

# Reignite, *Reimagine,* REINVENT

MICHIGAN CITY, INDIANA

2020  
ANNUAL  
REPORT

Economic Development  
Corporation Michigan City





# SHARED JOURNEY

## *on a New Path*

“We’re in this together” was a phrase that embodied more meaning than ever before in 2020. Confronting the challenges, changes and ever-evolving daily life during a pandemic created the perfect environment to work together in new and innovative ways to get things done.

Here at the EDCMC, we leveraged the processes that we had always put in place while pivoting toward new paths to find best practices. We are a private-public nonprofit, so we have consistently connected the nonprofit, government and private sectors, and our experience in these arenas helped us spur action and move forward during difficult times.

We hosted monthly check-in phone calls focused on finding out who was doing what in the community and what needs were out there. Leaders from our city, top industries, schools and nonprofit organizations discussed where we were at that day and what we could do to take on the shifting consequences of COVID-19.

Our team is honored that we had the opportunity to utilize our perspective as a collaborative resource to make even a small impact on our business, nonprofit, private and public sectors. We found that a conversation can be powerful as a starting point to launch actions, such as the creation of the Fighting Chance Funds to help Michigan City businesses and a comprehensive, localized webpage on vital information on COVID-19.

While the pandemic dominated much of 2020, our EDCMC team continued to concentrate on implementing our strategic plan and helping businesses launch, grow and build here. New projects, including the expansion of Shady Creek Winery and the opening of 4411 Inn and Suites and ZORN Barrelhouse, spotlight the strength of our entrepreneurial community and economic development processes. We understood that momentum during a pandemic and economic crisis was essential to our recovery and future.

Looking at our strategic plan, the initiatives outlined in 2019 will help us follow the best avenues to create the vibrant and prosperous communities that we all want to live in. We are working toward the same objectives but are viewing them through a different lens due to COVID-19. Economic inclusion, workforce development/talent attraction, placemaking, economic modernization and aggressively telling the story are all still hallmarks of our strategy toward prosperity for everyone.

The uncertainty of 2020 was certainly a lesson in itself. It is interesting to think where we will be at in our journey moving on from a pandemic when you pick up this report in 2021. No matter what, our team will still be working with all of our community and business leaders, and we will be doing it together with an eye toward the best future possible. We are ready to: *Reignite, Reimagine, Reinvent.*

Sincerely,



Clarence L. Hulse

## TEAM



CLARENCE HULSE  
Executive Director



JENILEE HAYNES-PETERSON  
Economic Development Manager



JALEN BONEY  
Business Development Manager

## Economic Development Corporation Michigan City

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Michigan City, IN 46360  
Phone (219) 873-1211  
info@edcmc.com  
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## SERVICES

- SITE SELECTION ASSISTANCE
- STATE AND LOCAL REGULATORY GUIDANCE
- CUSTOMIZED INCENTIVE PACKAGES
- REVOLVING LOAN FUND ASSISTANCE
- ENTERPRISE ZONE BUSINESS INVESTMENT DEDUCTIONS
- TAX ABATEMENT INCENTIVES
- TAX INCREMENT FINANCING
- APPROVAL PROCESS TECHNICAL ASSISTANCE
- HUBZONE
- WORKFORCE DEVELOPMENT, TRAINING, AND RECRUITMENT
- OPPORTUNITY ZONE
- BUSINESS RETENTION PROGRAM
- BUSINESS-TO-BUSINESS NETWORKING
- ANNUAL JOB FAIR

## ABOUT THE ECONOMIC DEVELOPMENT CORPORATION MICHIGAN CITY

### MISSION STATEMENT

To develop and implement seamless policies, procedures and programs for economic and community development that drive systemic and long-term viability through collaboration and consensus with our stakeholders and community resources.

### VISION STATEMENT

To assure the long-term **viability** of Michigan City with a **healthy** and **robust** business environment, **modern** public infrastructure, a **stable** tax base, outstanding customer service and **quality** human, technical and financial resources so that local leaders are able to sustain needed change.

### OBJECTIVES

- Workforce Development & Education
- Business Retention & Expansion
- Business Attraction & Development
- Integration with Community Development
- Organizational Sustainability



# EDCMC BOARD

## *impactful roles*

## THANK YOU!

The EDCMC team is thankful for Rick Dekker and Don Babcock for their service on the EDCMC board of directors as they wrapped up their roles in 2020.

"The two leaders provided invaluable insight during their time with us, and we greatly appreciate their time, effort and perspectives that added so much to our community," said EDCMC Executive Director Clarence Hulse.

Dekker, CEO of DEKKER Vacuum Technologies, served about five years on the board.

"I hope the EDCMC benefitted from my business experience over the last 20 years as I offered that perspective," Dekker said. "I was also on the Chamber board and many other community boards to help improve the local business climate."

"Economic Development is a very important part of that, and I was happy to serve on the board when invited to do so."

Dekker said his time on the EDCMC board really brought into focus what economic development is all about and how it goes beyond attracting new businesses.

"To some degree, economic development is misunderstood. Business retention is very important and is typically where most of the job growth comes from," he said. "As a business owner, you have concerns about new businesses coming into the area and competing for workers. That changed once I learned more about EDCMC and its mission, which is to do so much more than just attracting businesses."

Dekker also enjoyed being able to work on other community issues and growth.

"Working with the schools to provide a closer relationship between business and education has helped create partnerships, such as the Compressed Air Academy," he said. "Working with the community on education, housing and workforce are other important areas where the EDCMC focuses in order to help both business and community. As the saying goes, the rising tide raises all ships."

Babcock recently retired from his economic development role at NIPSCO after 40 years. He served as vice president and president as well as an active board member at the EDCMC.

"As NIPSCO's director of economic development, I gained experience from around the state and was glad to share that experience with the EDCMC staff and board," he said. "Participation on the board gave me invaluable insights into the community and its leaders."

