



# KEDCO

KOSCIUSKO ECONOMIC DEVELOPMENT CORPORATION

## 2023 PROGRESS REPORT



# WHO WE ARE

## A Mission in Motion

Our mission is to **convene**, **build**, and **show** Kosciusko County's talent, ideas, and capital.

Our economic development efforts focus on three pillars that build on the strengths of our local community and propel the growth of our local economy: **entrepreneurship**, **housing**, and **talent**.

KEDCO has fee for service agreements in place with the following units of government for economic development services: Kosciusko County and the communities of: Claypool, Etna Green, Leesburg, Mentone, Milford, Pierceton, Silver Lake, Syracuse, Warsaw, and Winona Lake.

## KEDCO Family of Businesses

As KEDCO has evolved to meet the needs of the companies and communities we serve, we have established three additional entities that we refer to as the "KEDCO Family of Businesses" to support county-wide economic development efforts.

**Kosciusko Development, Inc. (KEDCO)**

Est. 1984  
501(c)(6)

**Kosciusko Community Development Corp. (KCDC)**

Est. 2019  
501(c)(4)

**Kosciusko Development Land Trust (KDLT)**

Est. 2020  
501(c)(3)

**Kosciusko Workforce Housing Corporation (KWHC)**

Est. 2020  
501(c)(3)

## TRANSFORMATIVE PROJECT

### Critical Corridor Connections

Warsaw was one of only three communities in the state chosen to participate in a Community Centered Economic Inclusion program led by Brookings Institution and Local Initiatives Support Corporation (LISC).

KEDCO helped lead efforts to co-create an economic inclusion plan for the City of Warsaw. More than 40 stakeholders were involved in the project, and KEDCO had 180+ engagements with stakeholders throughout the process.

Findings have already led to a feasibility study for a downtown performing arts center. The project is funded by the Indiana Economic Development Corporation.

## ECONOMIC DEVELOPMENT: A glimpse of the process

INTERACTIONS



REFERRALS & CONNECTIONS



PARTNERSHIPS



OPPORTUNITIES



INVESTMENT & JOBS



THRIVING COMMUNITY



# CONVENE

## BRINGING PEOPLE & RESOURCES TOGETHER TO MAKE THINGS HAPPEN

Data throughout is based on July 1, 2022 – June 30, 2023.



KEDCO hosted

### 20 events

## KEDCO Leadership Roundtables

bring together local business leaders for connection and discussion on key industry & community topics.

## New in 2023, KEDCO Lunch & Learns

bring together leaders from the same industry for connection and insight on resources and opportunities available from business support organizations. Some presenters have included: Purdue Manufacturing Extension Partnership and the Indiana Procurement Technical Assistance Center.



## Kosciusko Entrepreneur Socials

bring together entrepreneurs at every stage of business for camaraderie, founder stories, and learning. Entrepreneur Socials take place every other month. Since launching in 2022, we've convened nearly 200 PEOPLE at Entrepreneur Socials.



## IMPACT STORY

In response to discussions at a KEDCO Talent Think Tank, Ivy Tech hosted its first-ever “Learn While You Earn” hiring fair for employers who offer tuition assistance. **Sixteen local employers** participated in the event and **57 job offers** were made.

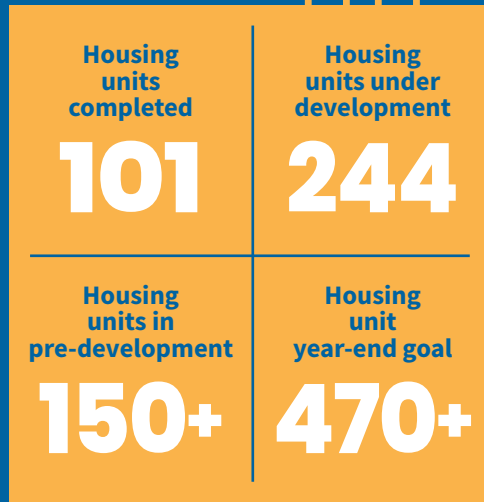


# HOUSING



## Building upon our Housing Initiative

A housing needs study showed market potential for 2,000+ additional units in Kosciusko County, and KEDCO was identified to lead county-wide housing efforts to create more market rate, workforce housing, with a key focus on proximity to employment centers.

