

# RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale in **Kokomo, IN**

Created February 6, 2012 • Updated March 26, 2024

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## Property Summary

**Kokomo Industrial Land**  
**1723 North Washington Street**  
**Kokomo, IN 46901**

The site of the former GM Delco Plant 5 on North Washington Street comprises 10.14 acres of land in a mixed commercial/residential area on the north end of Kokomo. The land was the home of a plant that initially was constructed for Apperson Brothers Automobile Co. in 1915. GM Delco assembled circuit boards at the site from 1953 to 1991. The plant was demolished in 1993. The majority of the site is a vacant grass field with the exception of a 4.93-acre parking lot and dead-end road in the northern portion of the site.

**County:** Howard

**Land Area:** 10.14 acres

**General Description:** Vacant grass field with 4.93-acre parking lot

**Zoning:** Zoning details can be found in the Property Details pages.

**Tax Parcel Number:** 34-03-25-203-002.000-002 and 34-03-25-206-001.000-002


**RACER Site Number:** 12880

More information about this property may be reviewed on RACER's website at [www.racertrust.org/Properties/PropertyDetail/Kokomo\\_12880](http://www.racertrust.org/Properties/PropertyDetail/Kokomo_12880).





## Property Location

 Kokomo Industrial Land - Parcel 1  
1723 North Washington Street  
Kokomo, IN 46901  
34-03-25-203-002.000-002  
4.93+/- acres  
MI, Moderate Intensity Industrial/  
Light Manufacturing

Kokomo Industrial Land - Parcel 2  
1723 North Washington Street  
Kokomo, IN 46901  
34-03-25-206-001.000-002  
5.21+/- acres  
MI, Moderate Intensity Industrial/  
Light Manufacturing

View an interactive map of the Property  
at <http://bit.ly/kokomo-industrial>.



©2017 Google

*\*Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*



## Property Assets

- Close to downtown Kokomo
- Opportunity for excellent rail access
- Residential area
- Close to U.S. 31, which leads to Indianapolis



## Property Details

Overview	
Location	1723 North Washington Street, Kokomo, IN 46901
Zoning/Tax ID Number(s):	MI, Moderate INTensity Industrial/Light Manufacturing: 34-03-25-203-002.000-002, 34-03-25-206-001.000-002
Total Land Area of Property (Acres)	10.14
Total Assessment	\$141,300
Total Annual Property Taxes	\$4,239 (2022)
Visibility	Excellent
Shape	Triangular
Road Frontage	Along North Washington Street
Road Access	North Washington Street
Number of Structures at Property	No buildings remain on the site, only a parking lot
Fiber	A fiber optic line follows the western ROW of Washington Avenue. Service provided by AT&T.
Electricity	Duke Energy serves the Property with a 12.47 kV, 3-phase system from the nearby Kokomo Webster substation
Regional transmission organization (RTO)	<a href="https://www.misoenergy.org">https://www.misoenergy.org</a>
Public utilities commission (PUC)	<a href="https://www.in.gov/iurc/">https://www.in.gov/iurc/</a>
Sanitary Sewer	Storm sewers, ranging from 12" to 66" surround and bisect the site; sanitary sewers, ranging from 15"-24", follow the easterly ROW of Washington Street; combination sewers, ranging from 12"-24", parallel the western property boundary; services provided by the City.
Water	Water mains surround the site and bisect the site along vacated Spraker Street; service provided by Indiana American Water.



## Property Details (continued)

Natural Gas	A 6", 40 P.S.I. steel gas line bisects the site along the northerly ROW of vacated Spraker Street; service provided by NIPSCO.
Licenses for Temporary Use (If Any)	None
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Attainment Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Vehicle Parking (Number of Spaces)	The 4.93-acre parking lot, in fair to poor condition, is unstriped but likely to fit 150 vehicles
Owner(s)/Use(s) Prior to GM	Apperson Brothers Automobile Co., 1915 - 1926 (automobile manufacturing); Wolfe Manufacturing, 1926 - late 1930s (radio cabinet manufacturing); Reliance Manufacturing, late 1930s - 1953 (women's clothing and parachutes)
Previous Operations by GM	Manufacturing of circuit board assembly, 1953 - 1991
Surrounding Owners/Uses	The site is located in a mixed residential/commercial area, adjacent to the former Midwest Plating site.
Rail Service	None
Name and Proximity to Nearest Interstate Highway(s)	I-69 (30 miles east); I-65 (40 miles west); I-465 (40 miles south)
Name and Proximity to Nearest Commercial Airport(s)	Kokomo Airport; nearest major airport is Indianapolis International Airport (54 miles)
School District	Kokomo-Center Consolidated School Corporation