Babcock said he is honored to have worked with many region individuals and organizations on impactful projects during his tenure.

"Through the hard work of many, there will finally be a major investment in the South Shore Commuter Rail system. This promises to be the greatest economic driver since the steel mills in the early 1900s," he said. "The designation of the Dunes National Lakeshore as a national park and the decommissioning of the NIPSCO generating station will accelerate even more positive changes for Michigan City."

"I am proud to work with so many other leaders on the transformation of our city and region."





## 2020 BOARD OF DIRECTORS

### EXECUTIVE COMMITTEE

#### CHAIR

STEPHANIE OBERLIE

*Harbour Trust & Investment Management Company*

#### VICE CHAIR

Linda Simmons

*Director of Marketing, Visit Michigan City LaPorte Conventions & Visitors Bureau*

#### TREASURER

Dennis Kuhn

*Executive Vice President, Horizon Bank*

#### PAST CHAIR

Bill Hackney

*Publisher, LaPorte County Herald-Dispatch*

### BOARD OF DIRECTORS

John Beutner

*Manager, Captain Ed's*

Rick Dekker

*CEO, Dekker Vacuum Technologies, Inc.*

Barbara Eason Watkins

*Superintendent, Michigan City Area Schools*

Katie Eaton

*President, Michigan City Chamber of Commerce*

Tim Haas

*President, Haas & Associates Consulting Engineers, LLC*

John Hendricks

*Leader, Principle Engineer - Gas Engineering, NIPSCO*

Dean Mazzoni

*President & CEO, Franciscan Health – Michigan City*

Angie Nelson-Deutich

*Councilwoman, Michigan City Common Council*

Duane Parry

*Mayor, City of Michigan City*

Brenda Temple

*General Manager, Blue Chip Casino, Hotel, and Spa*

Brian Tyllisz

*Vice President, Sales, Sullair a Hitachi Company*

## WELCOME!



The EDCMC team is honored to have entrepreneur Seth Spencer join the board of directors in 2021.

Spencer is founder and CEO of SERA Solutions, a digital marketing agency. He launched the business in 2014 while attending Purdue University Northwest as a management major. His entrepreneurial roots are strong as he launched a competitive gaming tournament website at the age of 14.

He hopes to bring this insight to his board role.

"Having started and grown a business from the ground up, I understand the obstacles that local entrepreneurs face and the many hats they wear. From securing office space to working with local universities to find new job candidates, I am very familiar with the day-to-day operations that small businesses face," he said. "I look forward to sharing my experiences with others on the board, identifying potential solutions to the obstacles encountered by entrepreneurs, as well as shining a light on the existing services and programs that already work."

"Over the past five years, I have had the incredible opportunity to work alongside and observe many entrepreneurs grow their businesses in downtown Michigan City."

Spencer also believes his connections to youth and his industry will be impactful.

"As an entrepreneur in the software development and programming industry, I hope to continue shaping a path forward for high skill, high wage jobs through partnerships with local schools and employers," he said. "From volunteering to teach STEM in local schools and providing internships to students at local universities, I have had the opportunity to see the talent and potential in our youth, encouraging me to be their biggest advocate."

"My goal is to bring innovative ideas and solutions to the table that allow the organization to have a real and lasting impact on our community."





# COVID-19 MOMENTUM *& moving forward*

**I**n 2020, pivoting permeated how businesses operated, nonprofits worked within the community and everyone lived their daily lives.

At the EDCMC, the mission and vision of uniting all aspects of Michigan City's arenas – from government leaders to CEOs – crystallized even more into focus. The EDCMC has always been a unique private-public nonprofit, and the team worked even more to utilize this foundation and philosophy during the shifting days of COVID.

"Our strong connections became even more vital to bridging varied sectors and as we endeavored to get things done," said EDCMC Executive Director Clarence Hulse. "We serve as a business and community resource and our role was pushed to another level as we ensured that our community could connect and discuss actionable steps."

"The pandemic highlighted the strength of many of our community organizations," said Linda Simmons, Visit Michigan City LaPorte director of marketing and EDCMC 2020 board vice chair. "Communication is the key. Our entire community worked together to facilitate the needs of the community."

In the early days of the pandemic, gathering information rose to the top of the priority list. The EDCMC team aided in the effort by bringing together key community leaders in all areas through Business Recovery Planning Conference calls. These continued on a monthly basis and provided a platform for non-profit, business, school and city leaders to highlight statuses and needs.



“Having a conversation and being able to hear first-hand what was needed by our leaders truly was a strong first step as we all worked to get a hold on where we were at on any given day,” Hulse said. “The shifting circumstances spurred our organization into action in a new and challenging way that we embraced every day.”

“These calls brought issues to the forefront, initially addressing nonprofits in need of volunteers or funding, the need for personal protective equipment for health care providers and information sharing on concerns in the community along with conversations about how each area in our community was finding the way through the crisis,” said EDCMC 2020 chair Stephanie Oberlie, who is president & COO at Harbour Trust & Investment Management Company. “As a result of sharing information and building relationships that may not have been formed previously, collaborative partnerships formed. This speaks to the strength of our community.”

### COMING TOGETHER

The need for a consistent flow of information spurred all sectors to collaborate and remain aware of issues and challenges across the board.

“In times of crisis, communication and leadership are imperative. In these often-dark periods in history, a focus on fear and negativity and blame can take hold - often the first to rise to the surface. Combatting this requires a consistent commitment to be transparent in order to build trust and find solutions that hopefully bring hope and strength to one another and our community,” Oberlie said. “There was a commitment made to share information and to work with one another to create synergy, which yields solution creation. This formed a silver lining as we navigated the crisis together.”

Participants often included: Dean Mazzoni of Franciscan Health, Kris Pate of the United Way, Maggi Spartz of the Unity Foundation, Mayor Duane Parry, Barbara Eason Watkins of the Michigan City Area Schools, Aco Sikoski of Ivy Tech Community College, Brian Tyliz from Sullair-Hitachi, Angie Nelson-Deutch from Michigan City Common Council, Craig Dwight of Horizon Bank, Brenda Temple of the Blue Chip Casino, Linda Simmons of Visit Michigan City – La Porte, Katie Eaton of the Michigan City Chamber of Commerce and EDCMC board members.

