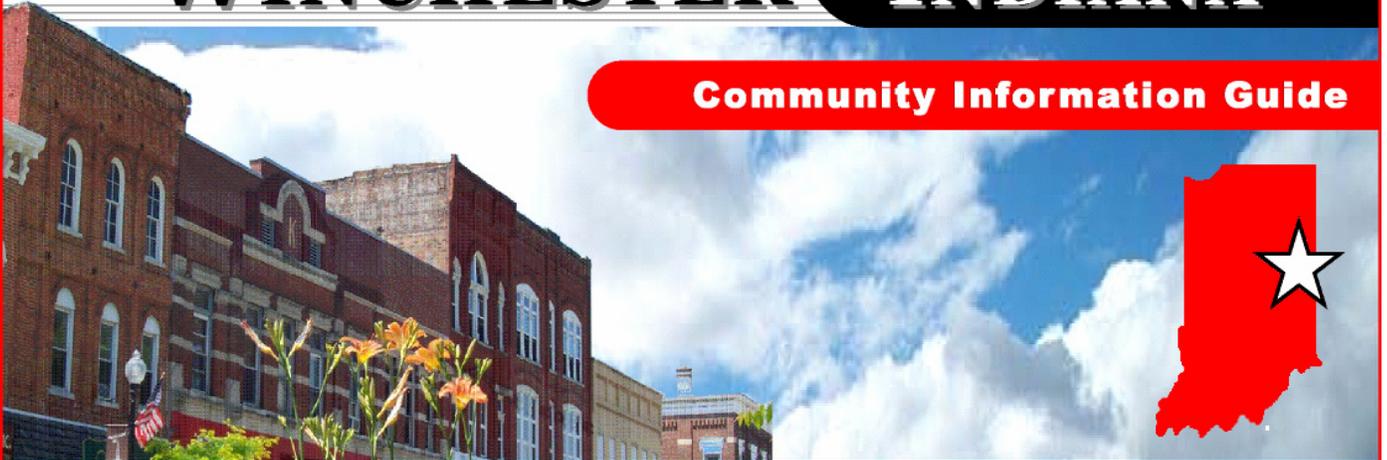


**City of**

# **WINCHESTER INDIANA**

## **Community Information Guide**



### **Contents**

<b>About Winchester</b>	<b>2</b>	<b>Workforce</b>	<b>9</b>
<b>Transportation</b>	<b>3-4</b>	<b>Utilities</b>	<b>10</b>
<b>Recreation</b>	<b>5-6</b>	<b>Incentives</b>	<b>11</b>
<b>Medical Facilities</b>	<b>7</b>	<b>Available Sites - Vision Park</b>	<b>12-13</b>
<b>Education</b>	<b>8</b>		



**For More Information Contact:**

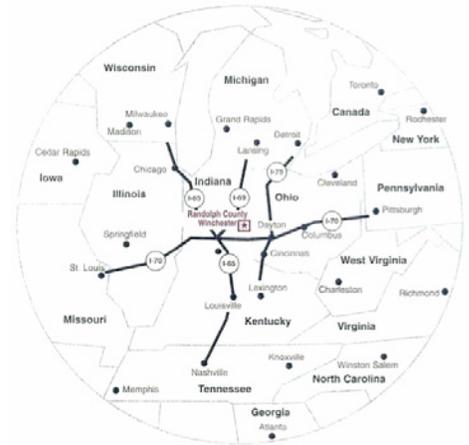
**Mayor Steve Croyle - City of Winchester**

**113 East Washington, P.O. Box 408, Winchester, Indiana 47394**

**E-mail: [winchestermayor@insightbb.com](mailto:winchestermayor@insightbb.com) Telephone: (765) 584-6845**

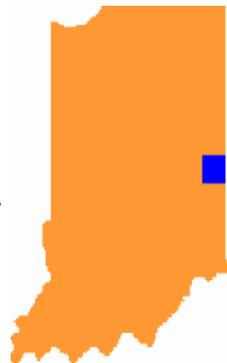
# About Winchester

Winchester, Indiana is a vibrant, growing community that respects its heritage and is a place where families, organizations and businesses find the resources, infrastructure, and quality of life to thrive. A great pool of local leadership effectively manages resources and works with all community organizations to instill a confidence and excitement about the future of Winchester. It is a community with an eye to the future that respectfully reaches out to surrounding communities and government units in partnership and cooperation for the benefit of the entire county, region and state.



