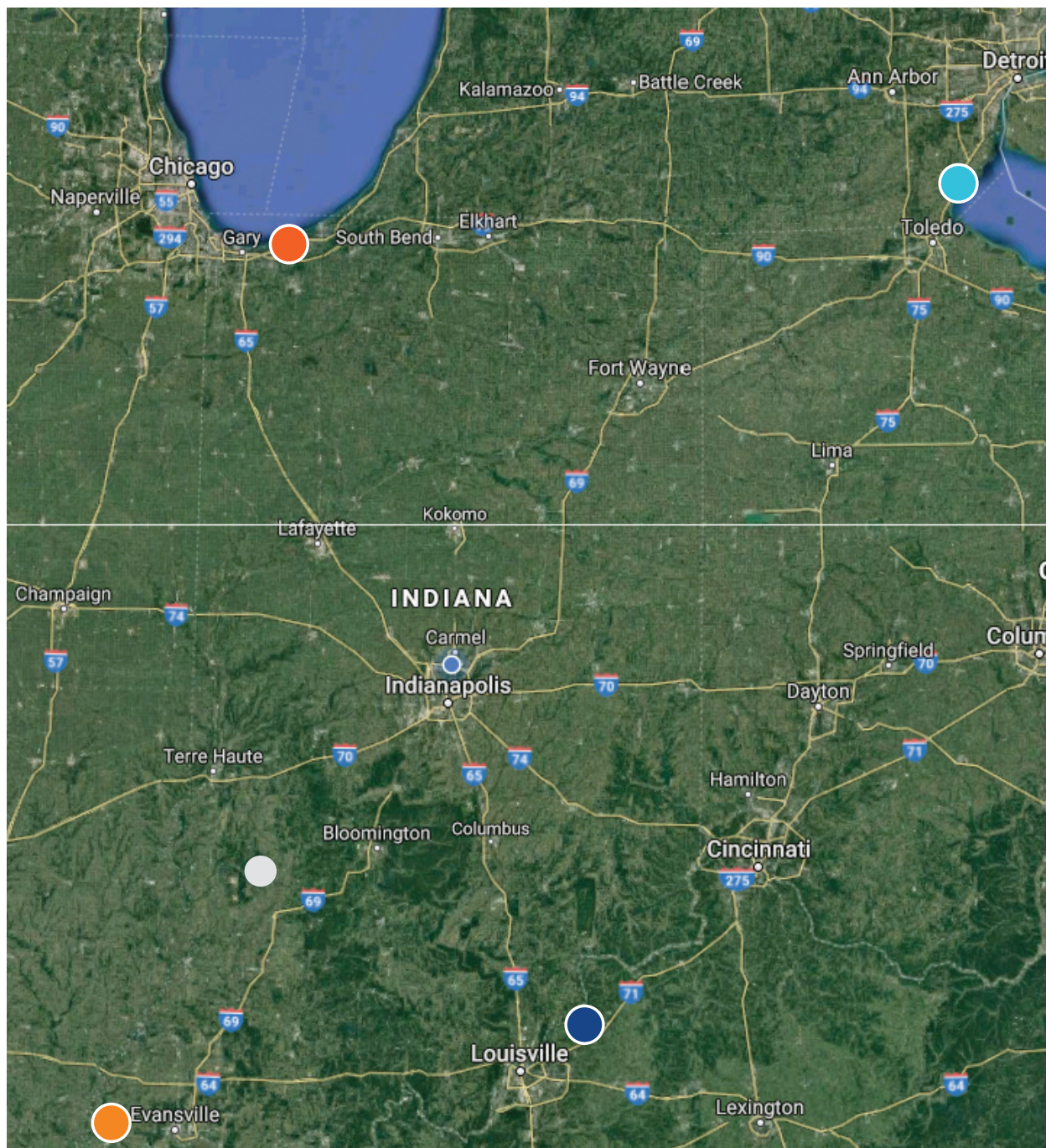
**Evansville Regional**  
85 miles (1 hr, 24 min.)  
8,021' runway

### INTERNATIONAL

**Indianapolis International (IND)**  
80.3 miles (1 hr, 25 min.)  
11,200' runway







## SEAPORTS

**Port of Indiana -  
Jeffersonville**  
Ohio River  
117 miles (2.5 hrs)

**Burns Harbor**  
Lake Michigan  
213 miles (3.5 hrs)

**Port of Monroe**  
Lake Erie  
342 miles (5.25 hrs)

**Port of Indiana -  
Mount Vernon**  
Ohio River  
111 miles (2 hrs)



## PERMITS, FEES & APPROVALS

## PERMITS & APPROVALS

### **SUBMITTALS AND PERMITS**

Unknown due to the City not having a zoning ordinance.