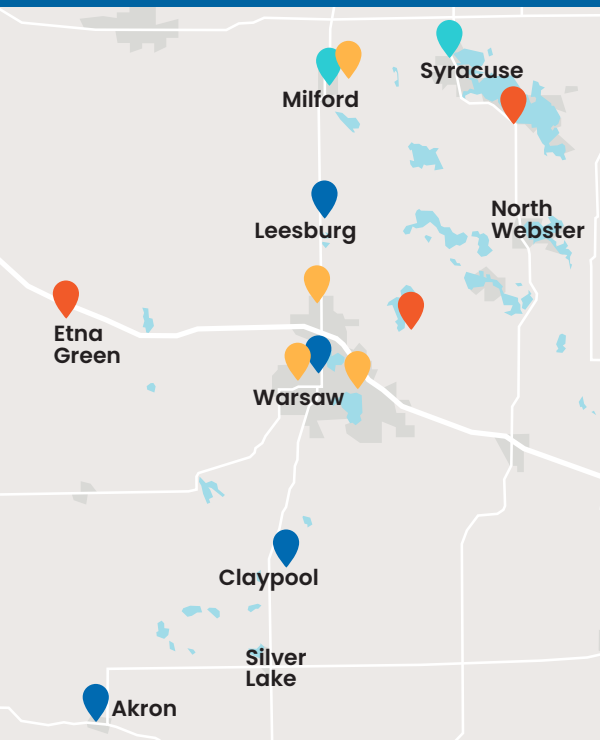


## TRANSFORMATIVE PROJECTS

**Gatke Lofts** KEDCO is working alongside the City of Warsaw and Rebar Development to rehabilitate and develop the former Gatke warehouse and factory site located along the Argonne Corridor in Warsaw. The Gatke project will offer a unique mix of housing, flexible office/studio options, and commercial space.

**Millworks** KEDCO is working alongside the City of Warsaw and AP Development LLC to develop the former Owen's site in downtown Warsaw. The 2-acre site will include an 85-unit market rate apartment building with commercial space available on the first floor.

**Eastfield Housing** In May 2023, a groundbreaking was held for the Eastfield housing development in Milford. Development is led by Miller Brothers Builders, and will bring 50+ single-family homes to the area. KEDCO worked alongside the Town of Milford to bring this project to life.



## Where are projects happening?

- Underway**  
Eastfield (Milford), Millworks (Warsaw), Northwest Townhomes (Warsaw) and Gatke (Warsaw)
- RFP Process**  
Etna Green, South Shore Village (Syracuse) and Camp & Fish (Warsaw)
- Emerging Sites**  
Akron, Leesburg, Buffalo Street (Warsaw) and Claypool
- Completed**  
The Village on Fourth Apartments (Milford) and Urban Oaks Apartments (Syracuse)

## HOUSING PROJECT PROCESS: A closer glimpse

PRE-QUALIFICATION ► DEVELOP MEMORANDUM OF UNDERSTANDING ► SITE SEARCH ►

# BUILD

## DOWNTOWN BUSINESS STUDIO

In Spring 2023, KEDCO relocated its offices and established the Downtown Business Studio in Warsaw.

**KEDCO offices** are located on the 3rd floor.

**The Workspace**, located on the second floor, is a membership-based shared classroom-style space. It's ideal for entrepreneurs, solopreneurs, remote workers, or road warriors who do not have a Kosciusko office location.

**The Market**, coming this fall to the first floor, will include a café-style space with pop-up retail from local businesses. It's an ideal opportunity to test drive a retail business!

## BUILDING A PIPELINE OF STARTUP COMPANIES

KEDCO and venture studio firm, **NEXT Studios** launched a medical technology-focused business accelerator program to develop a pipeline of startup companies to complement and advance the local orthopedic sector. Eleven startup founders have participated to-date, and another cohort of the program will begin in Fall 2023.