## Location

Winchester is located in Randolph County on the Indiana-Ohio border. There are an estimated 6 million people within a 2 hour drive and an estimated 50,000,000 people within a 5 hour drive. Major markets within a 5 hour drive include Chicago, Detroit, Cleveland, Columbus, Cincinnati, Louisville, Milwaukee and Nashville.



### Distance to...

<b>Indianapolis</b>	<b>75 miles</b>
<b>Dayton, OH</b>	<b>55 miles</b>
<b>Cincinnati, OH</b>	<b>100 miles</b>
<b>Columbus, OH</b>	<b>125 miles</b>
<b>Louisville KY</b>	<b>170 miles</b>
<b>Chicago, IL</b>	<b>180 miles</b>
<b>Detroit, MI</b>	<b>170 miles</b>
<b>St. Louis, MO</b>	<b>300 miles</b>

Regional Market	
<b>Randolph County, IN</b>	<b>26,600</b>
<b>Delaware County, IN</b>	<b>116,300</b>
<b>Jay County, IN</b>	<b>21,600</b>
<b>Wayne County, IN</b>	<b>69,200</b>
<b>Henry County, IN</b>	<b>47,300</b>
<b>Darke County, OH</b>	<b>53,000</b>

# Transportation

## Principal Highways

I-70	20 miles south
I-75	35 miles east
I-69	35 miles west
US 27	North-South thru Randolph Co.
US 36	Southern part of Randolph Co.
St. Rd. 32	East-West thru Randolph Co.
St. Rd. 28	Northern part of Randolph Co.

## Airports

The **Randolph County Airport** is located one mile east of Winchester adjacent to State Road 32. It has a paved **runway 4,000 feet long** and 50 feet wide, with 1,000 ft. expansion scheduled to be completed by 2008. Jet fuel as well as 100 low lead aviation fuel are available on site. The airport is staffed and open 8 a.m. - 5 p.m. year round. The Muncie airport is about 20 miles west and features two lighted runways 6,500 and 4,200 feet long with FAA towers and navigation. The Richmond Municipal Airport is approximately 35 miles south of Winchester. Dayton, Ohio International Airport which has three runways ranging in size from 7,001 feet to 10,900 feet is approximately 55 miles east.



## Railroad

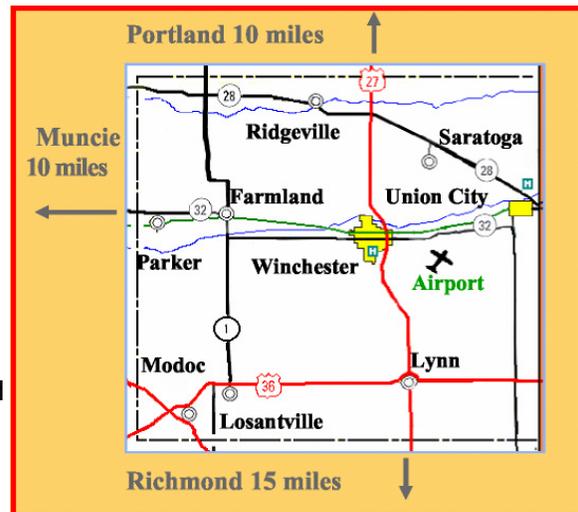
**CSX** maintains a **double track main line** through Winchester and Randolph County, providing a key transportation route between St. Louis, Indianapolis and the Northeast. CSX operates more than 2,000 miles of track throughout Indiana. Services available include both intermodal and TRANSFLO services.