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

Authority having jurisdiction: City of Linton

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

UNAVAILABLE

### **IS A PLAN COMMISSION MEETING REQUIRED?**

NO

### **IS A TOWN/CITY/COUNTY COUNCIL MEETING REQUIRED?**

NO

The City of Linton does not have a zoning ordinance, which would dictate permits and approvals; however, the City is in support of creating building covenants and design standards for the site located at County Road 1000 West, Linton, Indiana 47441. Although the City has not created a zoning ordinance for the overall community, it should and will be in favor of creating some design parameters in its effort to partner with a developer or business interested in expanding in the community.



## ANTICIPATED FEES

### DOES THE COMMUNITY HAVE IMPACT FEES?

NO

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

No fees are assessed by the City at this time.

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

NONE

### LIST FEE(S):

UNAVAILABLE

### WHAT OTHER FEES ARE EXPECTED?

Septic fees may be expected depending on the end use of the development

### Rule 5 NOI fee:

Pending IDEM review of use and limits of disturbance on the development.





# ECONOMIC OVERVIEW

## ADVANTAGES IN THE CITY OF LINTON AND GREENE COUNTY

### Taxes and Incentives

Local city government offers tax abatement to encourage job creation and private investment in Linton.

Tax abatement may be granted on:

- Real property;
- Personal property, along with personal property that would include laboratory equipment and computers used in research or development labs;
- New construction (only to the increase in assessed value for the new construction);
- Property rehabilitation (only to the increase in assessed value for the rehabilitation);
- New or used manufacturing, research, or development equipment not previously taxed in Indiana.

The exemption from property tax is for all or part of the new assessed value or the increased assessed value. The exemption would last between 1 and 10 years, with payments of property taxes phased in increments over that period of time.

### Revolving Loan Fund

Greene County Economic Development Corp. is currently loaning a revolving fund that has started up TEN businesses. A planned project or business may include but not limited to:

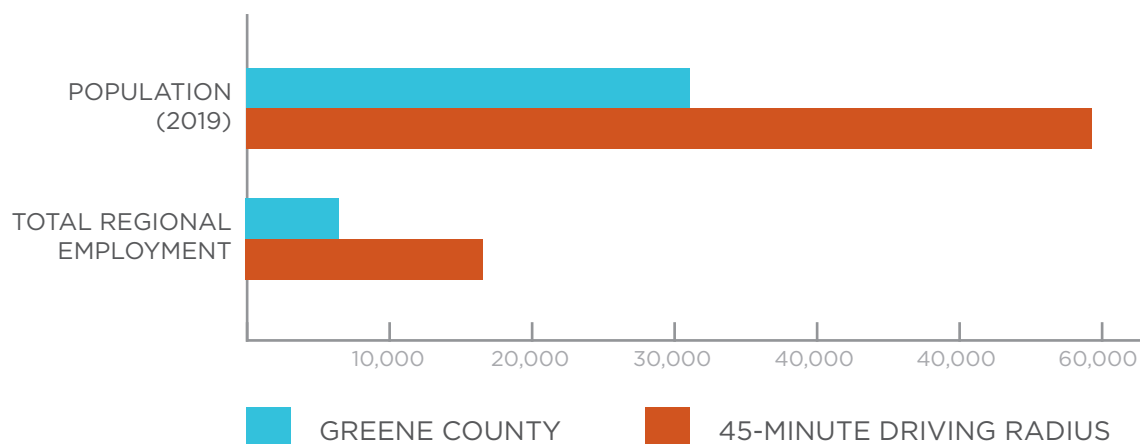
- Must be physically located in Greene County. This could be waived if the committee determines that this project or business will have a positive impact on the community.
- Acquisition and development of land, easements, and rights-of-way.
- Loans for small business startup operating costs and working capital.
- Loans to facilitate the small business expansion of operations.
- Technical assistance for private business enterprises.

### Regional Impact Fund

The Regional Impact Fund (RIF), which supports area growth and expansion efforts, is administered by Radius Indiana with a sole purpose of making investments in public and private organizations that advance regional economic development strategies.

The RIF makes investments in the form of grants, loans, equity investments, or other means. The RIF gives high priority to projects that include job creation, site development and expansion.

## GREENE COUNTY AND 45-MINUTE DRIVING RADIUS



As of 2019 Greene County's population declined by 2.3% since 2014, falling by 765. **Population is expected to decrease by 1.5% between 2019 and 2024, losing 478.**

Meanwhile, within a 45-minute drive time (which includes 28 zip codes), the region's population declined by 0.5% since 2014, falling by 298. **Population is expected to decrease by 1.2% between 2019 and 2024, losing 739.**

From 2014 to 2019, jobs declined by 1.3% in Greene County, IN from 7,727 to 7,624. **This change fell short of the national growth rate of 7.3% by 8.6%.** As the number of jobs declined, the labor force participation rate increased from 52.4% to 52.5% between 2014 and 2019.

