

Project Brief



- ❖ Project Type
 - New Business Attraction
 - Manufacturing

- ❖ Project Location
 - Clark County, IN

- ❖ Project Objectives
 - Site Selection and Incentive Procurement

- ❖ Capital Investment
 - \$12 Million

- ❖ New Jobs
 - Up to 100

- ❖ Square-Footage
 - 35,000-square-foot facility with plans to double that in the future

Bristol Precast

Bristol Precast (formerly Ohio Valley Precast LLC) is a concrete component manufacturer, specializing in concrete panels. The company is a subsidiary of Lexington, Kentucky-based design-builders Bristol Group, and focuses on precast concrete manufacturing operations. They serve a large client list that includes Hitachi Automotive, DHL, North American Stainless, Marriott, Hyatt, UPS and the U.S. General Services Administration.

Project Overview

Lexington, KY-based Bristol Group began to consider expansion options for a new regional precast concrete plant to serve the Midwest. The Wheatley Group was engaged to assist in evaluating site location options in southern Indiana, acting as site selection advisor for the executive team. Bristol Group ultimately selected a site in Clark County near the City of Charlestown and River Ridge Commerce Center.

The Wheatley Group coordinated state and local incentive offers, maximizing value for Bristol Group's new operation. Bristol Group's project commitments included the creation of up to 100 jobs and a capital investment of \$12M in new building improvements and equipment. The Wheatley Group led various state and local project approval efforts, highlighted by:

- Establishment of an Economic Revitalization Area
- Attending associated public hearings
- Successful application for real and personal property tax abatement
- Successful application for state training grants and payroll credits
- Various aspects of project management, including zoning and public relations

State and Local Incentives

- Total estimated tax savings for project through local abatement: \$410,561
- Total payroll withholding tax credits awarded by State of Indiana: \$625,000
- Total training grant awarded by State of Indiana: \$50,000
- Total time to accomplish local public approvals: approximately 30 days

