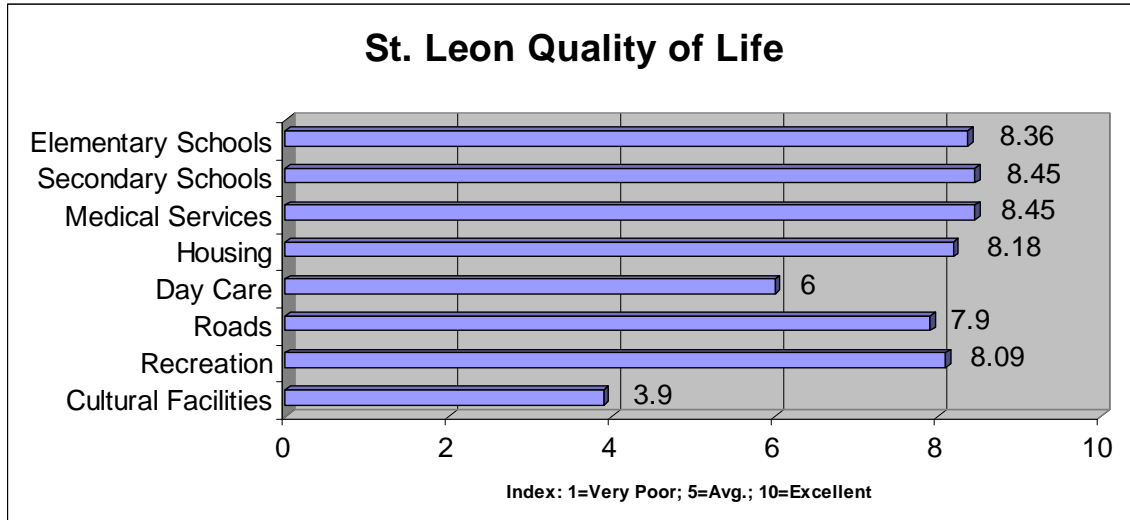
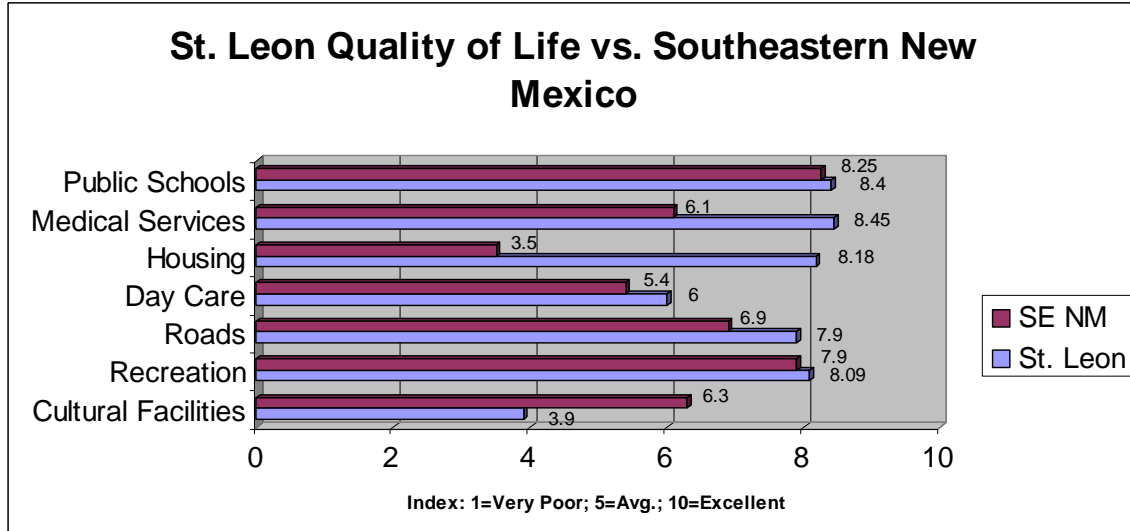


In conducting the labor analysis an average wage within the community was in the range of \$15-17.50 per hour with an average fringe package of about 20%. Most of the jobs identified were in the service sector with a high degree of skills and very low turnover.

