

BLUEPRINT FOR THE **BOLD** 2025 ANNUAL REPORT

THANK YOU

THE BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION (BEDC) IS GRATEFUL FOR THE ENDURING SUPPORT OF OUR MEMBERS, PARTNERS, INVESTORS, AND PUBLIC-SECTOR COLLABORATORS.

Your belief in our mission and your willingness to invest time, resources, and expertise have helped us navigate a dynamic economic landscape. As we reflect on the past year, we are energized by what we have accomplished together and the momentum we carry forward into the future. Your continued support remains the bedrock of our ability to create opportunities, nurture growth, and build a more resilient Monroe County and region.



Leadership changes at BEDC have opened new avenues for collaboration and innovation. We are leveraging strengthened ties with local and state partners to unlock pathways for more jobs, increased capital investment, and enhanced economic vitality across the county and region. By aligning with cross-sector stakeholders, we are expanding our reach and capability, ensuring our strategies are responsive to the evolving needs of employers, workers, and communities. The result is a more integrated, opportunity-rich environment that positions Monroe County as a premier place to invest, innovate, and thrive.

As the lead economic development entity in the county, we know that collaboration is essential to Monroe County's long-term growth and advancement. The dialogue surrounding the Ellettsville and Richland Bean Blossom Township merger signals exciting possibilities for community alignment and shared prosperity. Additionally, the continued growth of the airport stands as a powerful energy driver for our economic future, expanding connectivity and fueling new business opportunities. Our strong Business Retention, Expansion, and Attraction (BREA) efforts remain the bedrock of our community, ensuring we support incumbent employers while welcoming new enterprises that diversify our economy. Coupled with the dynamic growth of entrepreneurship and innovation through the Trades District, and partnerships with IU Innovates, IU Ventures, and other innovators, we are steering toward a vibrant future.

We are grateful for the leadership of Indiana University and Ivy Tech, whose partnership extends beyond collaboration to active leadership in workforce development. Their commitment helps open new industry sectors, including AI and aerospace, and broadens opportunities across our region. As we move forward, we remain dedicated to investing in people, ideas, and infrastructure that will power a stronger, more dynamic Monroe County. Together, we will Be Bold.

Sincerely,

Valerie Peña
Chair
Bloomington Economic Development Corporation

ABOUT US

THE BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION'S (BEDC) VISION IS TO BE THE ECONOMIC CATALYST FOR A PROSPEROUS AND RESILIENT COMMUNITY.

The BEDC is a nonprofit organization dedicated to developing and implementing economic development strategies, as well as retaining, developing, and attracting quality jobs in Monroe County, Indiana. The BEDC has ~118 members representing the private, local government, nonprofit, and educational sectors. Funded through memberships and grants from the private sector, Monroe County, the City of Bloomington, the Town of Ellettsville, and Indiana University, the BEDC is committed to ensuring the long-term success of our community, members, and partners.



LEADERSHIP

EXECUTIVE COMMITTEE

Valerie Peña

Chair
IU University Relations

Paul Quick

1st Vice Chair
Smithville Communications

Ron Walker

2nd Vice Chair
CFC Properties

Vacant

Secretary

Tyce Carmichael

Immediate Past Chair
Weddle Brothers Construction Companies

BEDC GOVERNANCE

An executive committee composed of the current BEDC officers, as well as some emeritus officers who guide the BEDC's work.

Monroe County Commissioner

Jody Madeira

Monroe County Council member
Trent Deckard

City of Bloomington Mayor

Kerry Thomson

City of Bloomington Council member
Isak Asare

Town of Ellettsville Manager

Michael Farmer

Town of Ellettsville Council member
William Ellis

BOARD OF DIRECTORS

Almvoy Inc.

Bailey & Weiler Design/Build

Big Red Liquors

Indiana Uplands Realtor Association

Building Associates

Cassady Electric

Novo Nordisk

Century 21 Scheetz

CenterPoint (formerly Vectren)

CFC Properties

City of Bloomington

Comcast

Comprehensive Financial Consultants

Cook Medical

Indiana University

Credit Union

Duke Energy

Electric Plus

First Financial Bank

FORVIS Mazars

German American Bancorp

GBCoC

Harrell-Fish, Inc.

Hoosier Energy

Folia

Hoosier Hills Credit Union

Hurlow Wealth Management

Simtra BioPharma Solutions

Hylant

IMI/E&B Paving

Indiana Small Business Development Center

Indiana University

IU Health-Bloomington

Ivy Tech Community College - Bloomington

Monroe County Commissioners

Monroe County Airport

Matrix Integration

Monroe County Council

Old National Bank

Oliver Winery

Paganelli Law Group

Rumpke Waste Management

Owen County State Bank

RE/MAX Realty Professionals

PHOENIX

Rogers Group Inc.