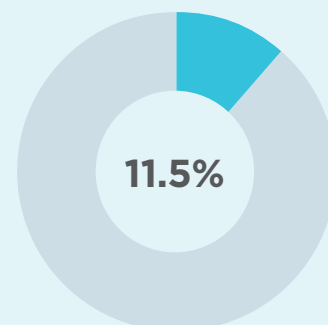
From 2014 to 2019, jobs declined by 3.1% in 28 Indiana ZIPs from 17,039 to 16,507. **This change fell short of the national growth rate of 7.3% by 10.4%.**

### TOP THREE INDUSTRIES IN GREENE COUNTY (2019)

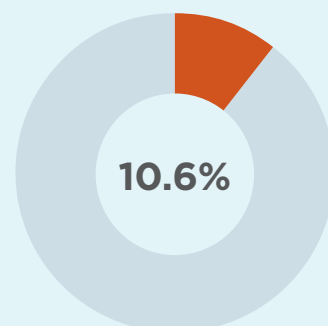
1. Education and Hospitals (Local Government)
2. Restaurants and Other Eating Places
3. Local Government (Excluding Education and Hospitals)

### TOP THREE INDUSTRIES IN THE 28 ZIP CODES (2019)

1. Education and Hospitals (Local Government)
2. Coal Mining
3. Restaurants and Other Eating Places.



ASSOCIATE'S DEGREE



BACHELOR'S DEGREE

Source: Emsi 2019

## POPULATION CHARACTERISTICS

MILLENNIALS  
(AGES 25-39):

**5,367**

The national average for an area this size is **6,580**.

RETIRING  
SOON:

**10,988**

The national average for an area this size is **9,265**.

RACIAL  
DIVERSITY:

**1,103**

The national average for an area this size is **12,681**.

VETERANS:

**2,077**

The national average for an area this size is **1,874**.

VIOLENT CRIME:

**0.56**

VIOLENT CRIMES  
PER 1,000 PEOPLE

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

PROPERTY CRIME:

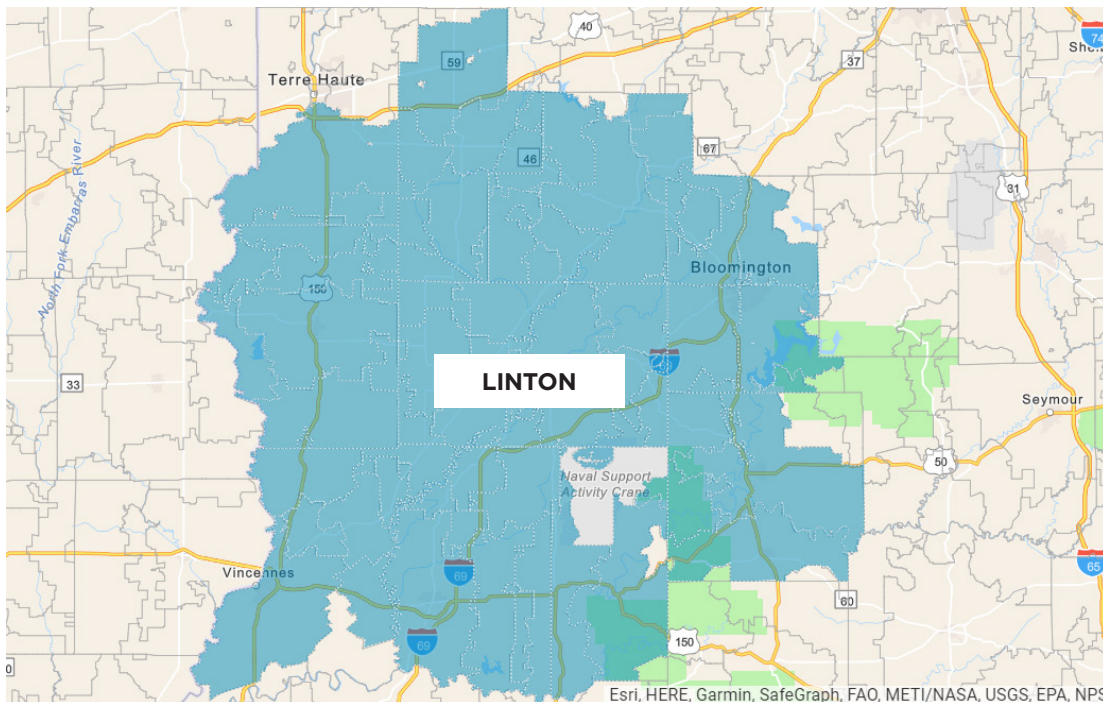
**11.47**

PROPERTY CRIMES  
PER 1,000 PEOPLE

The national rate for an area this size is **22.98 per 1,000 people**.