## Property Ownership and Recent History

The site was developed for Apperson Brothers Automobile Co., which manufactured Haynes Automobiles from 1915 to 1926. Wolfe Manufacturing made radio cabinets at the site from 1926 to the late 1930s. Reliance Manufacturing made women's clothing and parachutes during World War II, occupying the site from the late 1930s to 1953. GM Delco manufactured circuit board assemblies from 1953 to 1991. The plant was demolished in 1993.





## Community Vision for Property

*The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy. The Settlement Agreement establishing the Trust described the criteria that the Trust, at a minimum, must consider when selling properties. These criteria include the views of the local communities. The community has provided the following in response to RACER's request:*



**CITY of KOKOMO**  
[www.cityofkokomo.org](http://www.cityofkokomo.org)

**TYLER MOORE, MAYOR**  
City Hall - 100 South Union Street  
Kokomo, Indiana 46901  
[mayor@cityofkokomo.org](mailto:mayor@cityofkokomo.org)  
(765) 456-7444

June 30, 2020

Re: Redevelopment of Former GM Property in Kokomo

Dear Mr. Rasher:

The City of Kokomo strongly supports RACER's redevelopment efforts at the former GM property. This site is located in a thriving residential and commercial area that has



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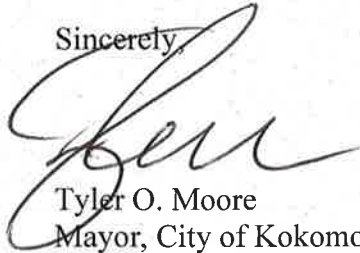
## Community Vision for Property (continued)

seen tremendous investment in the past decade. Redevelopment of the GM site would further contribute to the enhancement of Kokomo's north side.

The site provides a number of potential re-uses, including light industrial or mixed-use development. The surrounding neighborhoods, including the Kingston Square Apartments would be well-served by this kind of development.

I would be happy to discuss this site with any potential investors. If additional information is needed, investors can contact our Department of Development at 765-456-7375 or via e-mail at [development@cityofkokomo.org](mailto:development@cityofkokomo.org).

Sincerely,




Tyler O. Moore  
Mayor, City of Kokomo, Indiana



## Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <https://www.racertrust.org/buyers-guide>.

For the latest environmental information, please visit <https://www.racertrust.org/properties/kokomo-industrial-land>

**The RACER Trust:**  
Empowering America's Auto Communities

## Kokomo, IN


RACER Site 12880

Kokomo Industrial Land  
1723 North Washington Street  
Kokomo, IN 46901

### Site Description

The site of the former GM Delco Plant 5 is located on 10.6 acres of land in a mixed commercial/residential area on the north end of Kokomo.

The site was developed for Apperson Brothers Automobile Co., which manufactured Haynes Automobiles from 1915 to 1926. Wolfe Manufacturing made radio cabinets at the site from 1926 to the late 1930s. Reliance Manufacturing made women's clothing and parachutes during World War II, occupying the site from the late 1930s to 1953. GM Delco manufactured circuit board assemblies from 1953 to 1991.



Demolition of the plant, including removal of the floor slab, was completed in 1993. The site is now a vacant grass field, with the exception of a 4.31-acre parking lot and dead-end road in the northern portion of the site and a small concrete pad in the southern portion of the grass field.

The site is being managed under the United States Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA) program. Cleanup activities are performed by the RACER Trust, with the approval and oversight of EPA Region 5. The Settlement Agreement that established the RACER Trust set aside \$7.3 million for cleanup work.

*Continued*

Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States



## Collateral Information: Access/Linkage

A major roadway, U.S. 31, passes through Kokomo and connects the region to Indianapolis, 52 miles south, and South Bend. U.S. 931, an interstate-style roadway on the east side of the city limits, has interchanges at SR 26, Boulevard, Markland Avenue and Touby Pike, as well as where the current U.S. 31 meets.

Indiana is known as the “Crossroads of America,” and the Kokomo region is positioned strategically at the center of Midwest commerce.