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*“We are looking forward to continuing to implement the EDCMC Economic Development Strategic Action Plan, focusing on entrepreneurship, housing and workforce development. EDCMC has been working with business leaders, the Chamber of Commerce and city elected leaders on COVID economic recovery and that will continue throughout 2021. The good news is that Michigan City is ready and open for business, and our economic activity pipeline will be very robust over the next 24 months.”*

Linda Simmons, Visit Michigan City LaPorte director of marketing and EDCMC board vice chair

*“We want things to start getting back to normal but go back better. We hope to continue to engage with each other - both virtually and in-person - and with a racial equity lens to our work.”*

Maggi Spartz, president of Unity Foundation of La Porte County

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“The EDCMC has been front and center in coordinating, communicating and responding to the impact that COVID has had on our community,” said new EDCMC board member for 2021 Seth Spencer. “The calls brought together our community leaders, physicians and elected officials to allow a continuous flow of information that helped the people who needed it most.

“It has been inspiring to see the EDCMC bring out the potential that our community has to quickly work together and help one another.”

“It was beneficial to hear what a variety of cross-sector organizations were going through from hospitals, banking institutions, the city, chamber, businesses ...” Spartz added.

She saw the city, county and region come together in a new way to tackle amplified issues, such as homelessness.

“The Unity Foundation convened groups - a housing-focused shelter committee and a rental assistance group - to identify and solve issues relating to our three homeless shelters, and for avoiding a surge of newly homeless from eviction for non-payment of rent or utilities,” Spartz said. “Our nonprofits and churches were incredibly impactful. The ones that provided basic needs really stepped up to meet the huge increase in demand.”

Independent restaurants and retailers also found innovative ways to support each other, said Michigan City Chamber of Commerce President Katie Eaton.

“They shared ideas, created new marketing, and supported the community together. The collaboration in the community is a piece that has really blossomed during the pandemic and will likely stick around,” Eaton said. “Our community is very resilient and resourceful. I have watched many small businesses grow and change in order to make their business continue to be a success.”

“Having been a resident of Michigan City for many years, I have always known this was a great community, but it was reinforced as we went through a global pandemic together,” added 4411 Inn & Suites General Manager Michele Hyland. “It was great to see the support that the hotel, and myself, received as we opened.”

### GETTING THE INFORMATION OUT

Sharing information to struggling businesses, restaurants and the general community became an early focus. The EDCMC partnered with the Michigan City Chamber of Commerce and SERA Solutions to create an easy-to-navigate website, [www.michigancitycovid19.com](http://www.michigancitycovid19.com). The site gathered in one place such important information as the current mandates, unemployment benefits, business funding programs and resources, and nonprofits’ avenues to help community members.

The Chamber and EDCMC also teamed up on connecting with the local business community. A survey



*"In 2021, we look forward to seeing many of the same faces who were our first guests in 2020. We are hopeful that 2021 will be successful for all small businesses that struggled through 2020."*

Michele Hyland, 4411 Inn & Suites General Manager

provided updates to where businesses needed the most help to aid in any recovery conversations.

The Michigan City Fighting Chance Fund was one component of offering a lift to small businesses facing challenges from COVID. The program was put into motion by Councilwoman Angie Nelson-Deutch, who authored the ordinance.

"We envision the grant funds going to businesses that have been most impacted by COVID, including independently owned restaurants, retail stores and personal services," she said at the launch of the program. "Our efforts are concentrating on the wonderful mom-and-pop spots that make our community

"These stories are at the core of any positivity that I am taking away from 2020," Hulse said. "The way our community united, thoroughly thought through challenges and launched changes has been awe-inspiring. Especially, watching the restaurant, bar and entertainment industries, as they have had to be nimble to keep their doors open. These hard-earned lessons have shifted into 2021."

The 4411 Inn & Suites team opened its doors in the summer of 2020 and quickly found out how to switch gears.

"We have three takeaways from 2020: the importance of being fluid, the value of guest communication and the need to be creative," Hyland said.

"The travel and hospitality industry was significantly impacted. We were faced with the challenge of opening a hotel when occupancy rates declined greatly," she said. "We had to get creative. We rolled out 'Lazy Sundays' with a later checkout.

"Our team stayed informed on state restrictions and was able to provide alternative ideas for our guests. We found the most asked questions were regarding cleaning procedures and activities to do in the area. We learned that communication with our guests prior to arrival was crucial."

Denise Burns, owner of Leeds Public House, said the downtown restaurant – less than a year old when the pandemic hit – has remained focused on safety, flexibility and staying the course.

"We have had to pivot from dine in to carry out back to dine in services," Burns said. "Our team is our No. 1 asset. I am so grateful for every single person who is part of the Leeds team. Some are super creative. Some just always put in the extra hours. Some are great planners. Some are unbelievably friendly and professional with customers. Everyone has offered something special and unique to our restaurant and I appreciate every one of them for that.

"They have been willing to come into work under stressful and potentially scary situations - with the unknowns of COVID - and I am eternally grateful and proud."

Like most restaurants, the team adjusted with curbside carry-out and delivery when dine-in was taken

*"The EDCMC began a process to create and approve its Strategic Plan in 2019. In 2021, the board and the organization's leadership and staff will pivot to our strategic plan, which is grounded in the principles of inclusion creating and building career and housing for all of its citizens. Looking forward as the vaccine process is more fully implemented that we can see a bright light for growth for Michigan City, its businesses and its citizens."*

Stephanie Oberlie, EDCMC 2020 chair and president & COO at Harbour Trust & Investment Management Company

truly unique and are owned by our neighbors, family and friends. We are working every day to ensure that these businesses will be here today and tomorrow."