Source: Emsi 2019

## REGION OF ANALYSIS: 45-MINUTE DRIVE TIME FROM GREENE COUNTY





## CURRENT INDUSTRY CLUSTER STRENGTHS\*



**LOCAL UTILITIES**  
389 JOBS



**CONSTRUCTION  
PRODUCTS  
AND SERVICES**  
60 JOBS



**LIVESTOCK PROCESSING**  
77 JOBS



**BUSINESS SERVICES**  
172 JOBS



**LOCAL HEALTH  
SERVICES**  
1,921 JOBS



**LOCAL LOGISTICAL  
SERVICES**  
150 JOBS



**UPSTREAM METAL  
MANUFACTURING**  
49 JOBS



**DOWNSTREAM METAL**  
29 JOBS



**INFORMATION  
TECHNOLOGY  
AND ANALYTICAL  
INSTRUMENTS**  
26 JOBS



**MEDICAL DEVICES**  
189 JOBS

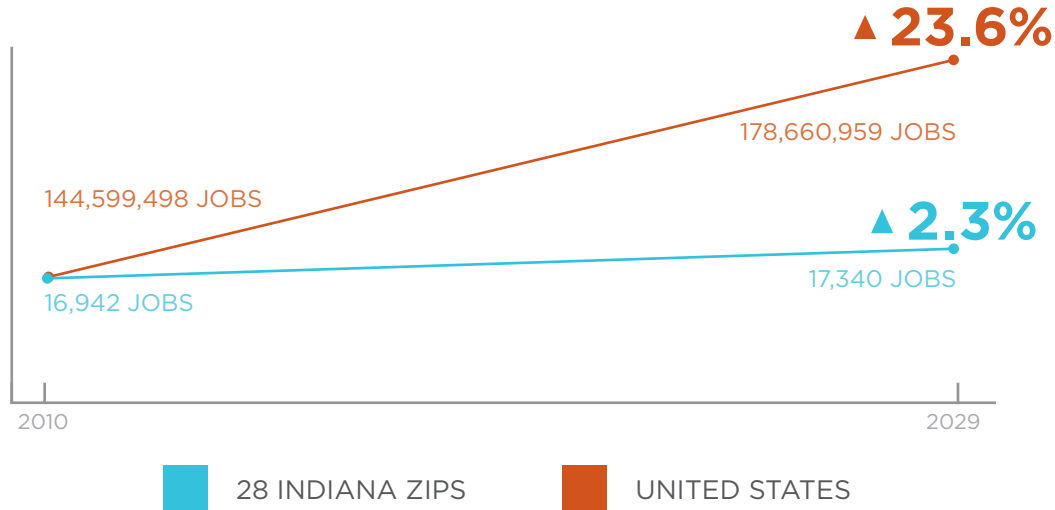


**TRANSPORTATION  
AND LOGISTICS**  
222 JOBS

*Source: Emsi 2019*

## INDUSTRY SNAPSHOT

From 2010-2029, data indicates the overall industry base for the region will increase by 2.3% as compared to the national projected rate of 23.6%. This indicates steady growth for the region, though slower than the U.S.



## JOBS (REGION)

▼ **532** 16,507 (MAR 2020)  
Jobs decreased by 532 over the last 5 years but are **projected to grow by 518 over the next 5 years.**

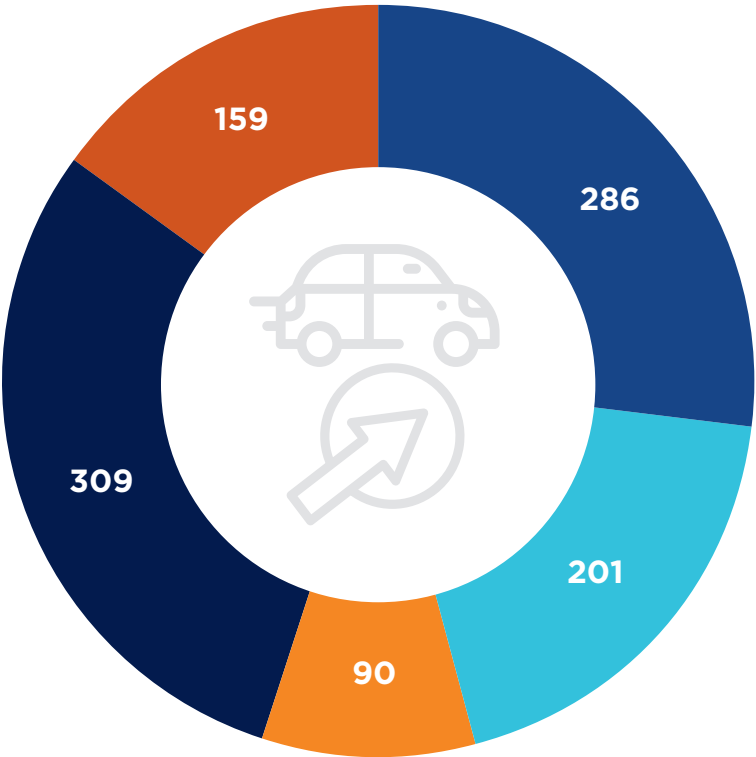
## EARNINGS

▼ **\$2.39/hr** MEDIAN EARNINGS: \$16.15/HR (REGION)  
Regional median earnings are \$2.39/hr. below the national median earnings of \$18.54/hr.