St. Leon Quality of Life Analysis



Source: TKCG Survey Data

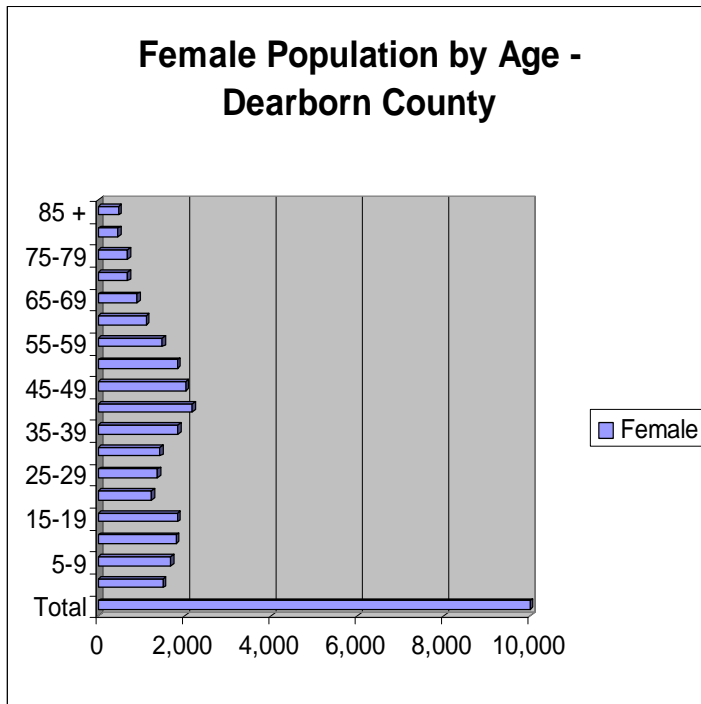


Source: TKCG Survey Data

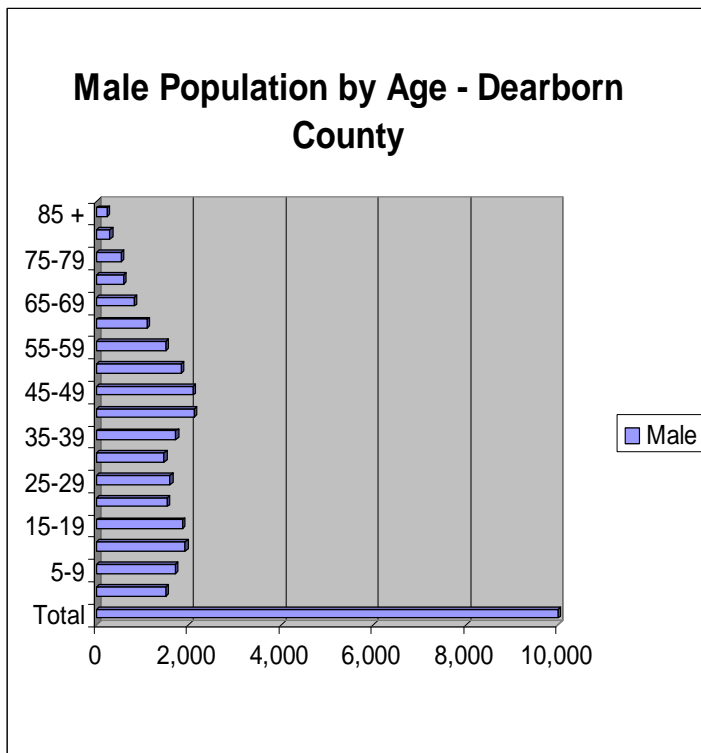
St. Leon Demographic Profile

It is also important to consider some general demographics when determining the direction a community should take in their long term development activities. For the purposes of this report we are looking at a combination of information including economic, population, social and housing demographic data to provide a base line for the

community. We used information found in the 2009 American Community Survey database for most of this information due to the current scarcity of 2010 Census data.