Rogers Group Investments, Inc.

Greater Bloomington Chamber of Commerce

South Central Indiana REMC

Smithville Communications

The Peoples State Bank

Town of Ellettsville

Trinitas Ventures, LLC

TRISTAR

VET Environmental

Visit Bloomington

Weddle Bros. Construction

GENERAL MEMBERS

Authentic Homes	Constellation Stage & Screen	John Bethell Title Company, Inc.	Shine Insurance
Acacia Investments, LLC/Texin	Dimension Mill	JS Held	Singota Solutions
Baird	Downtown Bloomington, Inc.	Keystone Construction	Smith Design Group
Bill C. Brown Associates	Even Automation, LLC	Loren Wood Builders	Sponsel CPA Group, LLC
Bloomington Health Foundation	F.A. Wilhelm Construction	Milestone Contractors L.P.	Storage Express Construction, LLC
Bloomington Meadows Hospital	F.C. Tucker Bloomington Realtors	NSWC Crane - NAVSEA	Swift Group
Bloomington Rehabilitation Hospital	Figg Property Group LLC	NHanced Semiconductors	Tabor/Bruce Architecture & Design
Blue & Co., LLC	First Appraisal	Patriot Engineering and Environmental, Inc.	TASUS Corp
Bynum Fanyo	First Financial Group	Percipient	The Language Conservancy
Cancer Support Community	Force Construction	Polycor	UDWI - REMC
CarDon & Associates	Future Wonder	POSH on Kirkwood	United Consultants
Commercial Service	Great West Casualty Co.	Proveli	Warrant Technologies
	Indiana Limestone Company	Public Investment Corporation	Wininger Construction
	JC Bank	Schmidt Associates	

SPECIAL MEMBERS

Monroe County Community School Corporation	United Way - South Central Indiana	Indiana Small Business Development Center
Richland-Bean Blossom Community School Corporation	WorkOne Workforce Board	Community Foundation of Bloomington & Monroe County

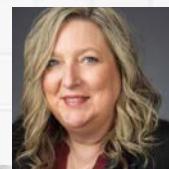
BEDC STAFF



Clark Greiner
Interim Director



Stacie Marotta
Communications & Membership Director



Kristi Wasson
Operations Manager

LASTING SUCCESS

IN 2025, THE BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION ADVANCED ITS MISSION TO STRENGTHEN MONROE COUNTY'S ECONOMY THROUGH STRATEGIC INVESTMENT, BUSINESS GROWTH, AND REGIONAL COLLABORATION. KEY ACCOMPLISHMENTS INCLUDE:



\$1 BILLION

The BEDC has a 40-year track record of helping Monroe County compete and win, dating back to 1985. For every **\$1 invested in the BEDC, \$289 is returned to the community**, and in just the past five years alone, BEDC-supported projects have driven \$1B+ in capital investment commitments.



BUSINESS ATTRACTION: FOREIGN INVESTMENT

BEDC continued to achieve its effective business attraction goals across targeted sectors, including life sciences, advanced manufacturing, and engineering. Highlighting those efforts was the attraction of **Almvoy, Inc.**, a Canadian manufacturer of high-performance steel solutions for the telecom industry, to expand in Bloomington with its **U.S. manufacturing headquarters**.



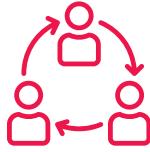
BUSINESS EXPANSION

Simtra BioPharma Solutions is advancing a **\$500M+ expansion in Bloomington**, including **65 acres of newly acquired manufacturing property** and a **new 300,000-square-foot facility** for high-potency oncology manufacturing. The project will **double the site's operational capacity**, building on the region's **60+ years of life sciences expertise** and the Bloomington site's **30+ year average employee tenure**.



BEST PLACES TO WORK

BEDC reinforced Monroe County's position as a competitive hub for life sciences and advanced manufacturing through strategic engagement with high-impact employers and site development initiatives. Underscoring that position, **HFI was named one of Indiana's Best Places to Work for the second year** in a row in 2025, after opening a new headquarters at Bloomington's former Otis Elevator facility.



STRATEGIC PARTNERSHIPS AND REGIONAL COLLABORATION

Strong collaboration with local governments, Indiana University, Ivy Tech Community College, workforce partners, and private-sector stakeholders supported talent development, business retention, and long-term economic readiness.