A superior road system provides excellent four-lane access to both Interstate 69 (north-south) and Interstate 70 (east-west). Three-quarters of the U.S. and Canadian populations are within a one-day truck drive. The region’s close proximity to customers means orders are filled faster, products speed to market, and inventories are reduced so profit margins rise.

Indiana has more than 11,000 total highway miles and is intersected by eight interstate highways — more than any other state in the nation. Each year, more than 1.1 billion tons of freight travel the roads and highways of Indiana, making it the fifth-busiest state for commercial freight traffic.



*\*Information obtained  
from RACER research.*



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## Collateral Information: Airports

The City of Kokomo ([www.cityofkokomo.org](http://www.cityofkokomo.org)) owns and operates the Kokomo Municipal Airport, which operates from 8 a.m. to 8 p.m. seven days a week for general aviation. An estimated 30,000 flights per year arrive or depart from the Kokomo airport, which features two runways (one 6,002 feet, the other 4,001 feet), a terminal building and six corporate hangars. Roughly 60 percent of the airport's business is from corporate flights.

Indianapolis International Airport ([www.indianapolisairport.com](http://www.indianapolisairport.com)) moves approximately 7.5 million people and 1 million tons of cargo per year and features a new midfield terminal, a new air traffic control tower and other upgrades designed to ease passenger access. It is served by 11 commercial passenger airlines, and is the eighth-largest cargo airport in North America. It provides service to 50 nonstop domestic and international destinations, averaging 145 daily departures. It also is home to the world's second-largest FedEx hub, helping to support a regional logistics workforce of greater than 89,000.



*\*Information obtained  
from RACER research.*



## Collateral Information: Port Facilities

Kokomo is located in close proximity to three ports — one on Lake Michigan, two on the Ohio River. All are operated by Ports of Indiana ([www.portsofindiana.com](http://www.portsofindiana.com)).

The Port of Indiana-Burns Harbor in Portage, Ind., provides access to the Great Lakes and St. Lawrence Seaway. It handles more ocean-going cargo than any other U.S. Great Lakes port and 15 percent of U.S. steel trade with Europe. Located on the south shore of Lake Michigan, the port is just 18 miles from Chicago. It handles international ships via the Great Lakes connection to the Atlantic Ocean and barges via inland river links to 38 states and the Gulf of Mexico. As a multi-modal facility, the port handles an average of 500,000 trucks, 10,000 railcars, 400 barges and 100 ships per year.

The Port of Indiana-Jeffersonville, on the northern bank of the Ohio River across from Louisville, offers domestic and international barge service to Europe, the Middle East, Asia and South America via the Ohio-Mississippi rivers' connection to the Gulf of Mexico. It offers direct interstate access to I-64, I-65 and I-71 via I-265.

The Port of Indiana-Mount Vernon, also on the Ohio River southwest of Indianapolis, is the eighth-largest inland port in the country based on trip ton-miles and it moves more cargo by water and rail than any other port in Indiana. Mount Vernon handles 3 to 5 million tons of grain, coal, fertilizer, steel, minerals, cement and project cargo each year. It is located near the median center of the U.S. population and only 153 miles from the confluence of the Ohio and Mississippi rivers.



*\*Information obtained  
from RACER research.*



## Collateral Information: Regional Bus Service

City Line Public Transportation is a fixed-route bus system that serves Kokomo. Buses are designed to look like trolleys — traveling east-west, and north-south — run past a total of 108 bus stops, passing each stop once every hour, from 6:30 a.m. to 7 p.m., Monday through Friday. The buses provide service to area hospitals, universities and shopping centers, among other destinations.



*\*Information obtained  
from RACER research.*



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## Collateral Information: Utilities and Natural Gas

Electricity is supplied by Duke Energy, one of the largest electric power companies in the United States with approximately 4 million U.S. customers. Duke Energy has about 35,000 megawatts of electric generating capacity in the Carolinas and the Midwest, and natural gas distribution services in Ohio and Kentucky. Headquartered in Charlotte, N.C., Duke Energy is a Fortune 500 company traded on the New York Stock Exchange under the symbol DUK.

Northern Indiana Public Service Company, or NIPSCO, provides natural gas service to Kokomo. NIPSCO, with headquarters in Merrillville, Ind., is one of the seven energy distribution companies of NiSource Inc. (NYSE: NI). With more than 786,000 natural gas customers and 457,000 electric customers across the northern third of Indiana, NIPSCO is the largest natural gas distribution company, and the second-largest electric distribution company, in the state. NiSource distribution companies serve 3.8 million natural gas and electric customers primarily in seven states.