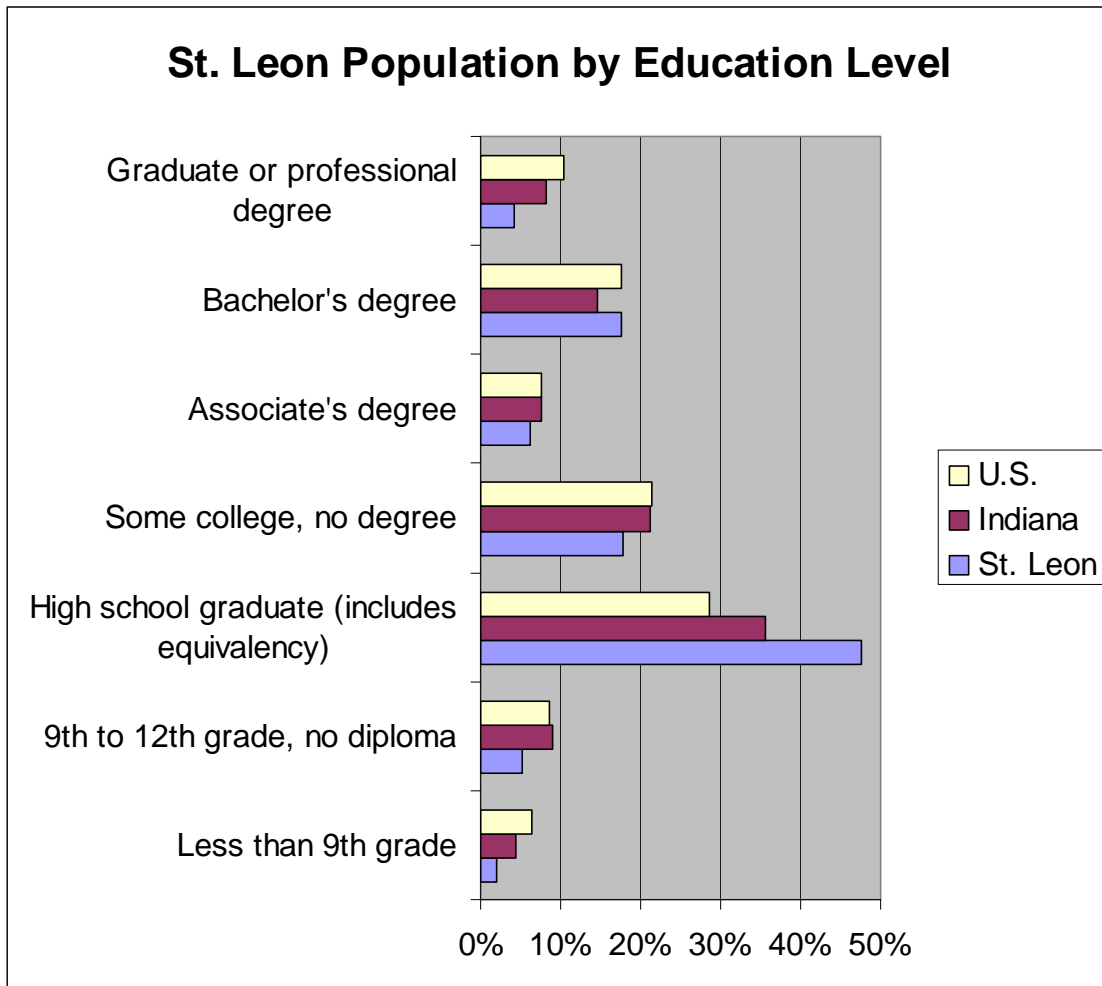


Source: American Community Survey – 2009 data

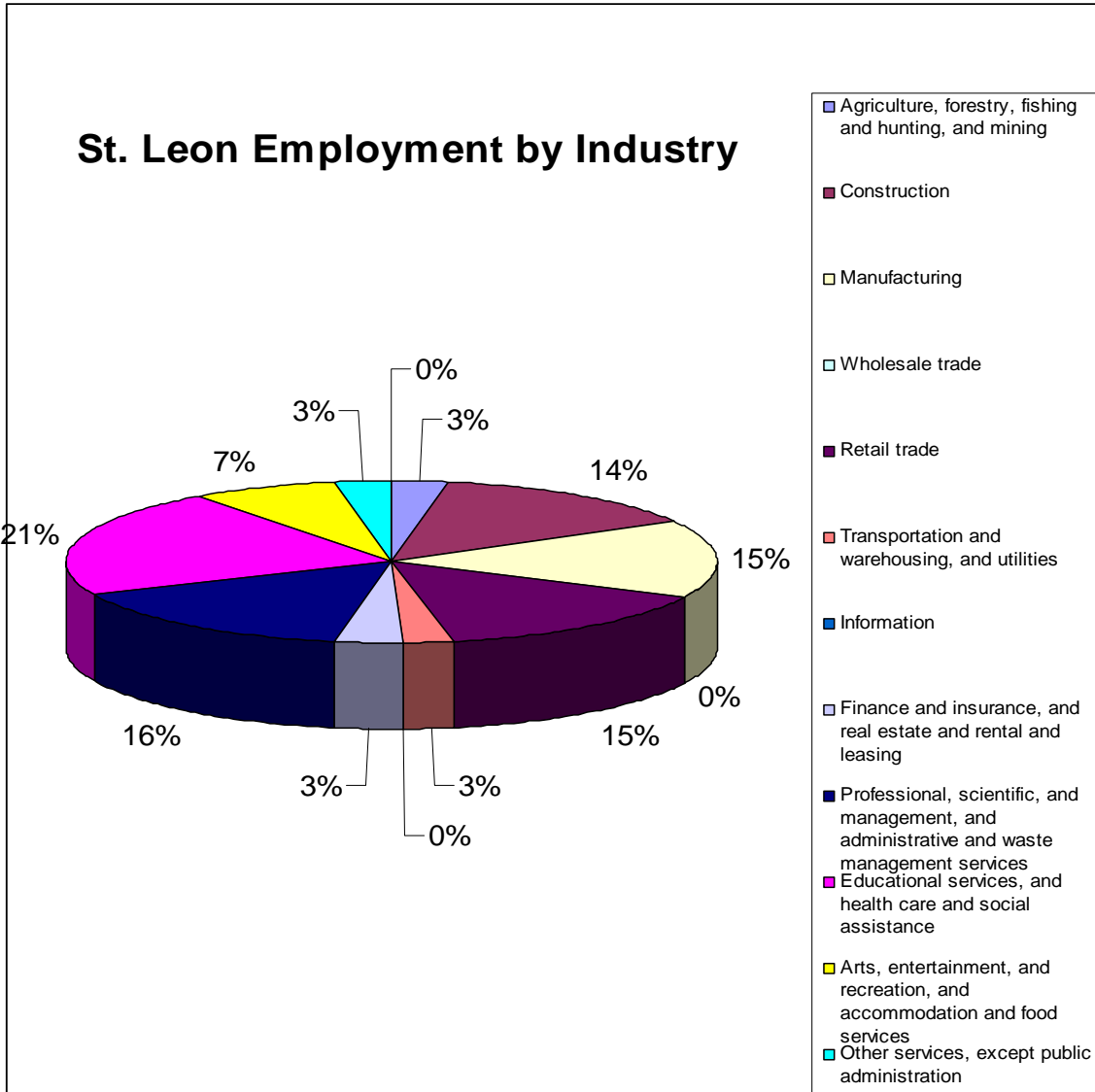


Source: American Community Survey – 2009 data

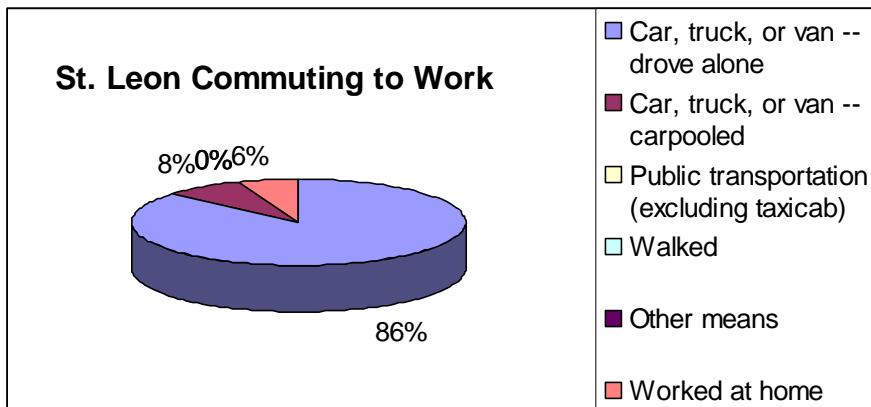
What can be gleaned from the above data is that St. Leon is experiencing much the same dilemma that other communities are facing, which is the out migration of young working age population between the primary working ages of 18 – 40. The primary rationale for this, is the lack of permanent full time jobs located in or near St. Leon, Indiana. As the residents graduate from high school they have few options, go on to school elsewhere or go look for employment closer in to the major metropolitan areas such as Cincinnati or Indianapolis. The only methodology to alter this trend is to create jobs within or near to the community to provide jobs to those youth that want to return to St. Leon for work and to raise a family.