The EDCMC team processed applications for the grants that were awarded for expenses, such as operating costs and employee wages. The program was able to put more than \$30,000 back into the business community.

## LESSONS LEARNED

How nonprofits and businesses have been able to quickly veer down another path are the stories that truly go beyond resiliency. Entrepreneurs and leaders constantly have had to conceptualize and rework ways to get things done.

*"We are looking forward to pulling off the masks and serving our customers with a smile! We can't wait to fill up the restaurant and be part of people enjoying themselves without fear or restrictions. We are all looking forward to a really fun (and profitable) season on our patio and inside our bar and restaurant."*

Denise Burns, owner of Leeds Public House



*"We are looking forward to getting together face to face with our members and businesses in the community when it is safe. We have been collaborating with so many partners and organizations via Zoom, and I look forward to being able to say, 'Thank you,' and maybe shake hands to show our gratitude."*

Katie Eaton, Michigan City Chamber of Commerce

off the table. Outdoor seating was also available during warmer days and Leeds has heaters and fire-pits in place.

"Right now, we are holding tight and getting through this. Each month, we will continue to have a new libation for donations to support our region nonprofits," she said.

The nonprofit and social service arena moved to meet demand, Spartz said.

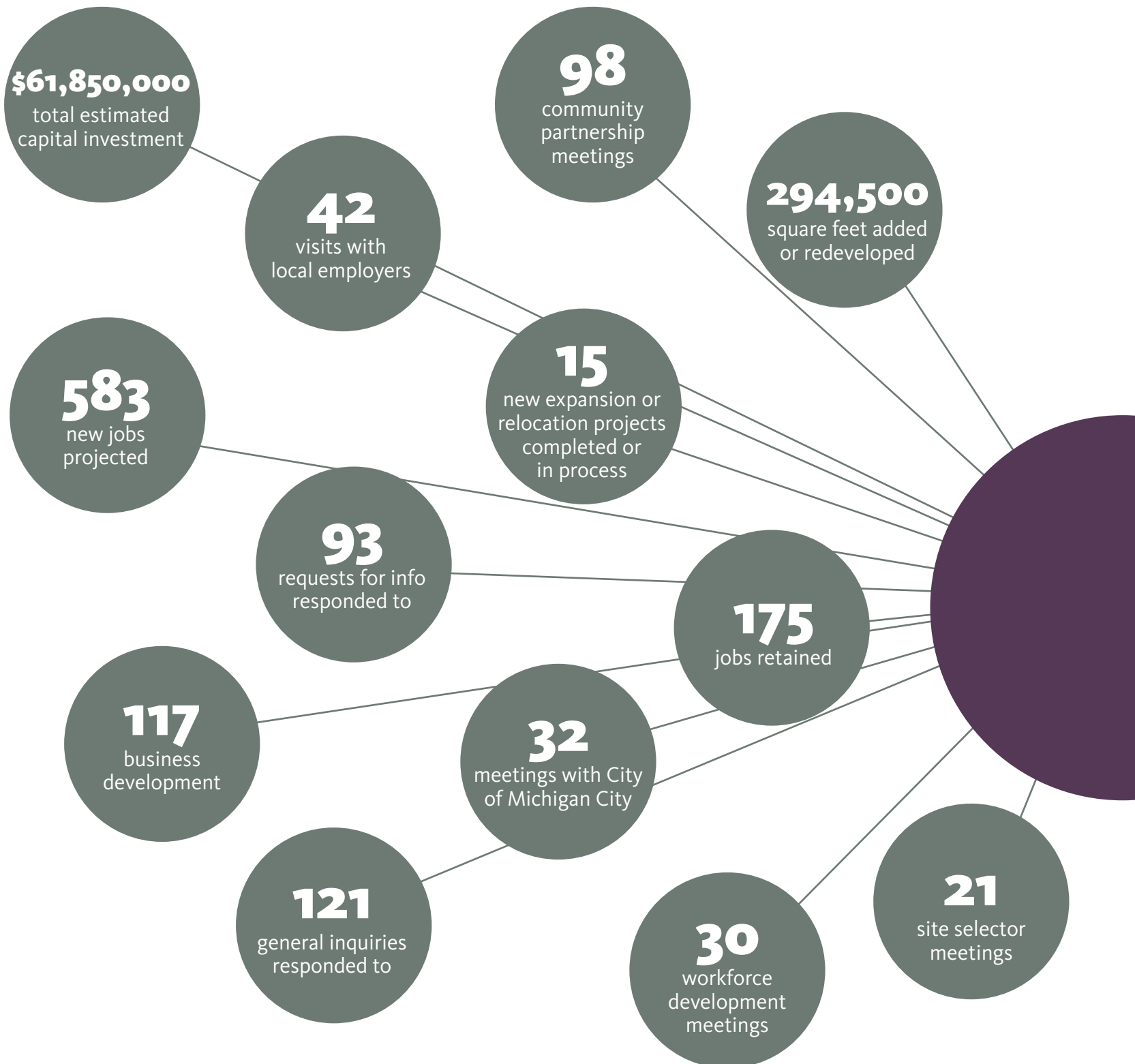
"They were incredibly impactful. They all pivoted quickly to either deliver their services in a new way or hunker down to provide programming," she said. "The philanthropic community stepped up and pivoted grant-making to focus on the highest priorities and to support government.

"The nonprofits that provided food and shelter totally rocked! They saw an increase in demand for services, a loss of volunteers and they were learning to do more with fewer."





