



OUR Potential, OUR Opportunity, OUR Time

ANNUAL REPORT

2021

IGNITING PROMISE to Opportunity

A spark is all it takes to spur a transition, innovation or transformation. While sometimes these flashes ignite a fresh perspective quickly, it typically takes patience, hard work and effort to fan the flames of change over time. Small steps are leading to tremendous gains on our passage from promise to potential to real opportunities.

In 2021, our team continued to uncover these sparks not only on the economic development front, but also in our contributions to our community and connections to partner organization and businesses. Our strategically placed steps have continued to keep us advancing toward growth, development and community changes.

Our EDCMC team maneuvered through the COVID pandemic ups and downs to ensure that we are inflaming the glint of promising projects while maintaining the flame of our current progress and still searching for the flicker of potential down the road.

On a large scale, the pivotal 11th Street Central Station project is making strides forward to take Michigan City to soaring new levels. The transformation at the station seeks to showcase history along with modern amenities on our stop of the Double Track expansion of the South Shore Line railroad. The opportunities abound at this mixed-use, multi-modal hub downtown that ties us to the Chicagoland area.

Drilling down to a smaller scale, our team partnered with Purdue Extension on an important food feasibility study. The East and West sides of our city have been designated food deserts, which indicates that there is low accessibility to resources. We tapped the expertise of the Purdue team to put together a survey rooted in real data to help us better connect these community members to food access.

In between, we saw all sorts of progress on initiatives and partnerships, such as ties to the Michigan City High School Compress Air Academy that prepares students for the work force. We had the honor of helping facilitate field trips to area expos and see first-hand how the investment into our community continues to grow.

We have also looked inward to keep our own team at its best with professional development experiences, including the Ed Lowe Foundation “Road Map to Economic Development Success” event and Leadership La Porte County participation, while strengthening our ties through Business Retention visits to showcase our ongoing evolution. From the Shady Creek Winery’s expansion marching forward to the ribbon-cutting of Ivy Tech Community College’s industrial technology lab, we were on-site to help celebrate.

Around town, we rejoiced in the return of events, such as the Patriotic Parade, Taste of Michigan City and record-setting Grand Prix Racing event. We look forward to seeing what a collaborative marketing effort with the Michigan City Chamber of Commerce will bring to our city’s branding, visuals and voice.

While 2021 was hindered by ongoing pandemic challenges, we definitely spotted a lot of sparks that are laying the groundwork for today’s potential to turn into tomorrow’s opportunities. In 2022, our team will continue to be at the center of igniting innovation and change as our organization marks 25 years.

Sincerely,



Clarence L. Hulse



CLARENCE HULSE
Executive Director



JALEN BONEY
Business Development Manager



GABRIELLA RATLIFF
Economic Development Coordinator



LILIANA FRANCO
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Sullair – A Hitachi Group Company

SERVICES

- SITE SELECTION ASSISTANCE
- STATE AND LOCAL REGULATORY GUIDANCE
- SMALL BUSINESS ASSISTANCE
- REVOLVING LOAN FUND ASSISTANCE
- ENTERPRISE ZONE PROGRAM
- TAX ABATEMENT INCENTIVES
- TAX INCREMENT FINANCING GUIDANCE
- BUSINESS RESOURCES TECHNICAL ASSISTANCE
- HUBZONE GUIDANCE
- WORKFORCE DEVELOPMENT, TRAINING, AND RECRUITMENT
- OPPORTUNITY ZONE
- BUSINESS RETENTION PROGRAM
- BUSINESS-TO-BUSINESS NETWORKING
- ANNUAL JOB FAIR

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.

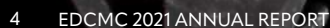
OBJECTIVES

- Economic Inclusion
- Workforce Development/ Talent Attraction
- Placemaking
- Story Telling
- Economic Modernization

HOW THE DOUBLE TRACK PROJECT IS SPURRING ACTIVITY

DOUBLE TRACK NORTHWEST INDIANA PROJECT

Project Location Map



Travel times between NWI and Millennium Station in Chicago are expected to be substantially reduced with the Double Track Project.

BEFORE

Michigan City - 1 hour 41 min

Dune Park - 1 hour 21 min

Portage/Ogden Dunes - 1 hour 16 min

Gary (Miller) - 1 hour 9 min

AFTER

Michigan City - Peak: 1 hour 15 min / Express: 67 min

Dune Park - Peak: 61 min / Express: 52 min

Portage/Ogden Dunes - Peak: 55 min / Express: 47 min

Gary (Miller) - Peak: 50 min / Express: 43 min

South Bend - 1 hour 45 min until Airport Reroute is complete

Please note: Exact times will be refined as future operational timetables are further developed.



