



City of South Bend - Office of the Mayor
BLACKTHORN/AIRPORT AREA INFORMATION
September 28, 2007

1. **Most new jobs are created through expansion of existing businesses and by small businesses or entrepreneurs.** – multiple sources
2. New manufacturing investment is often viewed as the primary source for generating new jobs. However, **most new jobs are created by existing firms. State and local economic development efforts, therefore, might benefit from focusing attention of existing business and industry.** – Source: “A Descriptive Analysis of Employment Growth In Indiana, 1988-1994,” by Daniel V. Rainey and Kevin T. McNamara, Research Assistant and Associate Professor, respectively, Department of Agricultural Economics, Purdue University, West Lafayette, Indiana
3. **Job retention is usually much cheaper on a per-job basis than recruitment;** and two, most new jobs are created by growth in existing businesses, **so it is usually more cost-effective to focus on them instead of recruitment.** – Source: Good Jobs First, a national policy resource center for grassroots groups and public officials, promoting corporate and government accountability in economic development and smart growth for working families.
4. More than ½ billion of development has occurred in the Blackthorn area – about the same amount that has occurred in Edison Lakes, even though the Mishawaka project began a year earlier. Yet few in South Bend notice the growth on the northwest side because it doesn't contain retail that draws people there every day.
5. More than 3,000 new jobs have been created in the Blackthorn area's 11 industrial parks – good-paying jobs, not minimum-wage retail.
6. In 2006, total new investment in the AEDA = \$24.8 million
7. New industrial development the last year or so:
 - Two years ago, Middlebury-based Elkhart Plastics Inc. began its move to the South Bend area when it acquired a 3,700-square-foot facility at 3300 N. Kenmore Street in the Blackthorn area, bringing 40 jobs into the community. They became the new North American headquarters for Promens, the largest rotational molding company in the world, headquartered in Reykjavik, Iceland. They took on a \$600,000 remodeling and expansion of the facility by 6,500 square feet, moving into the expanded facility within the last couple months. They will create 20 new jobs with an increased payroll of \$1 million.
 - Holladay Corp. built the \$5 million Huron building in Portage Prairie, the first industrial speculative facility built in years.
 - United Fixture, 4300 Quality Drive, relocated from Niles.
 - Enzyme Research Laboratories, 1801 N. Commerce Drive, is creating 6 new jobs with an increased payroll of \$300,000.

Expanding Businesses:

- PEI Genesis is creating 12 new jobs with an increased payroll of \$340,000 with its \$10.3 million expansion. This company has doubled in the last four years to 140 employees – good-paying, high-tech jobs.
- McCormick & Co., 3425 Lathrop, created 38 new jobs with an increased payroll of nearly \$1 million.
- USF Holland has expanded warehousing capacity with a new terminal at 5550 W. Cleveland Road.

8. Other new development also in the last year or so includes:

- Carbon Mill Plaza, a 30,000-square-foot retail center, was built in 2006 near the U.S. 31 Bypass and Brick Road.
- CB Richard Ellis is building a new multi-tenant facility on Old Cleveland Road.
- Round 2 Corp., 4073 Meghan Beehler Court, Retail & Warehousing
- Resurrection Lutheran Academy built a \$1.9-million, 23,000-square-foot school on an 8.8-acre site at Olive Road and Nintz Parkway.
- Northwest Family Medicine, 2930 Cleveland Rd - \$2 million
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Project Future 2007 Report- New to area:

- AmeriFleet Transportation
- GAB Robins
- Leadership Evolutions, Inc
- South Bend Architecture
- Burgin Enterprises
- Downstream Alternatives, Inc.
- Federated Insurance Co.
- Siemens Shared Services
- Tom McMahon/Sigma
- York International
- MWI Midwest
- Tyco Fire and Security
- ICAT Logistics, Inc.
- ORS Nasco
- Heatex Radiator, Inc.
- Weaver Boos Consultants
- Dietz Capital Advisory Group, LLC
- Insurance & Benefit Advocates, Inc.
- Worldwide Freight, Corp
- Performance Adhesive, Inc.
- Global Access Point
- Cintas Corporation
- Yellow Transportation
- American Olean Midwest
- Corporate Services
- Systems Material Handling Co.

2000 U.S. Census – 51,359 workers, 63.7%;
2006 – 49,862 workers, 64.5%

The 2000 figures are *actual counted numbers* from the U.S. Census. The 2006 figures are *an estimate* from survey with a margin of error of +/- 2.961 percent¹.

That means the 2006 percentage of workers actually could be ...

As high as: 51,338 workers, representing 67.5 percent of the population

As low as: 48,386 workers, representing 61.5 percent of the population.

Either way, it's within the margin of error. (It hasn't changed significantly.) The numeric decline simply reflects what is projected by the Census to be a population decline since 2000, but that's another story.

¹ 2.951 percent is equal to 1,476 workers.