# ECONOMIC DEVELOPMENT *Activity*



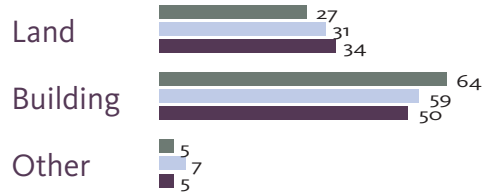
*Working hand-in-hand with businesses,  
whether new or existing, the EDCMC is proud of  
the impact our work makes in the community.*



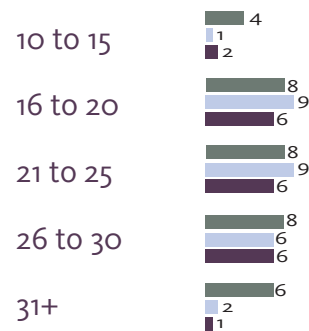
## LEADS & REQUESTS

Many of our business inquiries are specific to finding real estate available in Michigan City. The EDCMC maintains a database of a variety of commercial properties for sale or lease in the area. We also track the requests for property that come to us, so we may have a better understanding of the types of facilities that are needed for development.

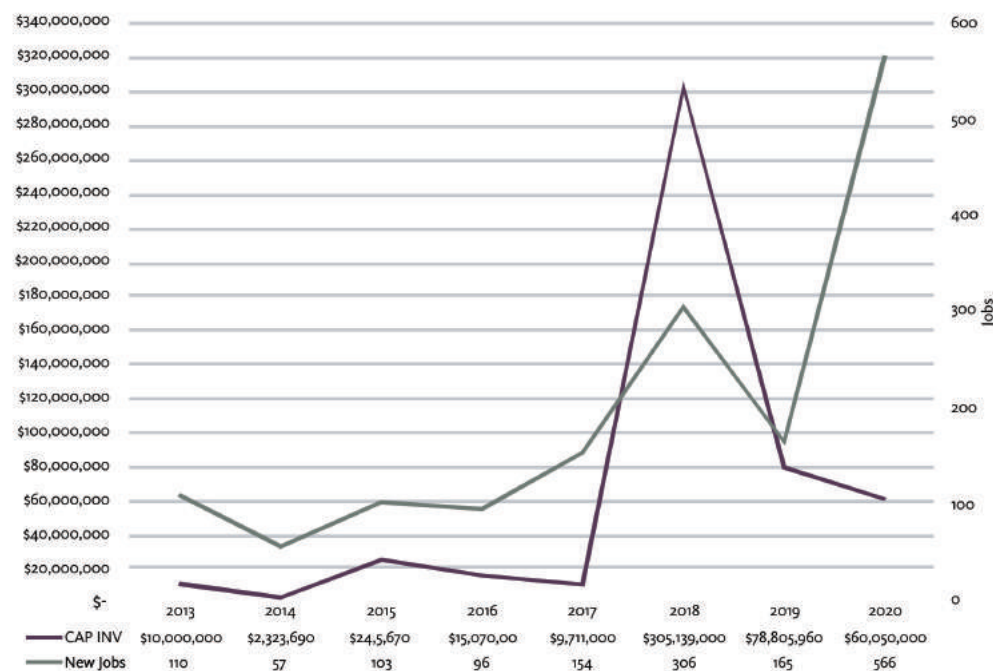
### TYPE OF PROPERTY REQUESTS



### CEILING HEIGHT REQUESTS

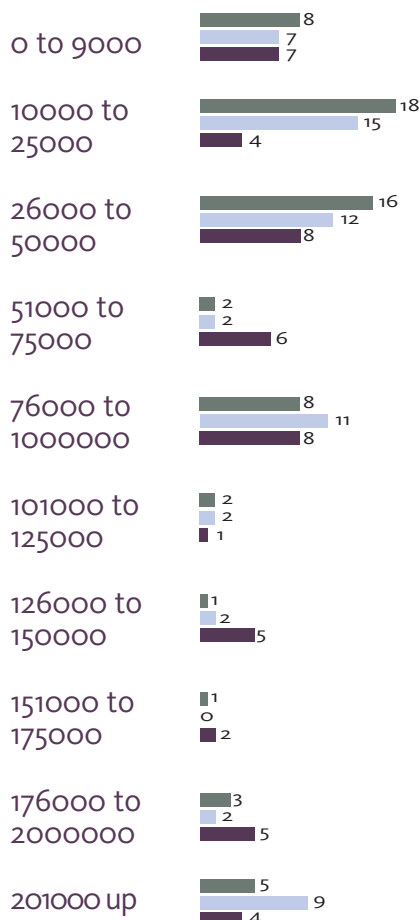


### DEVELOPMENT FROM EDCMC LEADS/PROJECTS

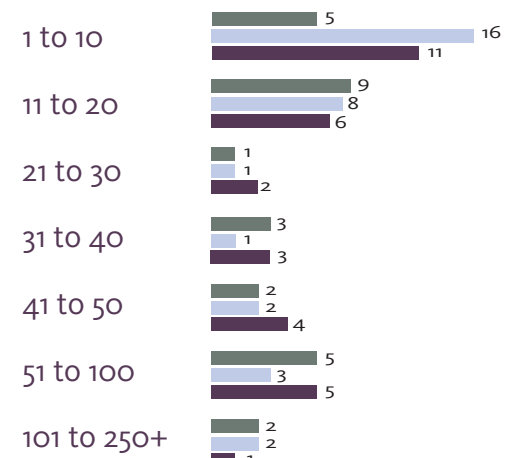


2018  
2019  
2020

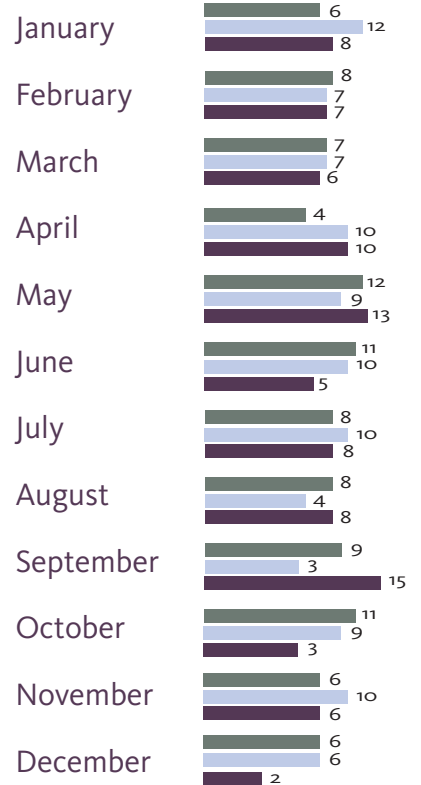
### SQUARE FOOTAGE REQUESTS



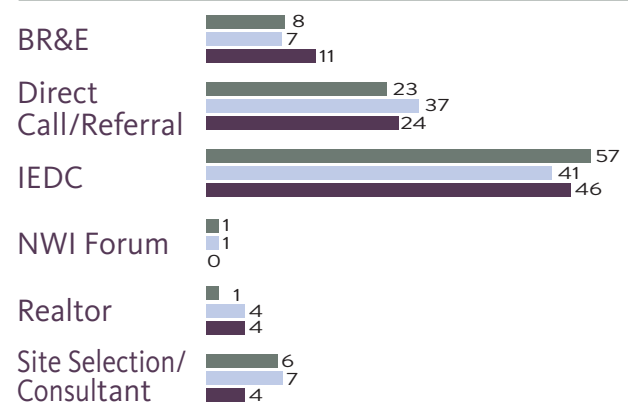
## ACREAGE REQUESTED



### MONTH RFI RECIEVED



### SOURCE OF RFI





# BUSINESS EXPANSIONS



## SHADY CREEK WINERY

- 2 phases, manufacturing and retail expansion
- Expanding production, warehouse, and equipment
- \$2.5 million Capital Investment
- 5 New Jobs



## MIDWEST METAL PRODUCTS

On size, on time, all the time

## MIDWEST METALS PRODUCTS

- 9,000 sf building expansion
- \$500,000 equipment
- 4 new jobs



## HEARTH-SIDE FOOD SOLUTIONS

- Expanding product lines
- \$13.6 Million Capital Investment
- 50 new jobs



## VIOBIN/PHM

- Building expansion to include packaging
- \$6.1 Million Capital Investment
- 15 new jobs



## HARBOUR TRUST INVESTMENT MANAGEMENT COMPANY FINANCIAL SERVICES

- Business expansion
- 3,600 sf building expansion
- \$800,000 Capital Investment
- 13 New Jobs



SHADY CREEK WINERY



# NEW PROJECTS & ESTIMATED INVESTMENT



**J&B West Roofing  
& Construction**

## JB WEST - PHASE 1

- \$1.3 million Capital Investment
- 250 New Jobs over next 4 years
- 20,000 Square Feet



## PACE

- \$20 million Capital Investment
- 70 New Jobs Projected
- 18,000 Square Feet
- Leasing space in Franciscan Legacy Site

## FRANKLIN 904-906

- Rehab of apartments and store fronts
- \$500,000 Capital Investment



## UPTOWN SOCIAL

- Rehab of Uptown Theater
- \$750,000 Capital Investment



d'aprile properties®

## FRANKLIN 720-726

- D'aprile Offices
- Rehab of office and apartments
- \$600,000 Capital Investment

## SOLAR PROJECT

- \$500,000 Capital Investment
- 4 Acres
- 1 New Job



## AQUAGENICS TECHNOLOGIES

- Biomedical manufacturer
- \$7,000,000 Investment
- 75,000 Square Feet Rehab