11TH ST. STATION

The station and area continue to undergo changes as the project moves forward. Real estate acquisition by the Northern Indiana Commuter Transportation District has allowed for the demolition to be almost complete. Properties are being secured until the overall construction begins.

The city opened up Requests for Proposals as leaders are seeking to create a dynamic multi-use building that incorporates the station's historic façade with an energetic new spot and sufficient parking for commuters and travelers.

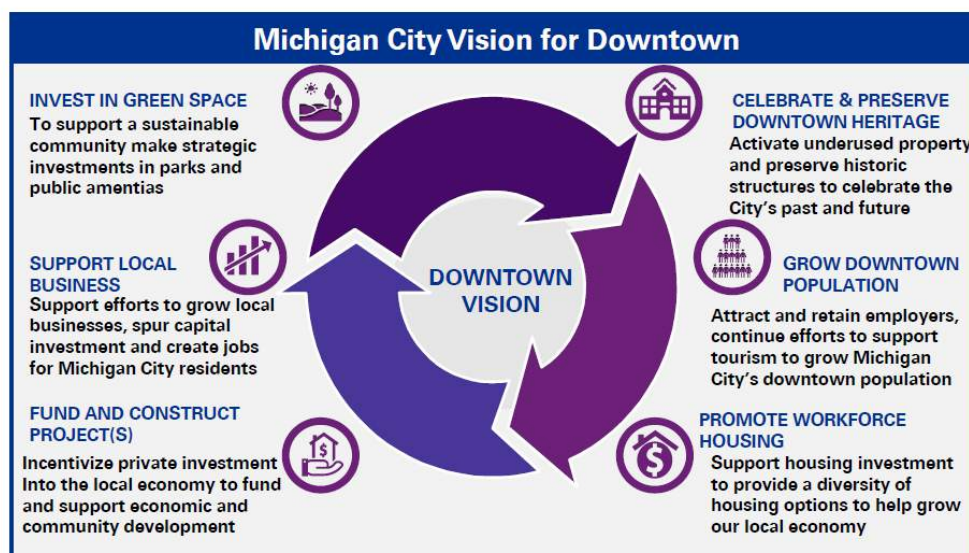
"We have seen the station be a catalyst for what we have coming in the pipeline for development and investment," said EDCMC Executive Director Clarence Hulse. "It is truly a hub that will only further our economic development plans for our city."

PROJECT HIGHLIGHTS:

- 16.9 miles of second track
- 8 new platforms, including Michigan City
- Conversion of 11th Street in Michigan City to one-way eastbound traffic between Chicago and East Michigan Blvd.
- Expected reduction in travel time from Michigan City and Millennium Park by 33 minutes

Since obtaining the FFGA, Michigan City has seen expanded interest in Downtown and economic development

A TOD development at the Michigan City station has the ability to fill the gap in downtown between the Uptown Arts District and Midtown



Station Development Goals

- **Density:** Potential mixed-use development's density (100-170 units) and spur other dense development in the station area
- **Vibrancy:** Enhance lifestyle living by providing a diversity of supporting uses (housing, retail, office) that promote foot traffic, commerce, and investment. The station will spur diverse new uses and development in the area.
- **Sustainability:** Create a market for the south side, provide an anchor for the broader area, and drive positive impacts in downtown

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For the most current information on the project, visit www.doubletrack-nwi.com

PROJECTS IN PROGRESS



BURN'EM BREWING

BURN 'EM EXPANSION

Burn 'Em Brewing is bringing an expanded facility and restaurant to the downtown area with a planned expansion at 1215 E. 2nd St.

The Michigan City Redevelopment Commission approved the concept and vision for the site as well as Burn 'Em's purchase of the former warehouse building for its approximately \$1.6 million plans.

"It is important to us to keep our business here in Michigan City. We have been on the outskirts of town for almost seven years now, and downtown is important to us as we feel it will bring us closer to the city and its people," said Steve Murray, Burn 'Em Brewing head brewer and one of the Michigan City friends who opened the brewery in 2014. "We feel that we will be able to participate and give back to the city better with a closer proximity to downtown."

The brewery is expected to almost double production, expand distribution, add 20 to 30 full-time jobs, and create an event center, taproom space, patio and full-scratch kitchen.