Water service is provided by Indiana American Water Company.





## Collateral Information: Zoning and Business Assistance

**Zoning details can be found in the Property Details pages.**

The Property is located within the boundaries of Foreign Trade Zone 72. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 72 grantee, the Indianapolis Airport Authority, at 317-487-7202.

The Greater Kokomo Economic Development Alliance encompasses the Greater Kokomo Chamber of Commerce, Greater Kokomo Downtown Association, Inventrek Technology Park, Greater Kokomo Visitors Bureau and Urban Enterprise Association, and serves as the local economic development organization.

As the lead economic development organization and marketing arm for the Kokomo community, the Alliance works to align business partners, build a quality place, and create jobs and relationships that connect community business. The Alliance offers a comprehensive approach to delivering collaborative services that meet the needs of prospective and existing businesses, entrepreneurs and community partners.

The City of Kokomo Development Department offers programs and efforts to help local companies create employment, assist the growth of local businesses, attract new businesses and maintain a positive economic climate.

The City of Kokomo offers two Revolving Loan Fund Programs, aimed at revitalizing the Kokomo community by providing flexible, low-interest financing to new and expanding businesses. Applicants may borrow to:

- Construct, expand or convert buildings
- Purchase land and buildings
- Purchase machinery, equipment, furniture, fixtures, materials and manufacturing inventory
- Provide working capital

The Technology and Industry Revolving Loan Fund Program provides gap financing to primary-sector employers, including



## Collateral Information: Zoning and Business Assistance (continued)

research and development facilities, engineering firms, logistics companies, manufacturing and industrial facilities, service-sector companies, high-tech entrepreneurial endeavors, life sciences initiatives and others. Past recipients have included a wide range of businesses, from distribution companies to software firms, and from steel fabrication plants to screen-printing shops. The program is designed for businesses that would like to locate or expand in Kokomo but have difficulty receiving the full financing needed through conventional lenders. Project goals should include the creation or retention of one full-time job for each \$10,000 loaned. Loan amounts typically range from \$50,000 to \$300,000.

The Emerging Business Revolving Loan Fund Program is targeted toward new and emerging businesses, defined as businesses with 50 or fewer employees, and less than \$1 million in expected annual gross revenue. The program is designed for businesses that are unable to receive the full financing needed through conventional lenders. If a business is unable to obtain any financing through conventional lenders, the Emerging Business Revolving Loan Fund Program may provide all funding for the project under some circumstances. Project goals should include creation and expansion of new business, as well as job retention and creation. Loan amounts typically range from \$2,000 to \$15,000.

The city also can provide tax abatements on real and personal property. Tax abatement does not subtract from existing property taxes. Rather, it allows companies to gradually phase in new taxes, through the creation of an Economic Revitalization Area (ERA). In return, the company demonstrates the tangible benefits of its proposed expansion project, and agrees to annual monitoring and compliance by the Department of Development and the Kokomo Common Council. When considering abatement, the city looks at a company's impact on the community and on the lives of its workers. Considerations would include wages and benefits, community service and the residency status of employees. The company must agree to retain and add a set number of jobs, and must file compliance forms each year to verify the level of employment and investment.



## Collateral Information: Small Business Centers

Hoosier Heartland Indiana Small Business Development Center at Purdue University  
(<http://www.isbdc.org/locations/hoosier-heartland-isbdc/>).



## Regional Overview: Community Snapshot

Kokomo, the county seat of Howard County, is located in north central Indiana, 52 miles north of Indianapolis. Chicago is only 130 miles northwest and Cincinnati is 160 miles southeast.

Kokomo is known as “the City of Firsts,” thanks to its rich automotive heritage (including this Property) and history of technological advancements, including the first successful trial run of an automobile. Among the products first discovered or made in Kokomo are aluminum casting, the Kingston carburetor, the Howitzer shell, stainless steel tableware, the mechanical corn picker and the push-button car radio.

Chrysler’s nearly \$2 billion retooling investment in its four Kokomo factories coupled with outside investments fueled the Kokomo economy for a robust rebound.

The city’s aggressive diversification efforts included a cabinet manufacturer, two machine shops and a new FedEx Corp. sorting facility choosing to locate in Kokomo.