Source: Emsi 2019

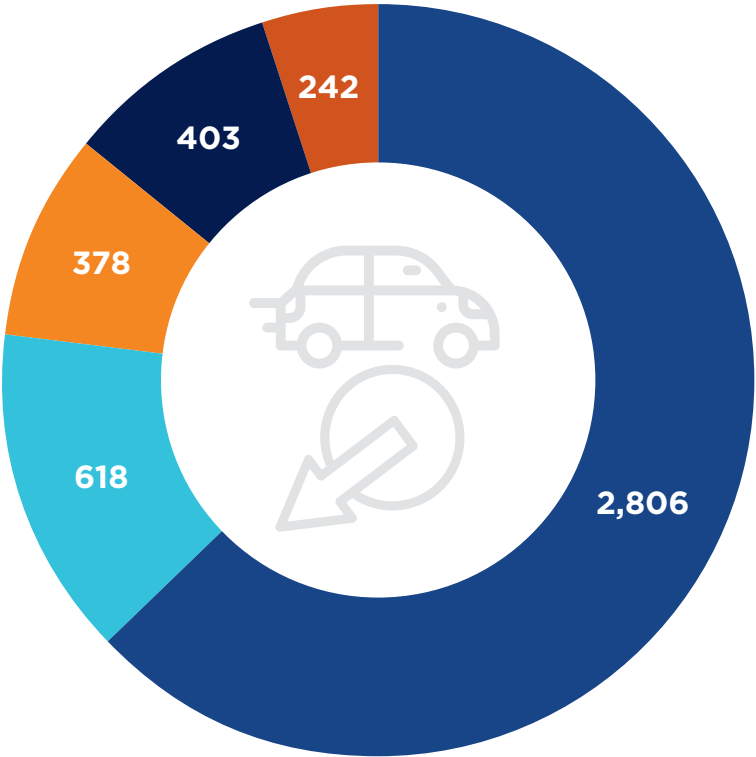


# COMMUTING



## INTO GREENE

- MONROE COUNTY
- LAWRENCE COUNTY
- DAVIESS COUNTY
- SULLIVAN COUNTY
- CLAY COUNTY



## OUT OF GREENE

- MONROE COUNTY
- MARTIN COUNTY
| SULLIVAN COUNTY |
| VIGO COUNTY |
| OWEN COUNTY |

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 to ignite prosperity in the heart of Southern Indiana and the City of Linton.

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.

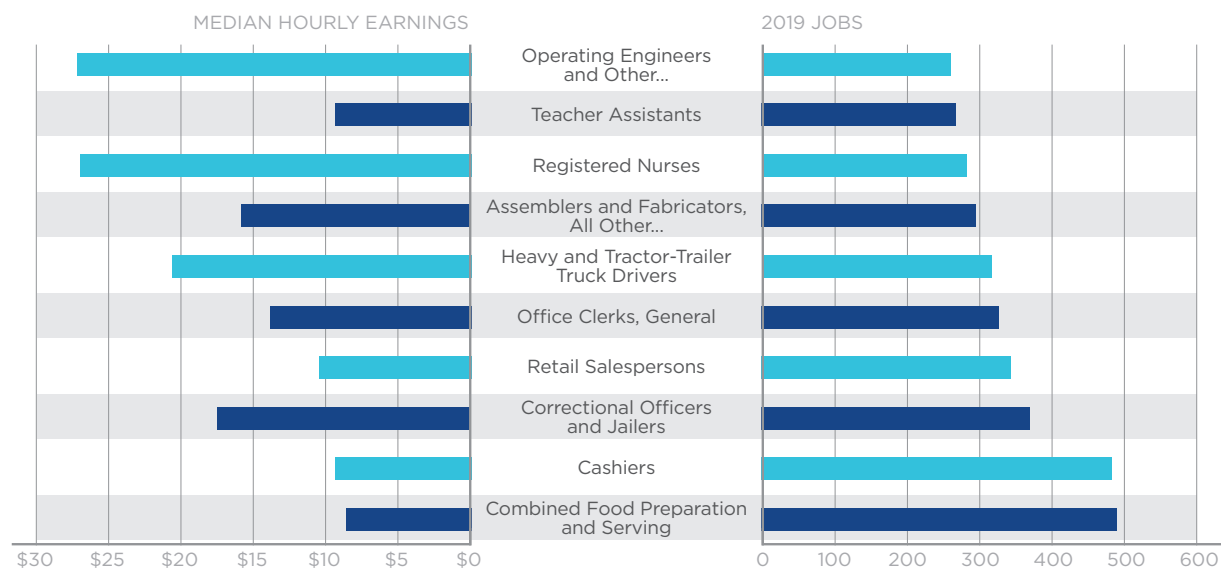
Radius is also launching two new workforce training programs: Catapult and Build Your Own, which focus on the upskilling of workers to meet the needs of manufacturing and construction trades, respectively.

In the Linton 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 bootcamp, 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.