"For years, we have been laying the groundwork for these types of projects as we look to create a vibrant downtown with even more amenities," said Chris Chatfield, president of the Michigan City Redevelopment Commission and VP, Senior Commercial Loan Officer, at Horizon Bank. "Connectivity to downtown is a tenet of our plans as we look ahead to the 11th Street station project completion. We are cognizant of needing to beef up our hospitality side with more offerings, such as Burn 'Em's new home."

"The team will add even more vitality to downtown with a new spot to gather with family, friend and neighbors over food or drinks," Hulse added. "These are the types of projects that are really exciting as they not only add value in terms of job creation and tourism dollars, but also in quality of life with a fresh energy."

BUSINESS EXPANSIONS



BURN'EM BREWING

- 30 jobs
- \$1.6M capital investment
- 12 retained jobs



SHADY CREEK WINEY

- 9,000 sf building expansion
- \$3M capital investment
- 4 new jobs



MULTI-FAMILY MIXED-USE DEVELOPMENT

The City of Michigan City Redevelopment formally approved a development agreement with TRG Community Development, LLC, a division of The Richman Group of Companies.

TRG Community Development, LLC is proposing a \$35 million investment, with 200+/- workforce housing units that will target nurses, law enforcement and education community members as residents. Ground-breaking is scheduled for Fall 2022 and units will include a mix of one, two and three-bedroom units on the project site: the corner of 8th Street and Michigan Blvd. The city's investment will be land and a developer backed TIF bond repaid over the next 20 years with annual property tax revenue generated by the development.

"We are very excited about the opportunity to expand our footprint in a fast-growing market like Michigan City," said Andre

Blakely, president of TRG Community Development, LLC, a division of The Richman Group of Companies. "We have received a warm welcome in the Michigan City community, and we are eager to continue working with the partners of this project to bring to market dynamic, best-in-class, and vital housing communities."

"We could no longer ignore that we need to attract developers and investors to our city," said Michigan City Mayor Duane Parry. "I am very excited about the future of Michigan City, and this is a quality development that will assist local and new residents to live in our thriving downtown."