## HELP KOSCIUSKO

**The Hoosier Enduring Legacy Program (HELP)**, housed by KEDCO, has 21 volunteer-led projects in process to help equip and build long-term capacity in our rural communities.

## IMPACT STORY

Co-founders of local medtech startup, **GemViz**, first began sharing business ideas at a KEDCO Entrepreneur Social before launching the company in August 2023. GemViz also participated in the accelerator program.



# THE PODCAST

## Clearly Kosciusko – The Podcast

The Clearly Kosciusko Podcast features guests from different backgrounds and walks of life, all with unique professional and personal experiences. Whether they have roots in the community, journeyed here later in life, launched a business, or are a part of our strong workforce, the podcast is a collection of diverse stories with the common denominator being Kosciusko County or “K-County.”

In early 2023, KEDCO established a partnership with DreamOn Studios to improve and amplify the stories we’re sharing. Today, the podcast is powered by KEDCO and DreamOn Studios in partnership with Tippy River Adventures & Visit Kosciusko County.

Since launching in late 2020, The Clearly Kosciusko Podcast has featured more than **80 GUESTS** from nearly **30 DIFFERENT INDUSTRIES**, and produced nearly **70 EPISODES**.

*“There’s not another place in the United States I’d want to live. I absolutely love Warsaw, Winona Lake and Kosciusko County.”*  
– Rod Mayer, President of Medartis US



## INVESTMENT

### By the Numbers

 **\$105m+**  
invested by  
companies

**575+** **\$28/hr**  
new jobs committed wage of new jobs committed

*Numbers based only on KEDCO or IEDC supported projects July 1, 2022 – June 30, 2023*

## TRANSFORMATIVE PROJECT

**South Shore Village** KEDCO worked alongside South Shore Ventures LLC to distribute a request for proposals to developers for a 112-acre mixed use site at the former South Shore Golf Course in Syracuse. The conceptual site plan includes single-family housing and commercial space.

## GETTING CONNECTED

**KEDCO wants to connect with you!** Whether you have an established business or you’re starting a new venture, we’re here to support you on your journey by learning about your business needs and goals, connecting you to the right resources, and sharing our community’s story.

# SHOW

## COMPANY HIGHLIGHTS

**In June 2023**, Paragon Medical celebrated its new 34,000 SF additive manufacturing facility in Pierceton with a ribbon cutting and grand opening event. The company invested more than \$16M in the project and anticipates investing an additional \$19M over the next five years.

**In March 2023**, global company, Mentor Supply Chain USA (Mentor Media) celebrated a groundbreaking event for its medical device packaging and supply chain solutions facility located in a portion of the 100,000 SF shell building at Warsaw Technology Park.

## TALENT: SHOWING WHAT KOSCIUSKO COUNTY HAS TO OFFER

**KEDCO led an effort** for Kosciusko County to join with Indiana-based MakeMyMove to recruit remote workers from out-of-state. KEDCO and MakeMyMove launched the program in late 2022 and four out-of-state families have already committed to moving to the community.

*“Living in the greater Los Angeles area my whole life, I’m looking to make a move to a slower-paced and friendlier, more tight-knit community in which to raise a family in.”*  
– Briana

**In May of 2023**, KEDCO hosted its first Community Showcase event for out-of-town corporate recruiters who haven’t yet had the chance to visit Kosciusko County. These events provide an up-close glimpse of our community. Nearly a dozen recruiters have participated since launching the program in the spring.

## IMPACT STORY

**KEDCO helped connect** several local employers to Manufacturing Readiness Grants, which support companies in pursuing “smart manufacturing” investments.

The program is managed by Conexus Indiana in partnership with the Indiana Economic Development Corporation and Next Level Manufacturing Institute.

To-date, 10+ Kosciusko County companies have received grants.

## HIGHLIGHTS

### Digital Engagement

KEDCO grew its following by

**19.7%**

across social media platforms



KEDCO had

**21,821** 

engagements through its bi-weekly digital newsletter.

KEDCO increased its number of social media engagements from last year by

**73%**