PLANNING FOR FUTURE GROWTH AND COMPETITIVENESS

BEDC advanced forward-looking strategies designed to align public and private partners around shared economic priorities, positioning the region for continued growth and resilience. **An inventory of available sites includes more than one million square feet of building space and 1,000+ acres of greenfield space** available across Monroe County for employment development.



LASTING SUCCESS

MONROE COUNTY IS A PROVEN ENVIRONMENT FOR LARGE-SCALE CORPORATE GROWTH

Monroe County continues to distinguish itself as a location where large corporations can grow, invest, and succeed over the long term. The announced expansion of Simtra BioPharma Solutions in Bloomington provides a strong example of how the county's workforce, infrastructure, and collaborative partnerships support complex, capital-intensive operations.

SIMTRA AND BLOOMINGTON: SHAPING THE FUTURE OF LIFE SCIENCES

- **\$500M+** total investment in Bloomington expansion
- **65 acres** of newly acquired manufacturing property
- **300,000 sq. ft.** new building for high-potency oncology manufacturing
- **2x** existing operational capacity in Bloomington after expansion
- **60+ years** of life sciences expertise in the region
- **30+ years** average employee tenure at Bloomington site

A SPECIALIZED INDUSTRY WITH GLOBAL IMPACT

Simtra is a contract development and manufacturing organization specializing exclusively in sterile injectable pharmaceuticals, one of the most technically demanding and highly regulated segments of the life sciences industry. While Simtra was established as an independent company in 2023, its Bloomington operations are built on over 60 years of experience and more than four decades of continuous presence in Monroe County.

This depth of experience, combined with the company's global customer base, positions Bloomington as a critical hub within Simtra's international manufacturing network.

SIGNIFICANT CAPITAL INVESTMENT AND EXPANSION

Since becoming a standalone organization, Simtra has made substantial commitments to Monroe County. Over the past two years, the company has announced more than \$500 million in capital investment to expand its Bloomington footprint. These investments include the construction of a new manufacturing facility on Simtra's existing campus and the acquisition of a 65-acre property with a 300,000-square-foot building.

Together, these projects more than double Simtra's operational capacity in the community. The newly acquired site will support high-potency oncology manufacturing, further strengthening Monroe County's position in the advanced life sciences and pharmaceutical production sectors.

WORKFORCE STRENGTH AND TALENT DEVELOPMENT

Simtra's expansion highlights one of Monroe County's greatest assets: its workforce. Sterile injectable manufacturing requires a highly skilled, well-trained labor force capable of meeting rigorous regulatory and quality standards.

Partnerships with Indiana University and Ivy Tech Community College play a critical role in developing and sustaining this talent pipeline. Long employee tenure at Simtra's Bloomington facilities further demonstrates the stability, experience, and commitment of the local workforce, which remains a key factor in the company's continued growth.

COLLABORATIVE ECONOMIC DEVELOPMENT PARTNERSHIPS

Strong collaboration across public and private partners has supported Simtra's success. The BEDC, working closely with Monroe County and the State of Indiana, assisted with project coordination, incentive facilitation, and stakeholder engagement.

These partnerships helped align local and state resources with Simtra's long-term growth plans and reinforced Monroe County's reputation as a community that values and supports sustained business investment.

A PROVEN MODEL FOR FUTURE GROWTH

Simtra's continued expansion illustrates Monroe County's ability to support large corporations through multiple phases of growth, from legacy operations to next-generation investment. With a skilled workforce, available sites, and a collaborative development environment, Monroe County is well-positioned to compete for and retain high-impact projects.

As BEDC looks ahead, Simtra's success serves as a compelling example of how strategic partnerships and long-term commitment can drive economic growth and create lasting value for the community.



THE WINNING PLAY

IU AND MONROE COUNTY:

A Region Positioned to Capitalize on Economic Opportunity

Winning changes how people see you. In football, it makes a program a destination; in economic development, it does the same for a community.

Indiana University football's ascent under Coach Curt Cignetti has reshaped national perceptions of Bloomington, drawing attention, visitors, and energy that translate into opportunities for Monroe County's visitor economy, business attraction, and long-term growth.

That same shift in perception is what the Bloomington Economic Development Corporation (BEDC) facilitates every day: ensuring Monroe County is not only seen, but also ready to capitalize on opportunities when national attention arises.

WINNING FOOTBALL, STRONGER PERCEPTION

Increased national coverage, game-day travel, and alumni engagement make the community an attractive location for economic development.