NORTHWEST MEDICAL GROUP



CSL PLASMA

NEW PROJECTS & ESTIMATED INVESTMENT



AGAVE MANSION

- 9,000 sf building expansion
- \$3M capital investment
- 4 new jobs

CSL Plasma

CSL PLASMA

- 34 jobs
- \$5M capital investment
- 12,000 sf



LAKESIDE TOWNHOMES

- \$10 million Capital Investment
- 25 townhomes

Northwest Medical Group

NORTHWEST MEDICAL GROUP

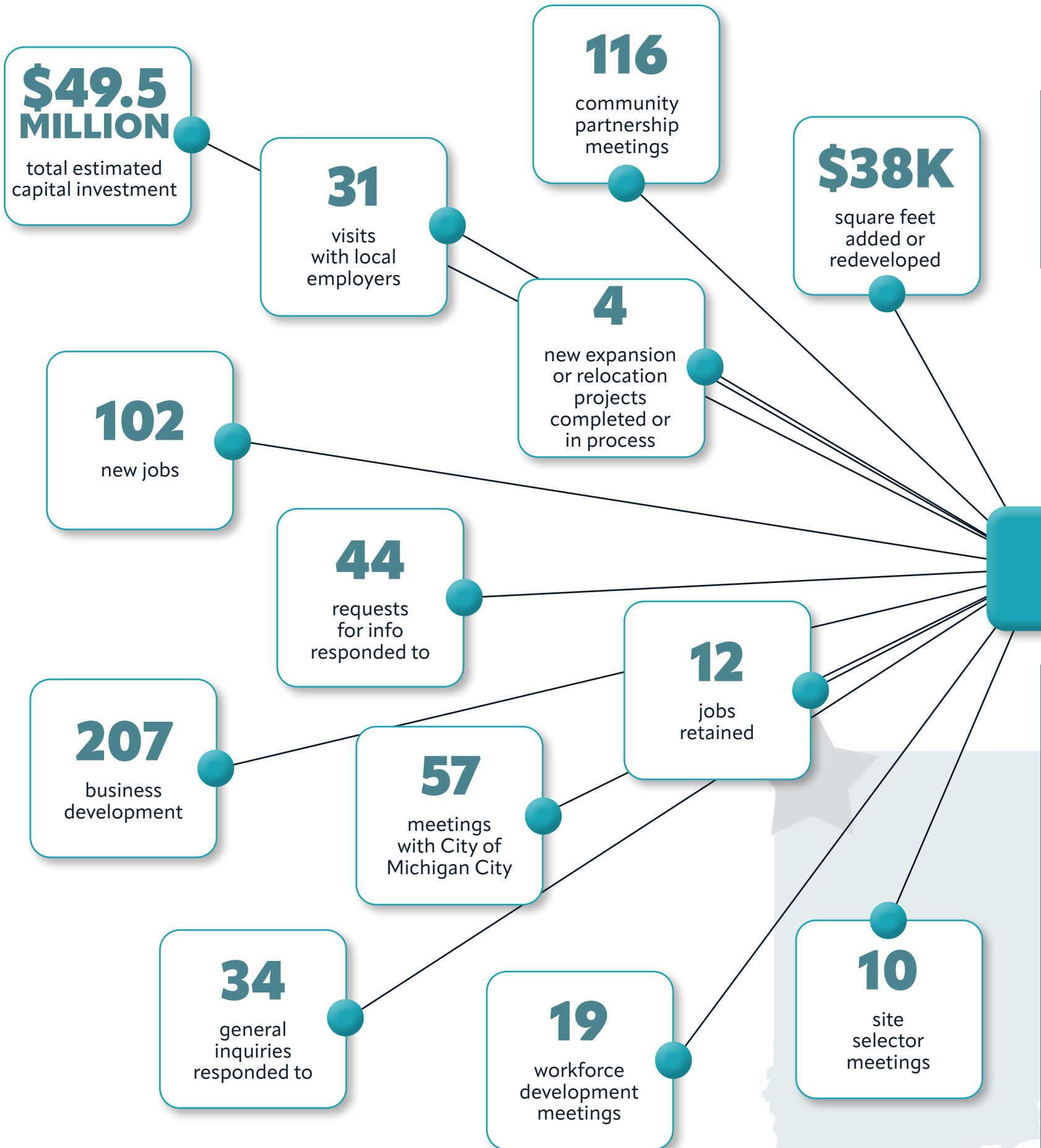
- 15 jobs
- \$3.5M capital investment
- 8,000 sf



THE RICHMAN GROUP/TRG

- \$30 million Capital Investment
- 15 jobs
- 125 apartments

ECONOMIC DEVELOPMENT ACTIVITY

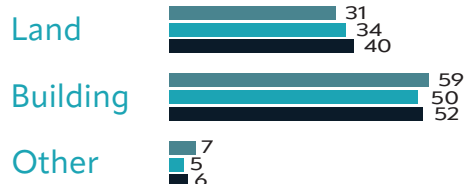


LEADS & REQUESTS

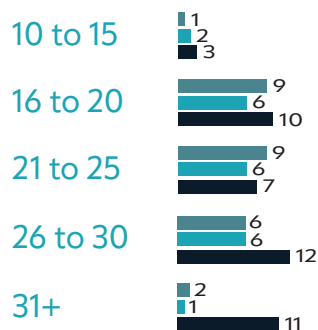
2019 2020 2021

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.