# Transportation

## Trucking

Motor freight service is provided by **11 trucking firms** as well as being the corporate headquarters for a major warehouse (over 120,000 square feet) and distribution system company. **DMI Distribution Inc's.** facility in Winchester has 16 docks and a 12' drive-in overhead door. The ceiling height is 27' at the eave and 36' in the center. The warehouse is protected by wet sprinkler systems and monitored fire and intrusion alarms. The warehouse is maintained to food quality standards.



## Ports

The **State of Indiana** ships about **70 million tons of cargo** by water each year, which ranks **14th among all U.S. States**. More than half of Indiana's border is water, which includes 400 miles of direct access to two major freight transportation arteries: the Great Lakes/St. Lawrence Seaway (via Michigan) and the Inland Waterway System (via the Ohio River). The state's three-port system (Burns Harbor, Mount Vernon, and Jeffersonville) serves the world's most productive industrial and agricultural region through a combination of strategic location, intermodal connections and specialized facilities. Indiana's ports are designed to quickly and efficiently transport products by truck, rail or barge to the manufacturing and agricultural markets of the country and the world.



## Recreation

### Winchester Motor Speedway

The high-banked asphalt 1/2-mile oval is located on SR 32 in Winchester. The seating capacity is 4,000 and an underground walk-through tunnel makes commuting from the pits to the grandstands convenient. The Speedway was started in 1916 and was the first half-mile oval in the United States, which was made out of a clay surface. It is the oldest running short track in operation, and falls second to the famed Indianapolis Motor Speedway as the oldest speedway still under operation.



### Winchester Golf Course

Twenty-seven holes of golf located in Winchester. The 9-hole "Beeson 9" course features 3,268 yards (36 par); the 9-hole "Pony 9" course features 3,196 yards (36 par); and the 9-hole "Willows 9" course features 3,272 yards (36 par) of golf from the longest tees. Designed by William H. Diddel, ASGCA/Timothy Liddy, ASGCA, the golf course opened in 1935.



### Goodrich Park

The land later known as the Goodrich Park was donated to the City by Elizabeth Goodrich in August of 1915. The first twenty acres on the Northeast corner of Winchester was a part of the original farm of the Goodrich Park. The land had its own irrigation system and was mainly a fruit orchard. The original plans of the park from the beginning were designated as an International Arboretum. There are more than 40 different types of trees in the park. They were planted in a pre-planned method of memorials. More acres of land have been donated over the past 70 years. The City has a total of 97 acres in the Winchester Parks System within the city limits with activities for all ages.



## Recreation

### Randolph County YMCA

The Randolph County YMCA mission is to put Christian principles into practice through programs that build healthy spirit, mind, and body for all. Programs range from preschool, childcare, day camp, and after-school care to youth and adult sports, group exercise, individual fitness training, wellness, walking/running track, and Y'sOWLS for the seniors in the community. YMCA offers corporate memberships along with family and individual memberships. Character development is integral to all YMCA programs. We are guided by our four core values: caring, honesty, respect, and responsibility. For more information call: 765-584-9622.

***We build strong kids, strong families, strong communities.***

### Camp Yale

Winchester is also home to Camp Yale—a specially designed 30 acre wooded site designed for corporate and youth team skills and confidence building. Camp Yale is a picture perfect location for teambuilding events. This professionally managed and beautifully maintained facility features a 20 station challenge course, 30 acres of wooded trails, a shelterhouse, a rock climbing tower, and a 500 foot zip line. Camp Yale can provide corporate or church groups with the very finest in teambuilding activities. For details on all that Camp Yale offers call 765-584-7673.



## Medical Facilities



473 Greenville Avenue  
Winchester, IN 47394  
765-584-0004

[www.randolph.stvincent.org](http://www.randolph.stvincent.org)

*St. Vincent Randolph Hospital is a JCAHO-Accredited 25 bed Critical Access Hospital.*



### Emergency Department

Immediate, efficient care for the emergency patient is one of the most important services provided by St. Vincent Randolph Hospital. The Emergency Department is staffed by specially educated nurses and physicians experienced in emergency medicine.

### Occupational Health

Services include on-site flu shots, DOT & Non-DOT drug screens, physicals, education in-services, industrial rehab programs, PPD's, Hepatitis vaccines, and Breath Alcohol Tests.