Source: American Community Survey – 2009 data



Source: American Community Survey – 2009 data



Source: American Community Survey – 2009 data

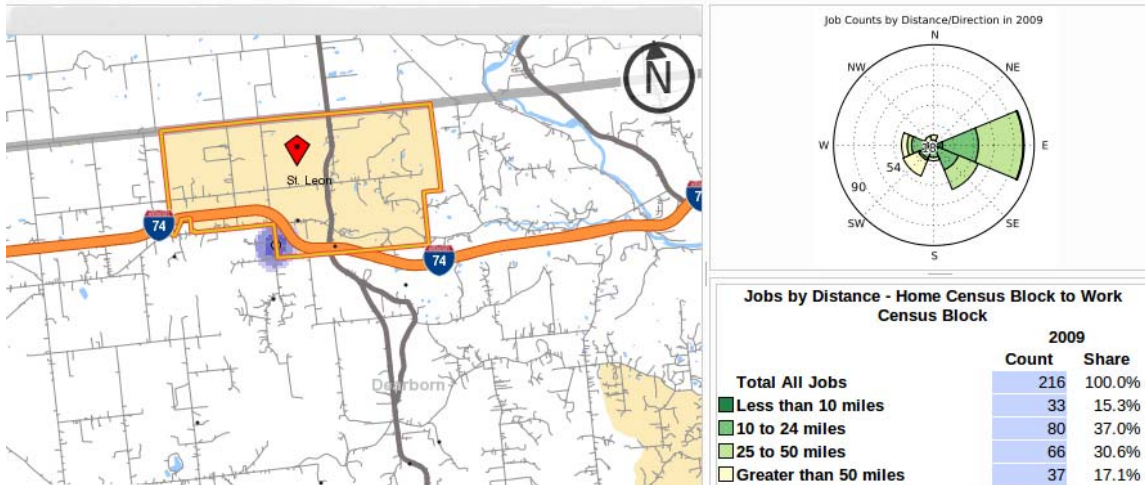
The following maps depict job location and commuting patterns that serve St. Leon.