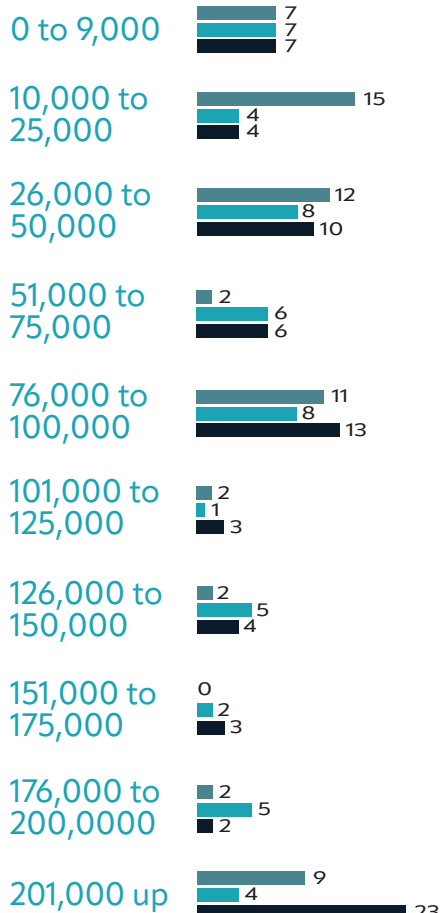
TYPE of PROPERTY REQUESTS



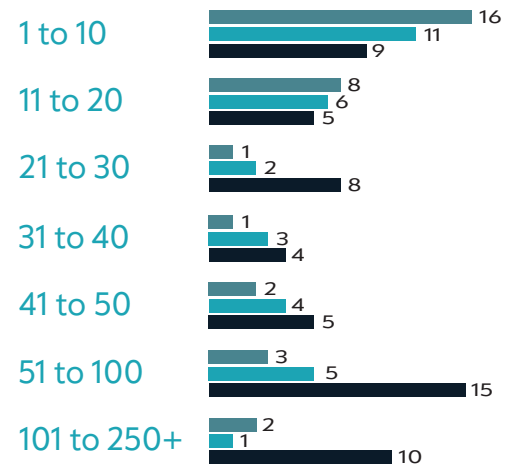
CEILING HEIGHT REQUESTS



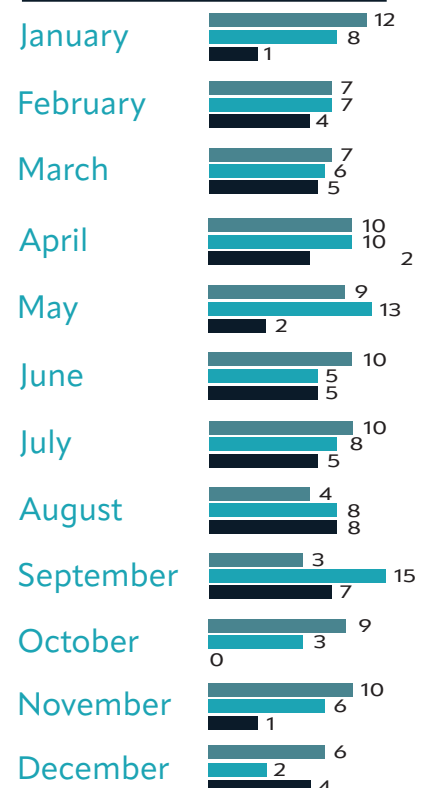
SQ. FOOTAGE REQUESTS



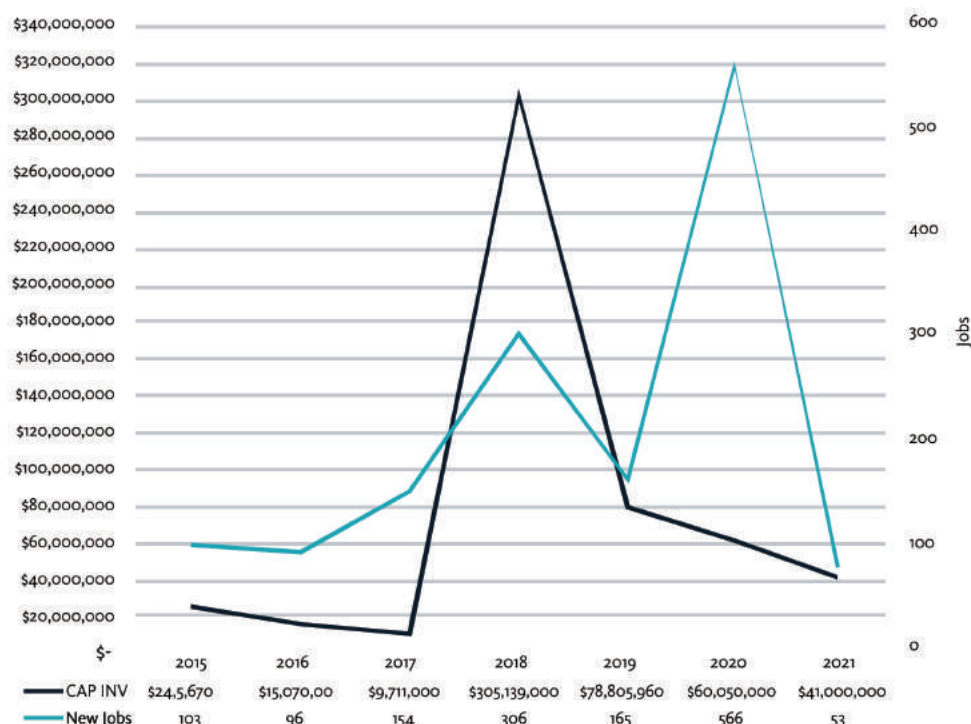
ACREAGE REQUESTED



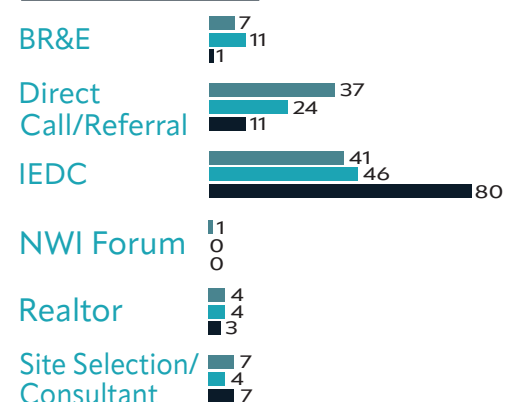
MONTH RFI RECEIVED



DEVELOPMENT from EDCMC LEADS/PROJECTS



SOURCE of RFI



OUR COMMUNITY

HOW WE SPOTLIGHT, CONNECT TO OUR CITY



RETURN MAKES A BIG SPLASH

The Taste of Michigan City and Grand Prix Racing brought boats back to the water and downtown for the parade.

The event had a soaring return after being canceled in 2020 due to the pandemic with earnings and attendance records, according to the Visit Michigan City LaPorte Visitors Bureau.

The August event had 249,400 people visit the region bringing in \$17.7 million into the local economy. The 2021 event was the 12th annual to feature fast powerboats along the southern shore of Michigan City's Washington Park.

"Quality of life plays an important role in economic and business development," Hulse said. "These top-notch events help pave the way for what we strive to do here at EDCMC every day."

COMPRESSED AIR ACADEMY

For the first time, Sullair hired graduates from the Michigan City High School's Compressed Air Academy.

The EDCMC is part of this initiative and partnership that brings together the high school with region companies, including Sullair, Boss Industries, Dekker Vacuum Technologies, Sullivan-Palatek, Compress Air, Mikropor, Cook Compression, Freezing Systems and Services, LEFCO, Midstates Refrigeration and Supply, and Vanair.

"The program is developing a work force ready to jump into jobs right here in the region," Hulse said.