- 120 New Jobs over 3 years



## ZORN BARRELHOUSE

- Event venue
- 6,000 Square Feet rehabbed for event space
- 3 loft apartments
- \$700,000 Capital Investment



James Burg Trucking Company

## JAMES BURG TRUCKING COMPANY

- 17 acres, relocated from MI
- \$4 Million Capital Investment
- 55 new jobs

## FORMER DOWNTOWN 5/3<sup>RD</sup> BUILDING

- Recently purchased, rehab
- Mix use office building
- \$3 Million Capital Investment



UPTOWN SOCIAL



ZORN BARRELHOUSE





# STRATEGIC PLAN

## *Moves Forward*

In 2021, the EDCMC is continuing to put into action the initiatives laid out in the 2019-2023 Strategic Action Plan. The five tenets of the plan are:

*Economic Inclusion, Workforce Development/Talent Attraction, Placemaking, Aggressively Tell the Story and Economic Modernization.*

Movement on the objectives in these arenas include:

### ECONOMIC INCLUSION

A Housing Development Taskforce was put into place as well as a supermarket taskforce to address food deserts on the East and West sides. A minority- and women-owned business directory is moving forward.

### WORKFORCE DEVELOPMENT/TALENT ATTRACTION

While the Workforce Development Committee transitioned into a COVID workforce recovery taskforce, the team aims to refocus on initial objectives of targeting students with internship and training opportunities and quality education.

### PLACEMAKING

The first phase of the Singing Sands Trail paves the way for walking, biking and running. The paved pathway begins where the Calumet Trail ends at Hwy. 12 and winds east into Michigan City to Liberty Trail. Future extensions of the trail will add to the distance. This objective seeks to spotlight quality of life in Michigan City.

### AGGRESSIVELY TELL THE STORY

The EDCMC continues to get the word out about everything the city and community have to offer future and current residents. News coverage continued as well as the team bolstering its social media presence. The team strives to make telling the story a collaborative community-wide effort.

### ECONOMIC MODERNIZATION

The EDCMC team continues working with investors, site selectors and developers on spotlighting sites and reviewing EDA funding for a Business Park development and Business Tech/MFG Training Center.

Beyond the Strategic Plan, the EDCMC is focusing on a mix of goals for 2021. The team will continue to keep key players connected by spurring engagement and information-sharing on navigating COVID. As the opportunities open, the team will plan job fairs, training and events for workforce development. Entrepreneurship, partnerships and neighborhood development will remain priorities in 2021.