In addition to its role as a leader in innovation, Kokomo remains a leader in affordable housing. The affordable housing, along with a low crime rate, make Kokomo and Howard County a very attractive place for businesses and families to relocate.

Kokomo features 29 public parks, one 27-hole public golf course, three 18-hole public golf courses, one 18-hole country club golf course, one municipal swimming pool, one private swim club, civic theatre, auto racing, community concerts, youth and adult sports leagues and indoor racquet sports clubs. Kokomo Reservoir offers boating, fishing and hiking.





## Regional Overview: Community Snapshot (continued)



## Regional Overview: Community Snapshot (continued)





## Regional Overview: Community Snapshot (continued)



## Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 4.1 percent in the Kokomo labor market for March 2020, the most recent month for which statistics are available. The state rate was 3.2 percent and the national rate was 4.5 percent.

Kokomo features a well-trained, well-skilled, highly motivated workforce. Industry Week magazine has ranked the Kokomo metropolitan statistical area as first in the nation for manufacturing presence, productivity and strength, and nearly one in six residents of Kokomo/Howard County holds a bachelor's degree or higher.

The Skills Enhancement Fund (SEF), a program of the Indiana Economic Development Corporation, provides financial assistance to businesses committed to training their Indiana workforce by offering grants that reimburse a portion of a company's eligible training costs over a two-year term. Each SEF application is evaluated on its merits. Companies may reapply for additional SEF funds after their initial two-year term. IEDC typically does not provide reimbursement for training that is required by law.

The Technology Enhancement Certification for Hoosiers (TECH) Fund is a reimbursement grant program designed to help Indiana companies meet the demands of the new information economy by rapidly increasing the number of certified information technology workers in Indiana. This program provides financial assistance to existing companies that are committed to training their workers in the latest information technology skills.

Indiana Career Connect offers an extensive database of job seekers. Employers may review resumes, post open positions free on the Indiana Career Connect website and receive personalized customer service for their business needs.





## Regional Overview: Education

The Kokomo-Center Consolidated School Corporation serves approximately 6,500 students in six elementary schools, two middle schools, one high school and one alternative school.

Eastern Howard School Corporation, based in nearby Greentown, Ind., is the home of Eastern Junior-Senior High School, named one of the best high schools in the United States by U.S. News and World Report for two consecutive years.

There also are several private school options in and around Kokomo. These include Lighthouse Christian School, The Excel Center, Redeemer Lutheran School, St. Joan of Arc and Patrick School and Temple Christian Schools.

There are four colleges and universities in or near Kokomo:

- Indiana University Kokomo

Indiana University Kokomo is a satellite campus of Indiana University. Students can choose from a wide variety of academic majors, attend classes on campus as well as online and utilize services that empower them to achieve educational and personal goals.

It is the mission of IU Kokomo to enhance the lives of the residents of north central Indiana through its academic programs, activities and organizations, and through community engagement.

Flexible class schedules and online class offerings help students schedule classes according to their needs. Scholarships, grants, loans and work-study programs are available.

IU Kokomo has a total enrollment of 4,106. About half of undergraduate students are 18 to 24 years old, and 80 percent of students work full- or part-time.



## Regional Overview: Education (continued)

- Indiana Wesleyan University

Indiana Wesleyan University is an evangelical Christian comprehensive university that is committed to liberal arts and professional education. U.S. News & World Report ranks Indiana Wesleyan as “one of the best Master’s universities in the Midwest.”

More than 3,200 students live and learn in state-of-the-art residence halls and academic facilities on IWU’s residential campus in Marion, Ind. More than 80 majors are offered, covering everything from Art to Theology and Ministry. Another 12,000 adult learners attend classes at regional IWU Education Centers in Indiana, Kentucky and Ohio, as well as through online degree programs.

IWU has been Indiana’s fastest-growing university for the past two years. The university’s total enrollment, which now exceeds 15,000, makes IWU the largest private university in Indiana.

- Ivy Tech Community College

The Kokomo campus is one of seven Ivy Tech locations in Indiana. Ivy Tech is the nation’s largest statewide community college with single accreditation. It is the state’s largest public post-secondary institution, serving nearly 200,000 students a year. Ivy Tech prepares Indiana residents to learn, live and work in a diverse and globally competitive environment by delivering professional, technical, transfer and lifelong education. Through its affordable, open-access education and training programs, Ivy Tech enhances the development of Indiana’s citizens and communities and strengthens its economy. Students can earn a degree at one of the 30 degree-granting locations throughout the state, and take classes in more than 75 communities.