Also, Academy leaders showed off the continued investment, which included building space and new equipment for the program.

The EDCMC team also traveled with students to the Compress Air Expo in Chicago. At the Expo were more than 80 air compressor companies, including our local businesses: Sullair-Hitachi, CompressAir, Sullivan-Palatek, Inc. and Mikropor. Students were able to interact with company representatives and view compressor equipment on the exhibit floor.



ON THE AIR

As a way to keep the community informed on city happenings, Hulse began joining Ric Federighi of WIMS Radio to discuss all things Michigan City.

Guests included Skyler York, director of Planning and Redevelopment, who highlighted downtown developments and the latest on 11th Street Central Station project, as well as Shady Creek Winery owners JT and Jenna Schwartz.

Shows are continuing in 2022.



IVY TECH EXPANSION

Ivy Tech Community College opened its advanced manufacturing lab in November 2021. The industrial technology lab is a \$250,000 investment that increases training opportunities for current and future work force members.

The lab is part of a private-public partnership with equipment donations from KTR and Sulair-Hitachi.

“The lab builds on our ability to train workers in the advanced manufacturing industry,” Hulse said. “Our city has three of the largest air compressor manufacturers in the country and it is vital to be able to train workers right here, so they remain here.”

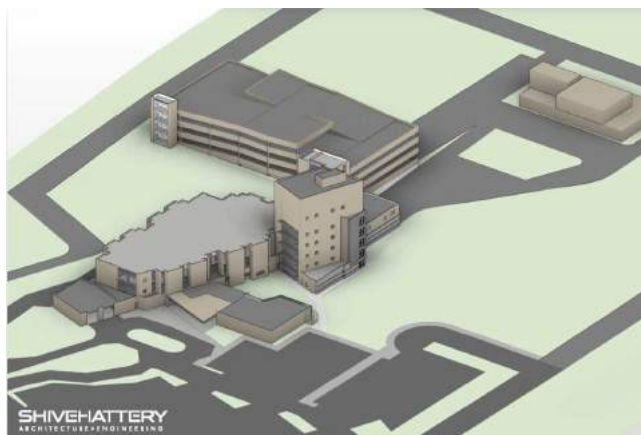
AK SMITH CAREER CENTER

La Porte County Career & Technology Education’s Construction Technology program earned a State Earn and Learn certification from the Indiana Office of Work-based Learning and Apprenticeships.