### Laboratory Services

The Lab is a 24-hour, full service department operating under the direction of a Board Certified Pathologist. Our Laboratory houses state-of-the-art equipment and instrumentation.

### Rural Health Clinics

Four Rural Health Clinics house the practice of eleven Health Care Providers. The rural Health Clinics services include: Primary care, OB/GYN, wellness, diagnostic, laboratory, Diabetic Care Center and outreach programs.

# Education

Winchester is home to Randolph Central School Corporation, which serves both the city and the surrounding area. It is one of five school corporations in the county. Ivy Tech operates a satellite campus in Winchester at the WorkOne Center (325 South Oak Street, (765) 584-5627) and offers a variety of classes.



The Winchester High School Falcons continue a proud tradition in the classroom and on the athletic field

## Randolph Central School Corporation

103 N East Street, Winchester, Indiana 47394; (765) 584-1401

### Education Data

As of the 2000 Census, 14,580 people twenty-five years of age or over were high school graduates and/or had post-high school education. This amount represented 79.6 percent of the twenty-five and up county population. Of the twenty-five and over population, 1,814 or 9.9 percent were four year college graduates or greater. In 2003, of the 309 persons graduating high school that year 212 or 68.6 percent intended to go on to higher education.

Category	Count	Percentage
Graduate	309	100%
4-year Institution	146	47.2%
2-year Institution	38	12.3%
Vocation/Tech Institution	28	9.1%
<b>Total to Higher Education</b>	<b>212</b>	<b>68.6%</b>

County	High School Graduate or Higher				Bachelor's Degree or Higher			
	2000	Rank	1990	Rank	2000	Rank	1990	Rank
Indiana	82.1	NA	75.6	NA	19.4	NA	15.6	NA
Randolph County	79.6	64	71.9	62	9.9	77	8.6	69
Jay County	78.5	72	68.9	75	9.9	77	8.2	74
Wayne County	78.1	74	71.2	70	13.7	38	11.3	32
Delaware County	81.6	36	74.5	38	20.4	15	16.5	13

College/University	Distance (miles)	Location	Population
Ivy Tech State College—Richmond	22	Richmond, IN	2,353
Indiana University East	23	Richmond, IN	2,480
Earlham College	27	Richmond, IN	1,185
Ivy Tech State College—East Central	28	Muncie, IN	2,013
Ball State University	30	Muncie, IN	17,039
Anderson University	47	Anderson, IN	2,116
Miami University—Oxford	50	Oxford, OH	15,704
Indiana Wesleyan University	54	Marion, IN	6,684
Wright State University	57	Dayton, OH	11,734
Sinclair Community College	62	Dayton, OH	10,577

# Workforce

## County Wide Data

	April '06	2005
Total Labor Force	13,215	13,180
Employed	12,235	12,207
Unemployed	980	1,115
Unemployment Rate	7.4%	7.4%

## Commuting Patterns

Workers entering the County for work:	1,300
Workers leaving the County for work:	4,300

Resident Employment by Occupation	2000
Executive	2,579
Professional	1,629
Technician	672
Sales	1,110
Administrative/Clerical	1,526
Service	1,931
Farming & Forestry	334
Production & Machine Operation	2,714
Transportation & Public Utilities	474
Protected Service	394

Employment by Place of Work	Total Number Employed		% of Total Employed	
	2004	2003	2004	2003
Construction	604	582	5.4%	5.2%
Manufacturing	2,450	2,637	22.1%	23.4%
Transportation & Public Utilities	287	295	2.6%	2.6%
Wholesale Trade	369	323	3.3%	2.9%
Retail Trade	1,061	1,113	9.5%	9.9%
Finance, Insurance & Real Estate	485	490	4.4%	4.3%
Service	1,096	1,040	9.9%	9.2%
Government	1,431	1,436	12.9%	12.7%
Other	3,328	3,358	30.0%	29.8%
<b>Total:</b>	<b>11,111</b>	<b>11,274</b>		