The Immediate Win: A winning football program boosts national coverage, game-day travel, and alumni engagement, making the community more attractive for economic development. Visit Bloomington notes hotel occupancy reaches about **95% on game weekends**, generating roughly **\$10 million in economic impact**. This demand supports new jobs, higher tax receipts, and the growth of local businesses. Research indicates college football's effect on smaller markets can be substantial—for example, an average uplift of about \$1.2 million in local hotel receipts per home game. For Monroe County, IU football helps stabilize visitor-driven revenue, strengthens the case for additional hospitality and conference activity and opens the opportunity for alumni to reacquaint themselves with the potential of Bloomington as a location for new business opportunities.

The Longer Game: Talent and Business Attraction. A winning program adds a compelling chapter to Bloomington's story for candidates and companies. Football success reinforces Bloomington's brand—anchored by Indiana University, Ivy Tech, healthcare, and an exceptional quality of place—thereby increasing the likelihood that first-time visitors become employees or residents.

Monroe County Airport is where regional momentum meets future capacity Monroe County Airport (BMG) is a crucial infrastructure segment. It serves as a gateway for travel and a development platform with a strategy focused on **shovel-ready development** and aviation-related industry, supported by nearly **400 acres** of land and **personal property tax exemptions**. The airport's Master Plan looks out **20 years** to meet demand, signaling readiness to businesses.

The future of the Monroe County Airport is already taking shape The airport is increasingly viewed as a hub for business, with over 120 acres of developable property and tenants such as **Swift Energetics & Engineering**. The BEDC's role is to translate this momentum into projects. Clark Greiner, interim director of the BEDC, noted, "The national visibility created by Indiana Hoosiers football is helping elevate our story at exactly the right time."

Companies like university towns with winning programs For companies weighing relocation or expansion, a university town with a winning team offers a specific blend of advantages.

- **Brand and Visibility:** National attention helps reinforce a thriving, relevant community.
- **Recruitment Edge:** Candidates are more likely to visit and more likely to say yes when the community has energy and pride.
- **Corporate Hospitality:** Game weekends and airport access create built-in opportunities for client visits, leadership travel, and community engagement.
- **Innovation Proximity:** University talent pipelines, research partnerships, and a culture of problem-solving.
- **Quality of Place:** Restaurants, arts, outdoor amenities, and the kind of downtown activity that helps retain talent.

FUNDAMENTALS FOR SUCCESS

Winning football highlights the importance of community fundamentals. Real economic impact stems from sustained success, paired with effective strategy and investment. Support for Coach Curt Cignetti's leadership, Athletic Director Scott Dolson, and President Pam Whitten strengthens the regional brand. Alignment between town and gown, airport and industry, and community pride and economic strategy is key. **The BEDC exists to turn moments of success into measurable growth.**

2024-2026 BEDC STRATEGIC PLAN

IN 2024, THE BEDC LAUNCHED A THREE-YEAR STRATEGIC PLAN CHARTING A PATH TOWARD ECONOMIC VITALITY AND GROWTH IN MONROE COUNTY, BLOOMINGTON, AND ELLETSVILLE. THE FIVE PILLARS OF THE 2024-2026 BEDC STRATEGIC PLAN ARE:

1

BUSINESS RETENTION AND EXPANSION

Support existing employers to ensure they thrive, grow quality jobs and wages, and increase investments in the community.

2

BUSINESS ATTRACTION

Attract new employers to our community. Industries ebb and flow over the decades, so it is critical to ensure we develop future-focused jobs in emerging industries.

3

SITES AND ADVOCACY

Ensure we have buildings and sites ready to accommodate new and existing employers. Streamlined zoning, infrastructure, and permitting are critical site readiness factors. Advocate for housing to attract and retain a strong workforce.

4

ECONOMIC VITALITY PROJECT (EVP)

We envision Monroe County, Bloomington, and Ellettsville as an epicenter for innovation and creativity in the state and region, where everyone can thrive. The EVP tracks and communicates community metrics related to economic vitality while fostering collaboration to move the needle on areas of need.

5

BEDC ORGANIZATIONAL GROWTH

Grow BEDC members, partners, and resources to most effectively serve the community within the above pillars.