# 2020-2022 INVESTORS

## *Making All the Difference*

*Special thanks to these generous campaign 2020-2022 INVESTORS who are committed to supporting economic development efforts in Michigan City and LaPorte. The funds will be used to continue an aggressive Economic Development Program of Action that includes new business attraction, existing business retention, research and marketing. EDCMC will utilize preferred vendors for new project lists.*

### PLATINUM LEVEL \$10,000+

Horizon Bank  
Indiana Kentucky Ohio Regional  
Council of Carpenters (IKORCC)  
NIPSCO  
LaPorte Hospital  
Sullair

### DIAMOND LEVEL \$5,000+

Accurate Castings Inc.  
American Licorice Company  
Chicago South Shore &  
South Bend Railroad  
Franciscan Health/Michigan City  
NECA/IBEW  
Tonn & Blank Construction  
Visit Michigan City LaPorte

### GOLD LEVEL \$2,500+

1st Source Bank  
4411 Inn & Suites  
Comcast  
E-Pak Machinery Inc.  
General Insurance Services  
Holladay Properties  
HRR Enterprises, Inc.  
Jaeger-Unitek Sealing Solutions  
RQAW Consulting Engineers  
Woodruff & Sons, Inc.

### SILVER LEVEL \$1,000+

American Renolit Corporation  
American Structurepoint  
Applegate & Company CPAs  
Cadence Environmental  
Energy  
Captain Ed's  
Centier Bank  
Cressy Commercial  
Real Estate  
Edward Jones /Jon Salisbury  
Fedorchak & Assoc.,  
Architects

First Merchants Bank  
First Trust Credit Union  
Haas & Associates, LLC  
Harbour Trust & Investment  
Management Company  
J & L Dimensional Services  
J. Shoffner General Contractor, Inc.  
James Burg Trucking Company  
Kabelin Ace Hardware  
Kingsbury Utility Corporation  
Larson Danielson

McColly Bennett Commercial  
Advantage  
Meridian Title Corporation  
Michigan City Chamber  
of Commerce  
Micky Gallas Properties  
Mikropor  
Monosol  
Newby Lewis Kaminski and Jones  
Oehmstead Company, LLC  
Pioneer Lumber

Purdue Federal Credit Union  
Regional Development Company  
Rieth Riley Construction Co Inc  
SEH, Inc.  
Sera Solutions  
Somerset CPAs, PC  
Sullivan Palatek  
USI Consultants  
Viobin, PHM Brands  
Winn Machine Inc

### COPPER LEVEL

Abonmarche Consultants  
Barry F. McDonnell  
BCA Environmental  
Consultants  
Business Development  
Corporation (BDC)  
CLH CPAs & Consultants

Community Dynamics  
Environmental, Inc.  
The Huber Galloway Team  
at d'Aprile Properties  
JQOL LLC  
Kemp's Office City  
KTR Corporation

LaPorte County Association  
of Realtors  
McKay Printing  
New York Blower  
Nielsen Kia Hyundai  
Packaging Logic  
Parkison & Hinton Inc

Pavey Excavating Co. Inc.  
PNC Bank  
Schmitt & Kaylor CPAs  
Strategic Managment



# OUR ACCOMPLISHMENTS & *Impact*

## SOCIETY OF INNOVATORS HONOR

The partnership between EDCMC and Michigan City Area Schools was recognized in 2020 by the Society of Innovators at Purdue Northwest.

The collaboration spurred the compressed Air Academy, which is a program for mechanically inclined students interested in a head start in a career. It is the only one of its kind in the country. The academy's goal is to provide local avenues for companies to find qualified workers and for students to become successful in the field.

"It's a true example of what a business and school district collaboration can truly be," MCAS Superintendent Barbara Eason Watkins highlighted in the award video. "Students need to challenge themselves to push to greater heights – that is critically important."



## CAMPAIGN CONTINUES

The Economic Development Community Investment Campaign is in place through 2022 as the EDCMC teams up with the La Porte Economic Advancement Partnership. The collaboration once again aims to draw business investment to the Michigan City and La Porte areas.

The partnership is a unique way to work on economic development initiatives that will carry the communities into the future and catch the eye of site selectors.

While the campaign kick-off was not able to happen in 2020, the campaign continues to seek levels of investment from area businesses, and an Economic Development Investment Fund has been established with the help of the Unity Foundation of La Porte County for tax deductible donations.

## LEADERSHIP ROLE

EDCMC's Clarence Hulse has been elected to the Mid-America Economic Development Council board. The organization brings together top-tier leaders in the industry from Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, Wisconsin and Wyoming.

Planned events in 2021 will bring together the group for networking, review of best practices and trends, business retention discussions and conversations with site selection consultants.

"Having access to innovation and ideas from such a wide range of minds in the economic development arena will help us create change and tackle challenges here in our communities," he said. "We are honored to be part of a larger stage to showcase all that we do and collect ideas to do even more."





MICHIGAN CITY NEIGHBORHOOD LEADERSHIP ACADEMY



## COOPERATIVE CONNECTIONS

The EDCMC had the opportunity to work with varied organizations throughout 2020.

The team co-hosted business development workshops with the NWI Small Business Development Center as well as participated in the Commercial Realtor meetings.

The first class of the Michigan City Neighborhood Leadership Academy was in-person and then placed on hold, resuming when safe to do so. The program aimed to educate participants on the roles of city government and community partners through a hands-on interactive course.

It was presented by the Michigan City Urban Enterprise Zone along with support from Horizon Bank and the Unity Foundation of La Porte.

The Business Co-Working Space/Technology & Innovation Center Project is under way with a consultant leading the effort.