Workers Living in St. Leon and Working There



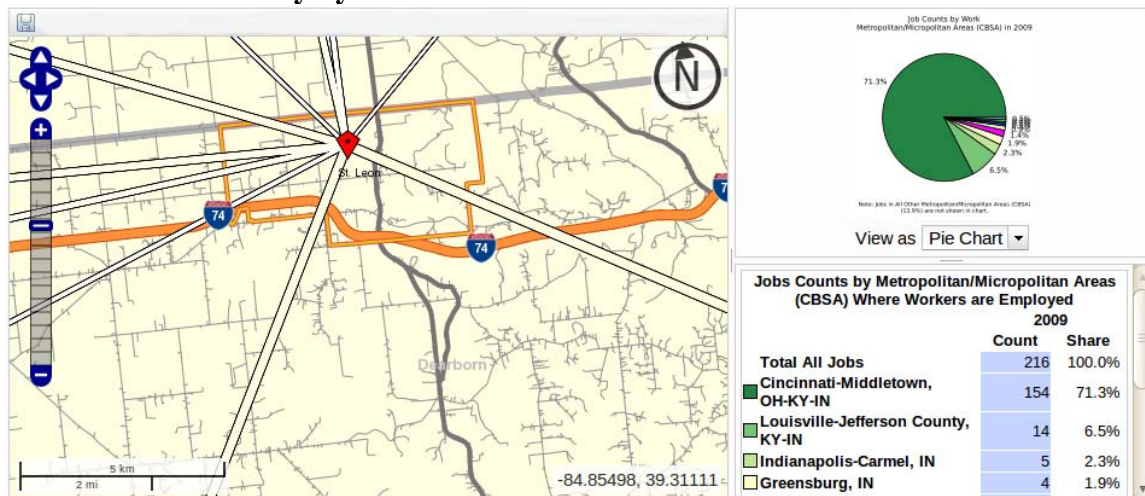
Source : LEHD on the Map - 2011

Jobs by Distance - Home to Work



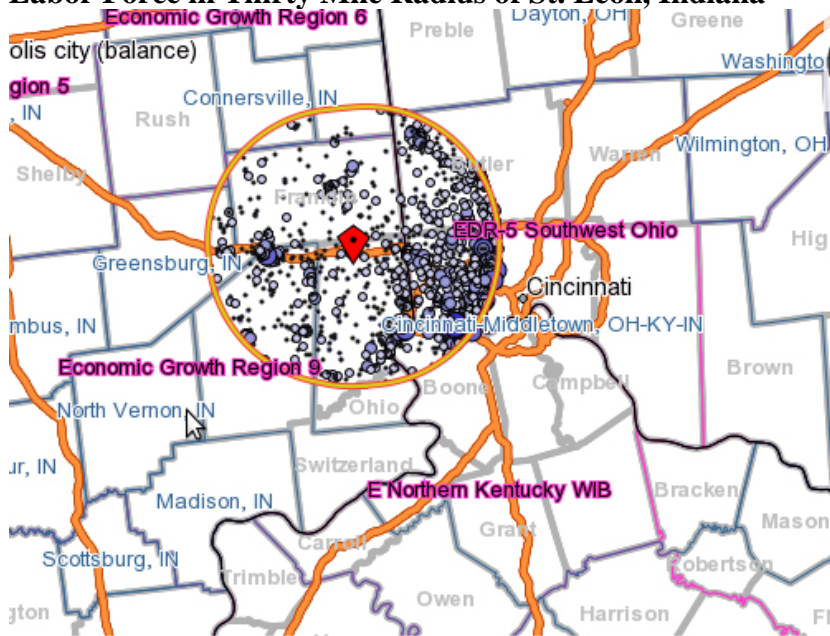
Source : LEHD on the Map - 2011

Jobs Commuted Daily by Metro Area



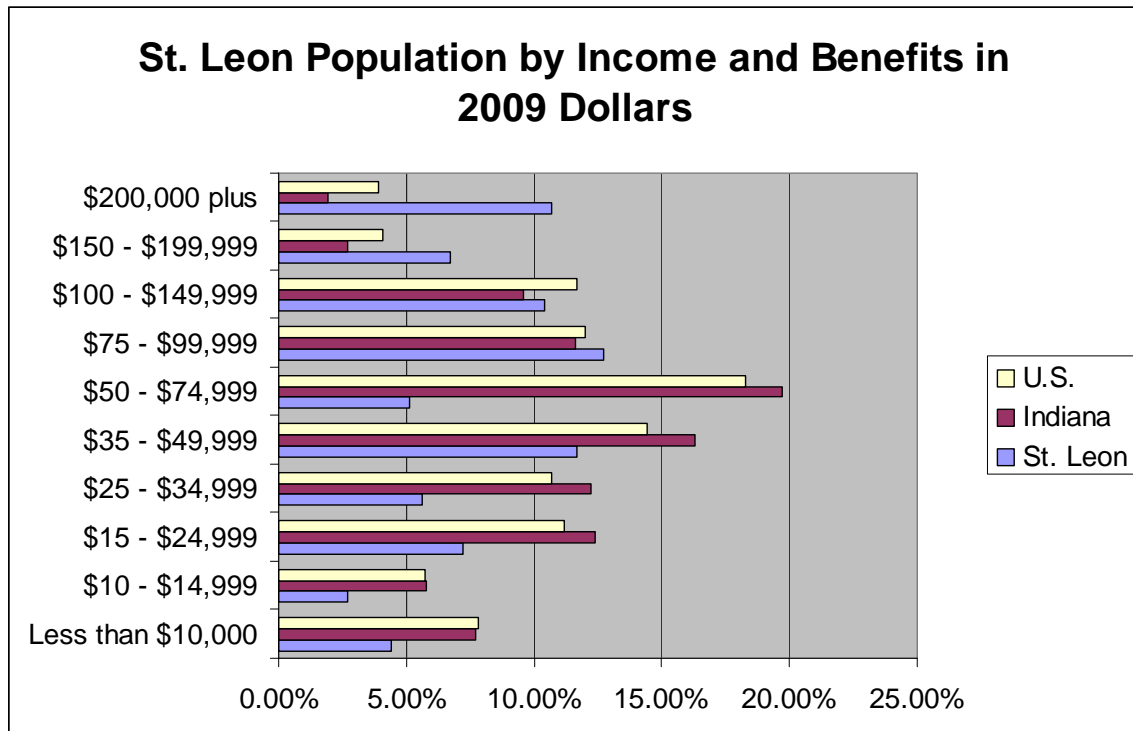
Source : LEHD on the Map - 2011

Labor Force in Thirty Mile Radius of St. Leon, Indiana

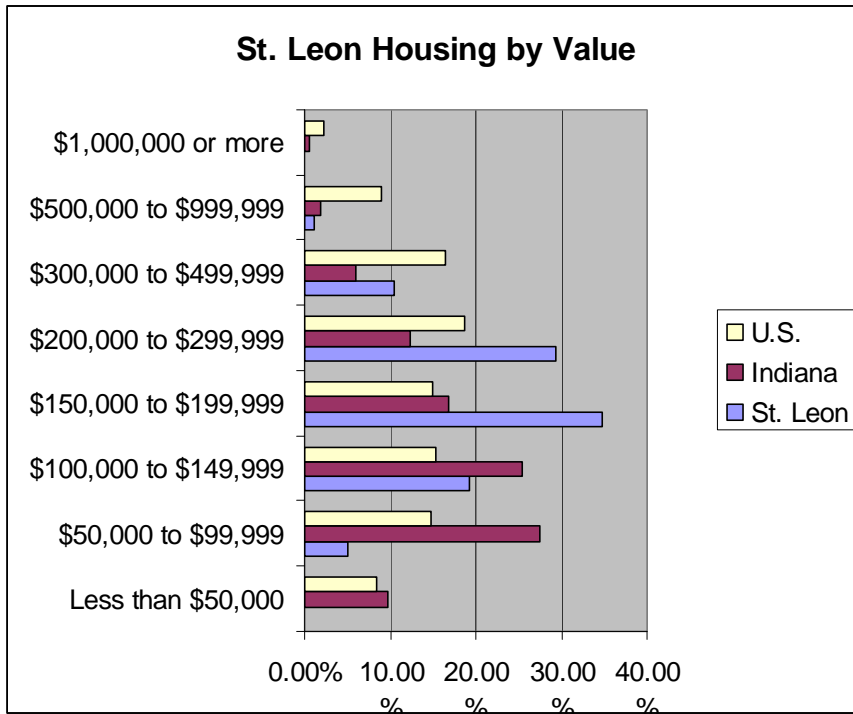


Total All Jobs		
2009		
	Count	Share
Total All Jobs	107,685	100.0%
Total All Jobs	107,685	100.0%

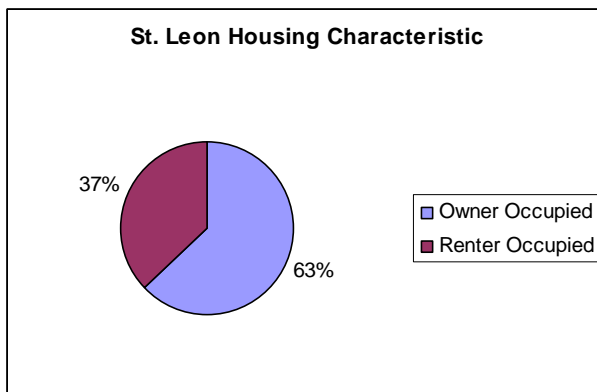
Source : LEHD on the Map – 2011



Source: American Community Survey – 2009 Household Data



Source: American Community Survey – 2009 data



Source: American Community Survey – 2009 data

What the above data represents is that St. Leon presently, is for the most part a very stable community. However, if some of the trends concerning out migration of both youth and the general workforce are not reversed an even greater threat may evolve concerning the ability of the community to maintain itself with a declining tax base.

SWOT Analysis – (Strengths-Weaknesses-Opportunities-Threats)

One of the first tasks to undertake in determining the direction the Town of St Leon should follow in engaging an Economic Development strategy was to conduct a comprehensive SWOT Analysis. The process used was to interview community stakeholders and local businesses to determine both the current status of the community