THANK YOU! 2025 SPONSORS

PARTNERS CIRCLE



EXECUTIVE CIRCLE



LEADERSHIP CIRCLE



Indiana University Health

40TH ANNIVERSARY SPONSORS



FRIENDS OF THE BEDC

Bloomington Regional Rehabilitation Hospital, Community Foundation of Bloomington & Monroe County/ROI, City of Bloomington, Comcast, JS Held, IMI / Irving Materials, Hoosier Energy, Simtra BioPharma Solutions

APPENDIX – HISTORICAL PERFORMANCE

YEAR	ENTITY	PLANNED CAPITAL	SUMMARY
2020	Ernest Health	\$18,462,038	Ernest Health invested in the construction of a new \$20-million inpatient rehabilitation hospital, called the Bloomington Regional Rehabilitation Hospital. By the third year of operation, it is estimated that 110 new jobs would be created with an average salary of \$ 64,000 a year.
2020	Ernest Health	\$1,318,896	See above.
2020	Proveli	\$ 2,000,000	Proveli purchased Hall Signs, announcing an investment of around \$4-million dollars. This investment could create up to 60 new jobs. Investments including the expansion of their current building to allow for production, fabrication, storage, and added new equipment.
2020	Proveli	\$1,850,000	See above.
2020	KeHe	\$35,518,327	KeHe moved from their 2 Monroe County location(s) to a newly built 388,000 SF facility on the west side of Ellettsville. This is a state-of-the-art food distribution facility with 80,000+SF of freezer and refrigerated warehouse space.
2020	KeHe	\$7,698,922	See above.
2020	TASUS	\$ 904,440	TASUS invested nearly \$1 million dollars (\$904,440) in new equipment for converting and printing for the automotive industry and added 8 new jobs.
2021	Baxter/Simtra	\$35,836,128	Baxter invested in a high speed syringe filling line capable of filling up to 36,000 syringes per hour. This investment will also include new supporting process equipment, automated clean in place system, and a waste neutralization skid.
2021	Baxter/Simtra	5,000,000	Baxter invested in a high speed syringe filling line capable of filling up to 36,000 syringes per hour. This investment included new supporting process equipment, an automated clean in place system, and a waste neutralization skid.
2021	PHOENIX	\$20,000,000	PHOENIX invested in refurbishing the former Otis Elevator building as a SQF (Safe Quality Food) certified facility to produce plastic packaging.

YEAR	ENTITY	PLANNED CAPITAL	SUMMARY
2021	PHOENIX	\$20,250,000	PHOENIX invested in plastic injection molding machines, cap liner insertion machines, material blenders, stackers, palletizers, stretch wrap machines, cooling towers, chillers, lift trucks, air compressors, conveyors, cranes, and IT equipment.
2022	Catalent	\$10,000,000	In April 2022, Catalent announced an investment of \$10,000,000 in building improvements to expand their biologics drug substance and drug product manufacturing capabilities. Over the next couple of years they planned to add 1,000 new jobs to the Bloomington community.
2022	Catalent	\$340,000,000	In order to expand their biologics drug substance and drug product manufacturing capabilities, Catalent invested \$340,000,000 in equipment at their Bloomington facility.
2022	Oliver Winery	\$12,600,000	By the end of 2026, Oliver Winery will have invested \$12.6 million to purchase new equipment and add 21 new jobs to meet increased national demand. This investment increases their bottling capacities.
2022	NHanced		Discontinued
2023	PHOENIX	\$15,000,000	PHOENIX invested \$15 million in equipment at the former Otis Elevator facility, aiming to create over 20 new jobs with hourly wages ranging from \$22 to \$29 before benefits.
2024	Simtra	\$145,000,000	Simtra expansion through new capital investment in equipment and high-speed fill lines.
2024	Simtra	\$500,000,000	Simtra expansion through a new 300,000 sq ft building for high-potency oncology manufacturing.
2025	Simtra BioPharma Solutions	\$146B	Company expansions at the former GE site and new facility will represent 450 new high-wage jobs averaging more than \$70,000/year.
2025	Almvoy American & Swift Energetics & Engineering		New employers the BEDC has helped to attract.

JOIN THE TEAM!

For 40 years, the Bloomington Economic Development Corporation has helped shape a stronger, more resilient Monroe County through collaboration, leadership, and shared purpose. As we look to the next level of economic development, bold vision and committed partners are essential.

Join the Bloomington EDC as a member or sponsor to help drive innovation, opportunity, and lasting prosperity for our community in 2026 and for generations to come.

BACK THE WORK THAT BUILDS MONROE COUNTY

Your support helps BEDC compete for projects, grow existing employers, and keep sites and infrastructure ready.

\$1B+ Since 2020

Capital Investment Commitments

900+ in Monroe County

New Jobs Committed

\$289 for Every \$1 Invested Returned to the Community

2026 ANNUAL SPONSORSHIP OPPORTUNITIES

2026 PRIORITY: MODERNIZE OUR TOOLS TO MOVE FASTER. A strategic 2026 investment will upgrade BEDC systems, strengthen stakeholder engagement, and improve data-driven decision-making.

SPONSORSHIP PACKAGES AVAILABLE. CONTACT US TO LEARN MORE:



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