In the fall, the Construction Program received the certification, which is given to programs that focus on employer needs through continued partnerships.

Also, CTE students from Welding, Manufacturing, and the MCHS Compressed Air Academy attended FABTECH, North America’s largest metal forming, fabricating, welding and finishing event. The EDC-MC had a hand in planning this trip and attended along with the group as well.

AK Smith Career Center students studying health sciences are being exposed to various career paths with a new partnership with Franciscan Health and Michigan City Area Schools. The partnership brings students right into a medical setting by allowing them to observe first-hand areas of a hospital.



HOMER STREET CAMPUS REPURPOSING

Community services are breathing new life into the former Franciscan Health Michigan City hospital campus at 301 W. Homer Street. The \$20 million project has hit the demolition and renovation mark as the team adds an inpatient behavioral health unit.

At the end of 2021, the Prenatal Assistance Program launched for expectant mothers to receive access to prenatal care, post-partum education and assistance navigating services, such as Medicaid and SNAP.

Another program, the Franciscan Senior Health and Wellness Program for the All-Inclusive Care for the Elderly (PACE) will also be part of the new campus offerings. It is a way to offer seniors a space for socialization, physical therapy and a clinic for wellness exams.

OUR OUTREACH

HOW WE FOSTER CONNECTIONS & CHANGE

VACCINE INITIATIVE

In the ongoing efforts to vaccinate LaPorte County community members, the EDCMC partnered with HealthLinc to help promote COVID-19 vaccine clinics to area manufacturers, businesses and organizations.

The initiative allowed clinics right on-site at interested companies where employees could be vaccinated without having to leave work or during their off-hours.

“We want to do everything possible to make sure the vaccine is accessible to everyone,” said HealthLinc CEO Beth Wrobel.

“As a link to the business community and beyond, our team wants to ensure that employers and nonprofits are aware of this onsite clinic option that helps overcome obstacles to receive the vaccine,” said EDCMC Executive Director Clarence L. Hulse. “We are honored to be part of a collaborative effort to reach as many people as possible to help pave the way to a healthier community.”

Vaccine Clinics



Onsite clinics available for businesses and organizations



FIGHTING FOOD DESERTS

Food access can affect a community in many ways, so when the East and West sides were deemed food deserts, the EDCMC team collaborated with Purdue Extension on a study to work toward solutions.

A food desert designation indicates these areas have relatively high poverty rates and low accessibility to resources, according to the USDA-ERS.

The survey, “Assessing the Feasibility of a Grocery Store/Co-op in Michigan City,” was created to help guide solutions to enhance food access in these areas. By collecting and analyzing data, the study can help lead to how community members can be better served through such ideas as a food co-op or grocery store.

“This initiative started a long time ago and it is amazing how far we have already gone,” said Michigan City Council President Michael Mack at the kickoff meeting. “We are excited to hear the results, and the community will be happy to see that a team of knowledgeable individuals are working on this study.”

NEW TEACHERS LUNCHEON

Lakefront Career Network Young Professionals committee members helped welcome new teachers with a luncheon event in August. The team members stuffed goodie bags that were filled with a gift certificate, wine tasting, YMCA membership and discounts from area businesses that donated.

“It is an honor to help usher in our community members who serve the role of teacher, helping our youth develop and grow every day,” said EDCMC Business Development Manager Jalen Boney.



WAGES AND BENEFITS

The EDCMC joined a collaborative effort with La Porte Economic Advancement Partnership and LaPorte County Office of Community & Economic Development to gather information at wages and benefits. Led by the South Bend – Elkhart Regional Partnership, the survey sought to find out how businesses were attracting and keeping employees.

“The knowledge of what wages and benefits employers are offering is crucial to keeping our region competitive,” said Hulse said.

The report compiled answers from 143 employers representing more than 40,000 employees across eight counties.



LCN CHRISTMAS PARTY

EDCMC young professionals celebrated the season at the Lakefront Career Network Young Professionals Tacky Christmas Party. LCN is a committee of the Michigan City Chamber of Commerce that unites younger professionals in the Michigan City region to help foster and cultivate new connections and professional development.

“Being able to learn more about the people and community that we live in and work in is vital to our future prosperity,” said EDCMC Business Development Manager Jalen Boney. “We have the opportunity to build both personal and professional ties.”