- Purdue University at Kokomo

Purdue University College of Technology at Kokomo is part of the Purdue College of Technology statewide delivery system. The system was established to meet Indiana’s needs for college-educated technologists and technicians.

The program offers a unique partnership between business, education, industry and government. Representatives from local business and industry serve on the Purdue Kokomo Advisory Council and assist with planning, developing



## Regional Overview: Education (continued)

and implementing the academic programs. Their participation helps insure that graduates meet the needs of North Central Indiana business and industry today and in the future.

The Kokomo location enables students to live and work at home while receiving a first-class technical education. Courses are offered to accommodate the work schedules of part-time students as well as to serve the needs of full-time students.

The Purdue College of Technology at Kokomo offers associate of science (AS) and bachelor of science (BS) degree programs. In addition to offering these degree programs, Purdue serves as a resource for local business and industrial personnel who are updating their skills or who need retraining in technical fields.

The curriculum for the technology programs at Kokomo is identical to the curriculum of the College of Technology on Purdue's main campus in West Lafayette; the faculty, facilities and equipment meet the same high standards of quality.



## Regional Overview: Largest Employers in the Kokomo Area

• FCA Chrysler Group LLC	8,000+ employees
• Howard Regional Health System	1,058
• Kokomo-Center Schools	1,000
• St. Joseph Hospital	850
• Delphi Electronics	800
• Haynes International	754
• GM Corporate Holdings LLC	600
• APTIV	600
• Wal-Mart, Inc.	525
• Bona Vista Programs, Inc.	523
• Meijer	350
• Electronic Data Systems	300
• Syndicate Sales	276
• Syndicate Sales	280



## Regional Overview: Medical Facilities and Emergency Services

Residents of Howard County and much of north central Indiana look to Kokomo for their health care needs. Kokomo features two major medical facilities: Howard Regional Health System and St. Joseph Hospital.

Howard Regional Health System is a 150-bed regional provider comprising two hospitals on three campuses and offering exceptional patient-centered care. It delivers a broad range of acute care and ancillary services, creating a continuum of care for patients.

St. Joseph Hospital, with 167 beds, was Kokomo's first hospital, providing high-quality diagnostic and therapeutic services along with superior treatment options for nearly a century. St. Joseph is a member of the St. Vincent Health System, one of the largest in Indiana, and of Ascension Health, the largest Catholic health care system in the country.

There also are a number of medical clinics throughout Kokomo and Howard County. In addition, family practice, internal medicine, pediatric care, surgery, and OB/GYN services are provided throughout Kokomo, Russiaville and Greentown, Ind. Dental care is provided by more than 50 dentists.



Howard Regional Health System Main Campus





## Links to Helpful Resources

### ✧ Local/Regional Resources

- City of Kokomo — [www.cityofkokomo.org](http://www.cityofkokomo.org)
- Regional Economic Development — [www.greaterkokomo.com](http://www.greaterkokomo.com)

### ✧ State Resources

- State — [www.in.gov](http://www.in.gov)
- State Economic Development — [www.iedc.in.gov](http://www.iedc.in.gov)
- State Education — [www.doe.in.gov](http://www.doe.in.gov)

### ✧ Federal Resources

- U.S. Census Bureau — [www.census.gov](http://www.census.gov)
- U.S. Department of Commerce — [www.commerce.gov](http://www.commerce.gov)
- U.S. Economic Development Administration — [www.eda.gov](http://www.eda.gov)
- U.S. General Services Administration — [www.gsa.gov](http://www.gsa.gov)
- U.S. Small Business Administration — [www.sba.gov](http://www.sba.gov)



## Regional Overview: Demographic Information for Kokomo, IN

### Population:

2018 (est): 57,869  
2010: 45,468

### Population Growth:

2000 – 2010: -645

### Median Age:

2018: 40.1  
2010: 38.2

### Median Household Income:

2018: \$45,558  
2010: 35,581

### Per Capita Income:

2018: \$25,567  
2010: 19,826

### Housing Units:

2018: 29,204  
2010: 23,010

### Vacant Units:

2018: 3,727  
2010: 3,162

### Owner Occupied:

2018: 15,612  
2010: 11,770

### Renter Occupied:

2018: 9,865  
2010: 8,078

### Housing Value:

2018: \$87,100  
2010: 85,900

### 2018 Household Income:

Income less than \$15,000:	15.6%
\$15,000 to \$24,999:	13.4%
\$25,000 to \$34,999:	12.3%
\$35,000 to \$49,999:	15.4%
\$50,000 to \$74,999:	16.8%
\$75,000 to \$99,999:	11.4%
\$100,000 to \$149,999:	11.0%
\$150,000 to \$199,999:	2.4%
\$200,000 and Higher:	1.7%