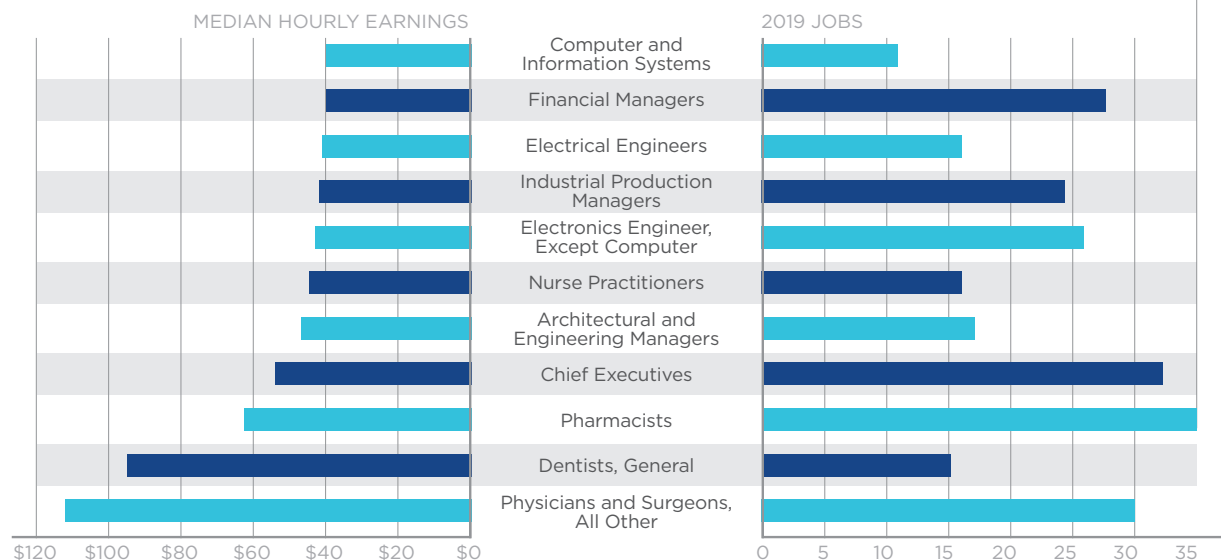


# OCCUPATIONS (REGION)

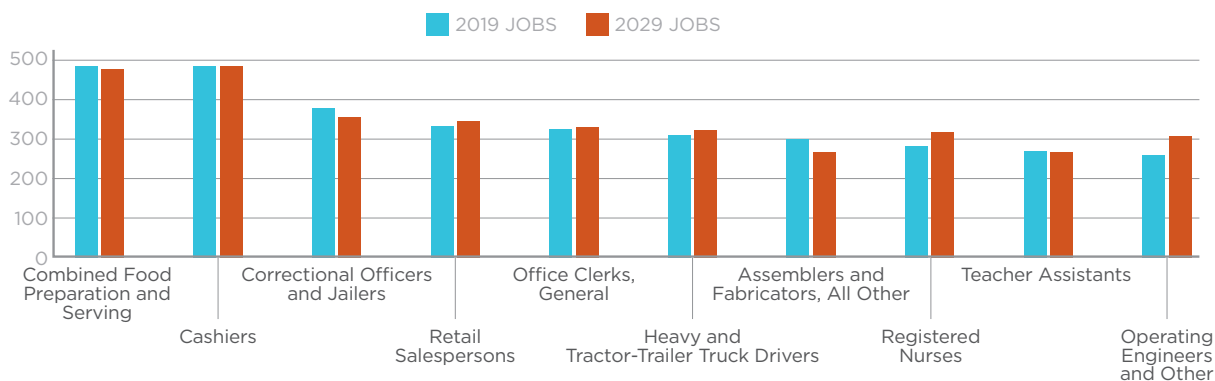
## LARGEST OCCUPATIONS



## HIGHEST PAYING OCCUPATIONS



## FASTEST GROWING OCCUPATIONS



Source: Emsi 2019

# WAGE LEVELS - INDUSTRY BASE

SOC	OCCUPATION	GREENE COUNTY			RADIUS REGION			INDIANA			US		
		CURRENT		10-YR DEMAND	CURRENT		10-YR DEMAND	CURRENT		10-YR DEMAND	CURRENT		10-YR DEMAND
		EMPL	AVG ANN WAGES	TOTAL DEMAND	EMPL	AVG ANN WAGES	TOTAL DEMAND	EMPL	AVG ANN WAGES	TOTAL DEMAND	EMPL	AVG ANN WAGES	TOTAL DEMAND
11-9013	Farmers, Ranchers, and Other Agricultural Managers	307	\$53,900	162	1,989	\$54,900	1,242	21,315	\$64,000	14,005	832,109	\$79,900	579,796
41-2011	Cashiers	258	\$20,200	414	2,247	\$20,200	3,874	72,310	\$21,100	127,539	3,627,643	\$23,200	6,454,329
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	252	\$18,400	469	2,367	\$18,600	4,754	90,165	\$19,600	186,438	3,750,265	\$22,100	7,889,320
29-1141	Registered Nurses	247	\$57,000	99	1,891	\$57,800	1,028	69,106	\$64,900	41,958	3,134,829	\$75,600	2,052,065
41-2031	Retail Salespersons	222	\$25,600	272	2,268	\$25,500	3,082	90,269	\$26,100	124,482	4,441,778	\$28,400	6,113,570
31-1014	Nursing Assistants	172	\$24,500	158	1,231	\$24,900	1,326	33,083	\$27,200	38,691	1,545,454	\$29,600	1,927,177
43-9061	Office Clerks, General	132	\$29,200	120	1,702	\$29,500	1,737	68,239	\$33,500	73,997	3,039,903	\$35,200	3,363,520
53-3032	Heavy and Tractor-Trailer Truck Drivers	124	\$41,600	115	1,946	\$42,300	2,059	58,141	\$46,300	64,481	2,004,558	\$45,600	2,248,768
41-1011	First-Line Supervisors of Retail Sales Workers	107	\$39,800	89	967	\$39,000	923	31,345	\$40,300	31,178	1,526,352	\$45,200	1,529,690