CONVERSATIONS CONTINUE

The early days of COVID-19 called for disseminating information to help businesses and organizations stay up to date. The EDCMC team facilitated Business Recovery Planning Conference calls, which continued throughout January 2022.

Representatives from various sectors, such as government, health care, nonprofits, schools, businesses, tourism and the work force were able to hear first-hand the current situation as well as ask questions.

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 Sul-lair-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.

La Porte County INDIANA Housing Analysis and Action Agenda

TRANSFORMING HOUSING OPTIONS

The EDCMC received assistance from Horizon Bank to zero in on housing diversity and affordability.

Through Horizon Bank’s sponsorship of an Economic Development Coordinator role, the team is evaluating and researching policies, plans and programs to pave the way for boosting housing affordability.

“We are honored to have the opportunity to add to our staff with Horizon Bank’s sponsorship,” Hulse said. “As a community, we are working together to ensure we have affordable housing here for everyone.”

IMPACT

& ACCOMPLISHMENTS

HOW WE MAKE A MARK

ECONOMIC DEVELOPMENT HONOR

EDCMC Executive Director Clarence Hulse was recognized by peers as a Fellow Member of the International Economic Development Council.

The honor was celebrated at the IEDC annual conference in October in Nashville, Tenn. A Fellow Member status is given to individuals who have displayed unusual stature in the field of economic development or related disciplines. This level of stature emerges through significant contributions to the profession by serving through the IEDC as well as academic endeavors.

“His outstanding achievements, hard work and dedicated service to the profession go above and beyond to improve the quality of life for others,” said 2021 IEDC Board Chair and President & CEO of Invest Buffalo Niagara Tom Kucharski.

“To be recognized by my peers and the IEDC as a Fellow Member is truly a humbling honor,” Hulse said. “The economic development arena is filled with so many hard-working and dedicated individuals who are toiling tirelessly to promote and spotlight their own communities that I am awed to be illuminated on this type of professional stage.”



HONORARY DEGREE

Hulse was given an honorary degree from Ivy Tech by the Ivy Tech State Board of Trustees and President Susan Ellspermann.

He was presented with the degree at the 2021 Commencement Ceremony at the Valparaiso Campus.



JALEN AROUND TOWN

Business Development Manager Jalen Boney continues to pop up to represent the EDCMC team and also to put positivity and community ties on display.

His role is to focus on business recruitment and support small business and entrepreneurs, but he is also a strong steward of spotlighting quality of life in our communities.

He joined local leaders at the 6th annual Donut Eating Contest to support the Salvation Army Michigan City Corps and Community Center, scarfing down about six donuts in 10 minutes. He also was a guest speaker at the Michigan City Police Department's Youth Leadership Academy.



DESIGNATION RETAINED

Michigan City-LaPorte is among five Indiana areas that remained a federally designated metropolitan area, instead of being downgraded to micropolitan communities.

The EDCMC team helped spearhead the efforts to retain this designation that is needed for the continuation of federal resources.

“This is significant as the designation helps these areas apply for and obtain federal resources and aid,” said EDCMC Executive Director Clarence Hulse. “Behind the scenes, our community leaders have worked hard to lobby for this to remain the same, and we appreciate all of their hard work and efforts.”



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)
Northwest Health
NIPSCO
Sullair-Hitachi

DIAMOND LEVEL

\$5,000+

Accurate Castings Inc.
American Licorice Company
Chicago South Shore &
South Bend Railroad
Franciscan Health
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
Edward Jones /Jon Salisbury
Fedorchak & Assoc., Architects
Fidelity National Title
First Merchants Bank
First Trust Credit Union
Haas & Associates, LLC
Harbour Trust & Investment
Management Company
Harris Law Firm, P.C.
Herald-Dispatch
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
Purdue Northwest
Regional Development Company
Rieth Riley Construction Co Inc
SEH, Inc.
Sera Solutions
Somerset CPAs, PC
Sullivan Palatek
Taylor Michigan City Chrysler
Unity Foundation
USI Consultants
Viobin, PHM Brands
Winn Machine Inc

COPPER LEVEL

Abonmarche Consultants
Barry F. McDonnell
BCA Environmental Consultants
Business Development Corporation (BDC)
C & G Excavating LLC
Center of Workforce Innovations
CLH CPAs & Consultants
Community Dynamics
d'Aprile Properties/The Huber Galloway Team
Environmental, Inc.
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 Management

Visit Michigan City LaPorte

2022



www.VisitMichiganCityLaPorte.com