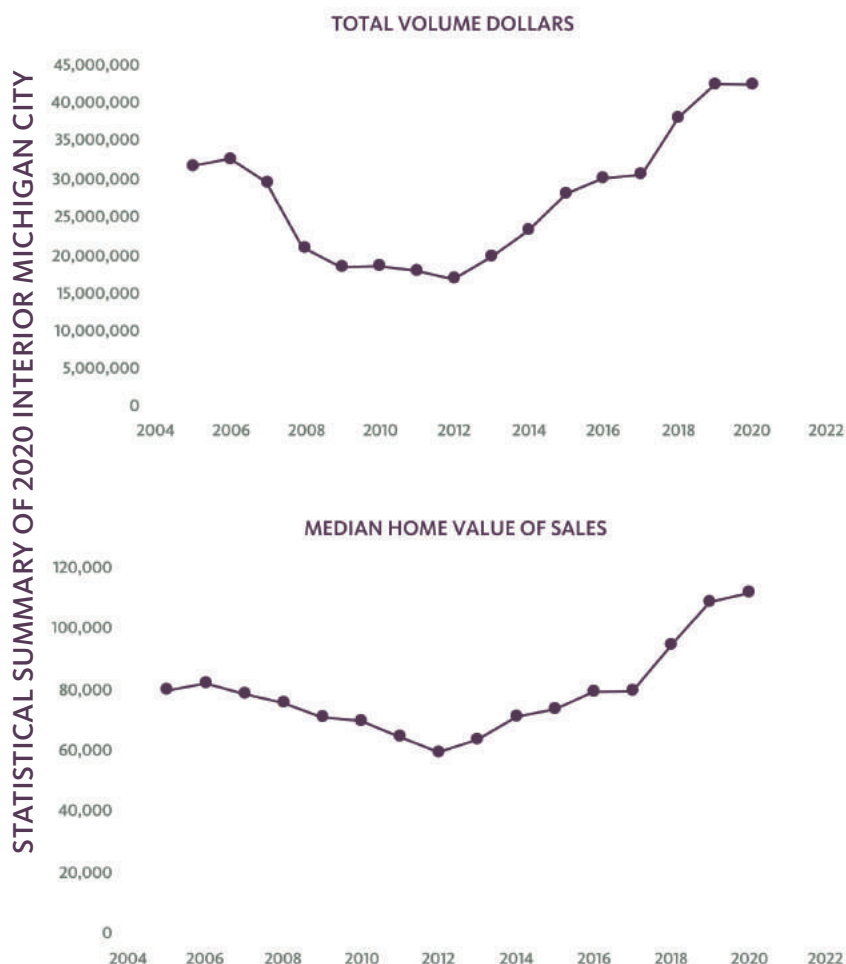
## RESIDENTIAL REAL ESTATE BOOM

Michigan City and lakefront beach towns in LaPorte County had historical residential real estate sales in 2020, according to a report by @properties.

Michael Conner, @properties broker, cited sales in such towns as Sheridan Beach, Long Beach, Duneland Beach, Michiana Shores and Shoreland Hills went up by 40 percent to \$90 million and there were a record \$130 million sales in the market.

The report also spotlighted how nearly half of properties in Michigan City were under contract within 30 days of listing, and the market value of lakefront homes had risen by 32 percent in the last four years.

Year	Percentage Change in median price
2017 - 2020	40.00%
2017 - 2020	80,000-112,000
Year	Percentage Change in median price per square ft
2017 - 2020	40.28%
2017 - 2020	57.99-81.35





# RIBBON CUTTINGS, *New Construction,* & CAPITAL INVESTMENT



BARRELHOUSE AT ZORN - \$700,000 INVESTMENT



CSL PLASMA - \$3,000,000 INVESTMENT



SULLAIR - \$33,000,000 INVESTMENT



SOUTH SHORE DOUBLE TRACK PROJECT - \$416 MILLION



COOLSPRING MEDICAL BUILDING  
- \$3,000,000 INVESTMENT



HARBOUR TRUST - \$800,000 INVESTMENT



**GAF - \$30,000,000 INVESTMENT**

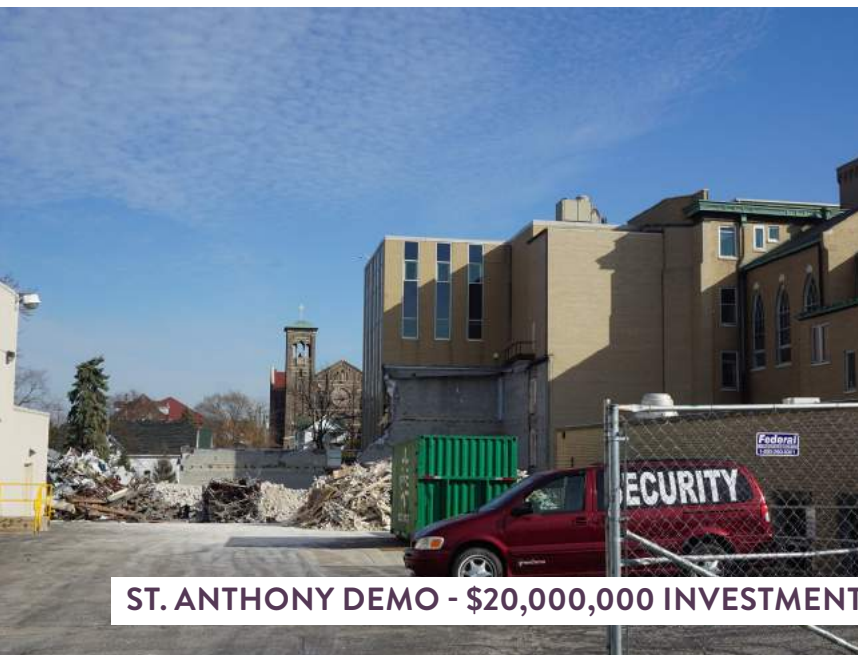


**GORDON FOOD SERVICE**

**JAMES BURG TRUCKING - \$4,000,000 INVESTMENT**



**LP COUNTY COURTHOUSE - \$25,000,000 INVESTMENT**



**ST. ANTHONY DEMO - \$20,000,000 INVESTMENT**



**UPTOWN SOCIAL - \$750,000 INVESTMENT**





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