35-3031	Waiters and Waitresses	101	\$20,000	179	1,137	\$20,100	2,181	50,430	\$22,300	99,108	2,637,359	\$25,800	5,238,201
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	101	\$26,400	116	1,043	\$26,300	1,328	48,085	\$27,000	65,027	2,360,394	\$29,000	3,264,893
43-5081	Stock Clerks and Order Fillers	100	\$26,900	109	1,120	\$26,900	1,365	43,187	\$27,400	55,341	2,057,762	\$28,600	2,632,888
11-1021	General and Operations Managers	94	\$87,300	67	1,489	\$89,200	1,216	54,629	\$103,100	48,260	2,375,246	\$123,800	2,146,126
37-3011	Landscaping and Groundskeeping Workers	93	\$24,500	106	631	\$24,900	782	22,681	\$27,900	29,548	1,166,640	\$31,100	1,536,573
25-2021	Elementary School Teachers, Except Special Education	93	\$50,100	49	809	\$50,600	504	26,774	\$52,500	18,111	1,368,918	\$62,200	1,013,259
47-2061	Construction Laborers	91	\$42,300	89	1,107	\$41,200	1,231	28,674	\$38,300	32,881	1,443,338	\$40,200	1,675,872
25-9041	Teacher Assistants	86	\$21,500	71	741	\$22,300	697	26,259	\$23,600	26,425	1,322,852	\$28,800	1,413,849
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	82	\$36,800	100	1,923	\$36,700	2,590	90,903	\$30,700	132,656	3,005,862	\$30,900	4,314,516
43-4051	Customer Service Representatives	82	\$33,400	82	1,076	\$33,600	1,212	56,400	\$36,300	68,512	2,942,420	\$36,500	3,614,898
49-9071	Maintenance and Repair Workers, General	74	\$39,600	63	1,006	\$40,100	963	36,319	\$40,000	37,257	1,431,664	\$40,800	1,507,859

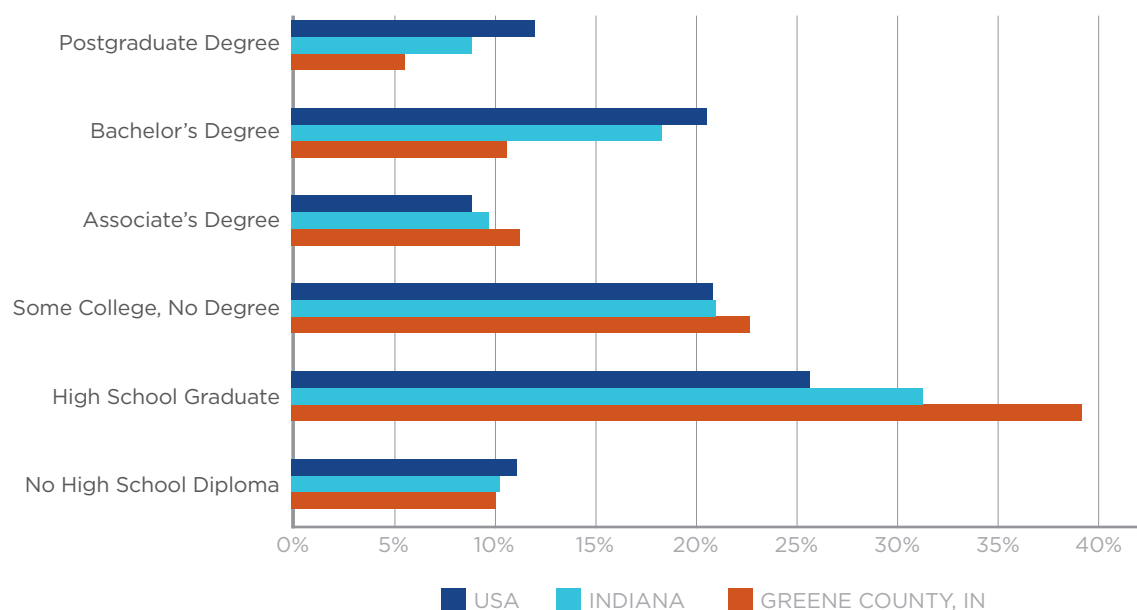
Source: JobsEQ®

Data as of 2019Q4 except wages which are as of 2018. 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: Wednesday, May 6, 2020 7:37 AM