Major Industries	Product	Employment	Contact Info.
Anchor Glass Container Corp.	Glass	410	765-584-6101
Tomasco Indiana LLC	Automotive Parts (Honda)	175	765-584-7639
Henman Engineering & Machine	Automotive Components	35	765-584-6069
OMCO Mould, Inc.	Iron Castings	60	765-584-4000
OMCO Machining Concepts	Machining	60	765-584-2907
Wick's Pie Inc.	Baked Pies and Pie Shells	90	765-584-8401
Cast Metals Technology	Aluminum Casting	100	765-584-6501
Maul Technology	Glass Containers	35	765-585-2101
Omega Enterprises Inc.	Glass Molds	<50	765-584-1990
Silvertown	Numismatics & Collectibles	95	800-788-7481
DMI Distribution Inc.	Shipping/Warehousing	20	765-584-3234

# Utilities

## Electric

Electrical Service is provided by Indiana Michigan Power Company, a subsidiary of American Electric Power. Power to the City of Winchester is supplied through one 34.5KV and two 69KV lines. Both lines are fed from three step-down stations. The 138KV transmission lines are also integrated into the electric company's network. Distribution voltage within the community is 4KV and 13KV. Economic development incentive rates may be available to new or expanding customers which meet minimum demand requirements. For further information call 800-311-4634 or visit:

<http://www.indianamichiganpower.com>

## Gas

Natural gas is obtained through Ohio Valley Gas Corporation, which has its corporate headquarters located in Winchester. The supply comes from an ANR Pipeline and has a 1,000 BTU content. For further information call 765-584-5501 or visit:

<http://www.ovgc.com>

## Water

Water service is provided by Indiana American Water Company. The rated capacity for the Winchester treatment plant is 2.8 million gallons per day (MGD) and the average demand is 1.8 MGD. For further information call 765-962-0470 or visit:

<http://www.indiana-american.com>

## Sanitary Sewer

Sanitary sewer collection and treatment is provided by the City of Winchester. Winchester's wastewater treatment plant uses an activated sludge process and has a rated capacity of 2.19 MGD. The average daily demand is approximately 1.2 MGD. For further information call 765-584-6845 or visit:

<http://www.winchesterindiana.us/WasteWater.html>

## Telephone and Broadband

Telephone and DSL service is provided by Verizon with a district office located in Winchester. Digital switching and complete fiber optics network is currently on line in the Winchester District. For further information call 800-483-5000 or visit:

<http://www22.Verizon.com>

Wireless, high-speed broadband service is provided by OnlyInternet in Winchester. For further information call 800-363-0989 or visit:

<http://www.oibw.net>

# Incentives

The City of Winchester, Randolph County Community and Economic Development Foundation, and Randolph County, along with State of Indiana officials, will work to help maximize local and state benefits, including:

- **Tax Abatements** - The City of Winchester and Randolph County offer tax abatement to the fullest extent of Indiana State law, to any business who will provide capital investment and job creation.
- **Land** - For substantial projects, Randolph County may offer land which it owns at little or no cost to the business.
- **Financing** - Randolph County will work with companies to help find financiers and assist with bonding indebtedness.
- **Revolving Loan Fund** - Randolph County and Winchester each have established a revolving loan fund which provides low interest loans for expansion projects and start up businesses.
- **Tax Increment Financing (TIF)** - Can be used in certain areas as a tool to capture increases in assessed value from new developments and do capital projects that serve or benefit the area. The City of Winchester currently has three TIF areas.
- **Economic Development for a Growing Economy Tax Credit (EDGE)** - This program rewards companies that create new jobs and contribute to the growth of Hoosier income.
- **Industrial Development Grant Fund (IDGF)** - The grant fund provides financial support for infrastructure improvements in conjunction with projects creating jobs and generating capital investment in Indiana.
- **21st Century Research and Technology Fund** - The fund stimulates the process of diversifying the state's economy by developing and commercializing advanced technologies in Indiana, and it emphasizes the creation of academic-sector/commercial-sector partnerships.
- **Clean Energy** - Tax credit program to support Indiana's advanced agricultural industry and provide an incentive for development of renewable energy.
- **Hoosier Business Investment Tax Credit (HBITC)** - This program provides a credit against a company's Indiana tax liability to encourage capital investment in Indiana.
- **Venture Capital Investment Tax Credit** - Program assists Indiana companies in raising capital by offering a tax incentive to individual and corporate investors.
- **Industrial Recovery Tax Credit (Dinosaur Building)** - This tax credit provides an incentive for companies to invest in facilities requiring significant rehabilitation or re-modeling expense.
- **International Trade Show Assistance Program** - The program provides financial assistance to small Indiana businesses participating in international trade shows.
- **SBIR/STTR Matching Program** - The fund provides matching grants (up to a maximum amount of \$100K) to recipients of Phase I awards from the Small Business Innovation and Research (SBIR) and Small Business Technology Transfer (STTR) programs.
- **Skills Enhancement Fund (SEF)** - The SEF program provides reimbursement for qualified training expenses to encourage companies to invest in their existing workforce and train new employees.
- **Technology Enhancement Certification for Hoosiers (TECH)** - This program will help Hoosier companies meet the ever-growing demands of the new information economy, and assist workers to gain new technology skills.
- **New Market Tax Credits** - Below-market rate, interest-only, seven year loans are available for manufacturing, industrial, or commercial projects located in certain portions of Winchester in qualified low income areas.

# Available Sites - Vision Industrial Park

- 200+ Acres Available
- All Utilities on Site
- Located on US-27
- Zoned High Density Industrial



## Available Sites - Vision Industrial Park

<b>Vision Industrial Park</b>		
<b>Owner/Broker</b>	<b>City of Winchester</b>	<b>Mayor Steve Croyle</b>
<b>Contact</b>	<b>winchestermayor@insightbb.com</b>	<b>765-584-6845</b>
<b>Zoning Classification</b>	<b>M-2 High Density Industrial</b>	
<b>Acreage</b>	<b>229 Acres</b>	
<b>Total Usable/Subdividable Acres</b>	<b>200 Acres</b>	
<b>Topography</b>	<b>0-5% slope</b>	
<b>Elevation (Mean Ft. Above Sea Level)</b>	<b>1070</b>	
<b>100 Year Floodplain</b>	<b>No</b>	
<b>% of Site in Wetlands</b>	<b>None</b>	
<b>Selling Price Per Acre</b>	<b>Negotiable</b>	
<b>Transportation</b>		
<b>Highway Linkage</b>	<b>U.S. Highway 27</b>	
<b>Lanes</b>	<b>2 and 4 Lanes</b>	
<b>Miles from Site</b>	<b>Runs North/South Thru Site</b>	
<b>Rail Service Carrier</b>	<b>CSX Transportation</b>	
<b>Main or Branch Line</b>	<b>Main</b>	
<b>Distance to Rail Line</b>	<b>Approximately 1 mile</b>	
<b>Utilities</b>		
<b>Water Provider</b>	<b>Indiana-American Water Company</b>	
<b>Size of Main</b>	<b>12 inch</b>	
<b>Pressure</b>	<b>62 psi</b>	
<b>Flow</b>	<b>1,236 GPM</b>	
<b>Sanitary Sewer Provider</b>	<b>City of Winchester</b>	
<b>Size of Sewer</b>	<b>10 inch</b>	
<b>Capacity of Sewer Main</b>	<b>521 GPM</b>	
<b>Power Provider</b>	<b>Indiana Michigan Power</b>	
<b>Electrical Capacity</b>	<b>12 kV, 3 phase within Vision Park; 6 MW capacity</b>	
<b>Gas Provider</b>	<b>Ohio Valley Gas</b>	
<b>Size of Gas Main</b>	<b>4" high pressure (along Old US Highway 27); 4" (along Vision Parkway and Rainbow Drive)</b>	
<b>Pressure of Gas Main</b>	<b>175 psi (along Old US Highway 27); 60 psi (along Vision Parkway and Rainbow Drive)</b>	
<b>ISO Fire Rating</b>	<b>4</b>	