### Average Household Size:

2018: 2.9  
2010: 2.25

### 2018 Population by Race and Origin:

White:	48,646
Black:	5,734
Hispanic or Latino (of any race):	2,206
Asian:	815
Native Hawaiian and Other Pacific Islander:	27
American Indian/Alaska Native:	386
*Some Other Race:	800
Two or More Races:	1,539

### 2010 Population by Age:

<b>TOTAL POPULATION:</b>	<b>45,468</b>
Aged Under 5 Years:	3,384
Aged 5 to 9 Years:	2,985
Aged 10 to 14 Years:	2,810
Aged 15 to 19 Years:	2,854
Aged 20 to 24 Years:	2,872
Aged 25 to 29 Years:	3,104
Aged 30 to 34 Years:	3,009
Aged 35 to 39 Years:	2,743
Aged 40 to 44 Years:	2,645
Aged 45 to 49 Years:	3,161
Aged 50 to 54 Years:	3,232
Aged 55 to 59 Years:	2,903
Aged 60 to 64 Years:	2,579
Aged 65 to 69 Years:	2,059
Aged 70 to 74 Years:	1,574
Aged 75 to 79 Years:	1,345
Aged 80 to 84 Years:	1,058
Aged 85 Years and Over:	1,151

\*Includes people who self-identified as Hispanic or Latino.



## Regional Overview: Demographic Information (continued)

### 2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	15.2%
Completed High School:	37.7%
Some College:	23.8%
Completed Associate Degree:	6.5%
Completed Bachelor's Degree:	9.8%
Completed Graduate Degree:	7.1%

### 2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	18.2%
Valued \$50,000 to \$99,999:	47.3%
Valued \$100,000 to \$149,999:	20.7%
Valued \$150,000 to \$199,999:	9.9%
Valued \$200,000 to \$299,999:	2.3%
Valued \$300,000 to \$499,999:	1.1%
Valued \$500,000 to \$999,999:	0.1%
Valued More than \$1,000,000:	0.3%

### 2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	9.3%
Structure Built 1990 to 1999:	13.6%
Structure Built 1980 to 1989:	7.0%
Structure Built 1970 to 1979:	9.6%
Structure Built 1960 to 1969:	12.1%
Structure Built 1950 to 1959:	14.3%
Structure Built 1940 to 1949:	7.1%
Structure Built 1939 or Earlier:	27.0%



## Trustee:



**Elliott P. Laws**  
trustee@racertrust.org

## Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement). While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.



## The RACER Trust Redevelopment Team:



**Bruce Rasher**  
Redevelopment Manager  
brasher@racertrust.org



**Patricia Spitzley**  
Deputy Redevelopment Manager  
pspitzley@racertrust.org



**Steven Black**  
Transaction Manager  
sblack@racertrust.org

## Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on February 6, 2012 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

## Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust  
1505 Woodward Avenue, Suite 200  
Detroit, MI 48226





## Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: [www.racertrust.org](http://www.racertrust.org).

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

### File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



## Links for Buyers

- ✧ Settlement Agreement — [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement)
- ✧ Sale Process — [www.racertrust.org/redevelopment-mission/our-successful-approach](http://www.racertrust.org/redevelopment-mission/our-successful-approach)
- ✧ Sales Criteria — [www.racertrust.org/redevelopment-mission/sales-criteria](http://www.racertrust.org/redevelopment-mission/sales-criteria)
- ✧ Confidentiality Agreement — [http://buyfromracer.org/confidentiality\\_agreement](http://buyfromracer.org/confidentiality_agreement)
- ✧ Letter of Intent — [www.racertrust.org/submitting-offers](http://www.racertrust.org/submitting-offers)
- ✧ Online Property Information — [www.racertrust.org/Properties/PropertyDetail/Kokomo\\_12880](http://www.racertrust.org/Properties/PropertyDetail/Kokomo_12880)