## 2019 EDUCATIONAL ATTAINMENT

### EDUCATIONAL ATTAINMENT LEVELS WITHIN THE REGION



## HOUSING - GREENE COUNTY

HOUSING UNITS  
(JULY 2018):

**15,265**

OWNER-OCCUPIED  
HOUSING UNIT RATE  
(2014-2018)

**80%**

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

**\$ 95,600**

MEDIAN SELECTED  
MONTHLY OWNER  
COSTS -WITH A  
MORTGAGE (2014-2018)

**\$1,027**

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

**\$393**

MEDIAN GROSS RENT  
(2014-2018)

**\$617**

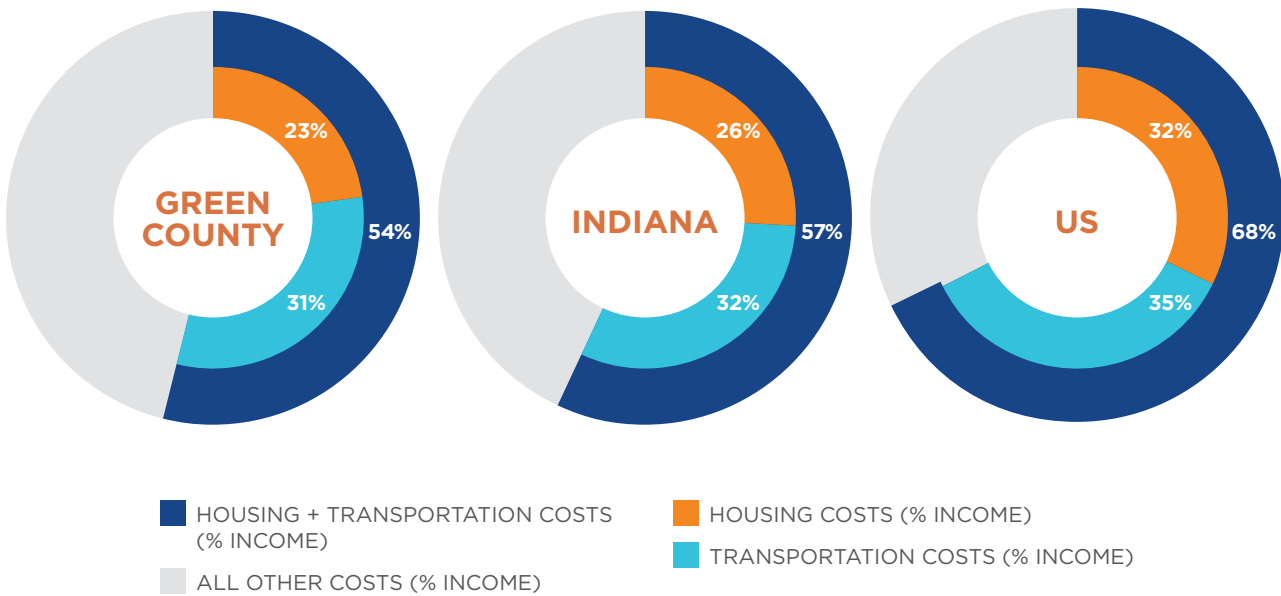
BUILDING PERMITS  
(2018)

**NA**

Source: Emsi 2019



## HOUSING AND TRANSPORTATION AFFORDABILITY:



Source: H&amp;T Index

## CHILD CARE SPACE AVAILABILITY



GREENE COUNTY, IN (2017)

Number of slots available for children in licensed centers: 284

Source: STATSIndiana

## INNOVATION INDEX 2.0: GREENE COUNTY, IN

Indices attempt to present complex data simply, somewhat like a dashboard gauge. The headline, categorical and core indices 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.

**77.2**

Headline Index

**2,220**

Rank of 3110 Counties

This area has normal 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.

**Greene County's Walk Score is 6**, meaning the county is car dependent. The county's **Bikescore is 25 (out of 100)**, meaning it is somewhat bikeable. This index measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.



Source: Walkscore.com

## CRIME

**CRIME IS RANKED ON A SCALE OF 1 (LOW CRIME) TO 100 (HIGH CRIME)**

**Greene County violent crime is 11.1.** (The US average is 22.7)

**Greene County property crime is 38.6.** (The US average is 35.4)



Source: Bestplaces.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.

**Overall Greene County Population Score: 48.9**

**State Average: 51.2**

**Peer Group Average (Rural): 56.2**

**U.S. Average: 47.4**



Source: U.S. News and World Report



**VERISITE**

[certifiedbyverisite.com](https://certifiedbyverisite.com)